



Planning Board – March 26, 2018, 6:30PM
City Hall Council Chambers – 3 Washington Street, 2nd floor

AGENDA

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – February 26, 2018 Meeting
- III. **Public Hearing**
 1. **SPR-01-18 – 809 Court Street – Summit Athletic Center – Site Plan** – Applicant Fieldstone Land Consultants, PLLC on behalf of owner Hillsborough Capital, LLC is proposing to redevelop the subject parcel into an Indoor Athletic Facility which consists of the construction of a new 28,800 SF building with associated site improvements. The site is 1.812 acres in size and is located in the Commerce Zoning District (TMP# 188-01-001). A waiver is requested from Planning Board Standard 19.C.2. to allow for parking in the front of the building.
- IV. **Discussion**
Planning Board Lighting Standards
- V. **Director Reports**
- VI. **Upcoming Dates of Interest – April 2018**
Planning Board Meeting – April 23, 6:30 PM
Planning Board Steering Committee – April 10, 12:00 PM
Joint PB/PLD Committee – April 9, 6:30 PM
Planning Board Site Visits – April 18, 8:00 AM – To Be Confirmed

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**CITY OF KEENE
NEW HAMPSHIRE**

**PLANNING BOARD
MEETING MINUTES**

Monday, February 26, 2018

6:30 PM

Council Chambers

Members Present

Gary Spykman, Chairman
Councilor George Hansel
Nathaniel Stout
Tammy Adams, Alternate
David Webb, Alternate

Staff:

Rhett Lamb, Asst. City Manager/Planning
Director
Michele Chalice
Tara Kessler

Members Not Present:

Douglas Barrett, Vice-Chair
Mayor Kendall Lane
Andrew Bohannon
Martha Landry
Pamela Russell Slack
Chris Cusack

I. Call to order – Roll Call

Chair Spykman called the meeting to order at 6:40 PM and roll call was taken.

II. Minutes of previous meeting – January 22, 2018 Meeting

A motion was made by Councilor George Hansel to accept the January 22, 2018 Meeting minutes. The motion was seconded by Nathaniel Stout and was unanimously approved.

III. Boundary Line Adjustment

1. S-07-17 – Hillside Village – 99 Wyman Road – Boundary Line Adjustment –

Applicant and owner, the Prospect-Woodward Home & the Monadnock Economic Development Corporation proposes to adjust the boundary line between the property at 99 Wyman Road (TMP# 919-09-024-000) and the neighboring property, 44 Black Brook Road (TMP# 919-09-026-0100) owned by NH Black Brook, LLC. The proposal will transfer 0.34 acres from the NH Black Brook, LLC lot currently occupied by Precitech to the southern boundary of the Hillside Village project area to accommodate additional parking garages for its Woodside apartment building. The proposed additional area to the Hillside Village property is located in the Corporate Park Zoning District differing from the rest of the project parcel in the Rural Zoning District.

A. Board Determination of Completeness.

Planner Michele Chalice recommended to the Board that the Application S-07-17 was complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Nathaniel Stout and was unanimously approved.

B. Public Hearing

Mr. Jim Phippard representing Prospect Woodard Home and NH Blackbrook LLC addressed the Board. Mr. Phippard noted Hillside Village is owned by Prospect Woodard Home. Mr. Phippard referred to a hatched area along the southern boundary along the Hillside Village Property about 1/3rd acre. This will leave the Precitech property at over 18 acres in size and expand the Hillside Village lot to a little over 36 acres. The purpose of this boundary line adjustment is to add garages next to the Woodside Apartments.

Staff comments were next. Ms. Chalice addressed the Board and stated this was a pretty straight forward boundary line adjustment and staff has no concerns. There will be a separate project where other development issues will be discussed.

The Chair stated even though this is not a public hearing, the Board will be taking public comment. With no comments from the public the Chairman closed the public hearing.

C. Board Discussion and Action

A motion was made by Councilor George Hansel that the Planning Board approve S-07-17 as shown on the plan identified as “Boundary Line Adjustment Plan between Tax map parcel 919-09-24, located at 99 Wyman Road, Keene NH & Tax Map Parcel 919-09-26.01, located at 44 Black Brook Road. Prepared for The Prospect-Woodward Home on 8/17/2017, and revised 02/12/2018 by SVE Associates, at a scale of 1”=100’ with the following condition:

1. Both property owners’ signatures on the plan prior to signature by Chair.

The motion was seconded by Nathaniel Stout and was unanimously approved.

IV. Public Hearing

1. SPR-11-16, Modification #2 – Hillside Village – 99 Wyman Road – Site Plan

Applicant Prospect-Woodward Home proposes to modify the site plan for Hillside Village at 99 Wyman Road to include the installation of six additional garages and the associated pavement reconfiguration adjacent to the approved Woodside Apartment Building at the south end of the site. The site is approximately 35.7 acres in the Rural Zoning District (TMP# 919-09-024).

A. Board Determination of Completeness.

Planner Michele Chalice recommended to the Board that the Application SPR-11-16 was complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Nathaniel Stout and was unanimously approved.

B. Public Hearing

Mr. Phippard stated this item is a proposed modification to a previously approved site plan for Woodard Home. The changes being proposed happen at the south end of the property where six more garages are being proposed to be constructed for Woodside Village residents. On the previous plan, the Board approved 17 garages and this modification would add six more so each residential home would have a garage. This modification would increase the lot coverage by about 3,500 square feet and would cause a minor increase to runoff. This modification relied on the boundary line adjustment the Board just approved so the applicant could meet the setback requirement. The applicant is still in compliance with the variances and the conditional use permit they received. The garages follow the theme of what was previously approved – typical New England style garage.

Mr. Phippard referred to page 17 of the staff report – item 2 requires security for erosion control, landscaping and as built plan. Mr. Phippard stated he requests this not be a condition as the applicant has already posted security for the original site plan in the amount of \$131,900. Chair Spykman asked whether the overall area of parking is increasing. Mr. Phippard stated the overall parking is increasing by 3,500 square feet.

Mr. Stout asked why the orientation of the buildings changed. Mr. Phippard stated the proposed orientation is to minimize impact to the buffer areas and the setback areas.

Staff comments were next. Ms. Chalice stated the drainage does not exceed the original design; the disturbance does not modify the already approved 540 contour line. For lighting – additional fixtures have been added to accommodate these additional garages. There are two less ADA spaces compared to the original design, which was concerning to staff but the overall requirement for this site is seven ADA spaces and the applicant is providing in excess of that number. A bike rack has also been added to the pavement area outside of the garages. The pedestrian access now wraps around the outside edge of the paved area which was not the case previously. This sidewalk provides a dedicated path of travel, which is a much safer route for pedestrians.

Snow storage – there are wetlands on both sides of the site to consider, however, snow will be stored to the west of the emergency access so that when it melts it would not access either wetland area.

Architecture – is in keeping with the already approved style.

She added that the request for additional security was an oversight on her part.

Standard 19 – the proposed location of additional garages is at the far corner of the site and from Wyman Way, the additional garages will not be discernable.

Councilor Hansel agreed the pedestrian access is going to be much safer and asked where the new lighting fixtures would be located. Mr. Phippard stated they would be wall mounted fixtures on all sides of this building and post mounted fixtures at the ends of the building.

The Chairman asked for public comment. With no comments, the Chairman closed the public hearing.

C. Board Discussion and Action

A motion was made by Councilor George Hansel that the Planning Board approve SPR-11-16, Modification 2, as shown on the plan identified as “Hillside Village, Wyman Road, Keene New Hampshire”, Tax Map 919-09-024-000, prepared for The Prospect-Woodward Home on 1/30/2017, and revised 02/12/2018 by SVE Associates, at various scales with the following conditions:

1. Owner’s representative’s signature on the plan set.
2. Signature by Planning Board Chair.

The motion was seconded by Nathaniel Stout and was unanimously approved.

V. CIP Discussion – Steve Thornton, Finance Director

The Planning Director introduced the Finance Director Steve Thornton. Mr. Lamb stated Mr. Thornton has been involved with the completion of The Capital Improvement Program for many years and this is the time the Council is approving the plan and the time when the Council is looking for Board recommendation.

Mr. Thornton stated he was before the Board to present the 2019/2024 CIP. The Program is in keeping with the goals and priorities identified in the Master Plan adopted in 2010 as well as the council goals and priorities. He noted it is the responsibility of staff to implement these goals and priorities. He noted at times these priorities can be in conflict due to budgetary reasons.

Mr. Thornton went on to say water and sewer are a large portion of the CIP, as well as drainage infrastructure and road projects. Other items in the CIP are parks, transportation, and City fleet and safety equipment.

Mr. Thornton then talked about some of those projects that have a large impact on citizens of Keene. The first of such projects he addressed was the Downtown Revitalization project. In 2022, there is a considerable amount of infrastructure work scheduled for downtown (drainage, water and sewer lines). The other such project is a drainage project scheduled for Central Square where a 30-inch drainage line from Court Street to Central Square to Roxbury Street to Town Brook (to replace a 12-inch tile drain) will be replaced. This is to address some localized flooding. Another drainage project is on Main Street where a 24-inch line from Eagle Court to Water Street (to replace an 8-inch tile drain), this again is to reduce localized flooding. The third project is on Church Street to construct a 48-inch drain line from Church Street to Beaver Brook; this will supplement a 30-inch line which already exists.

The other substantial project is on Marlboro Street; \$2.2 million to replace sub-standard water and sewer lines, repairs to curbing and sidewalks, some paving work, bike lanes and other amenities. The Keene/Swanzey Bypass is also another large project. This project is primarily funded by the State – FY19-20 – the work goes from the Winchester Street Bridge to Route 101. The work being proposed is the construction of a roundabout at Key Road; replace the Island Street Bridge as well as some utility work. FY25 brings about work on Winchester Street from Route 101S to the Swanzey town line.

Victoria Street Extension (FY22) – Extend Victoria Street to Marlboro Street, which would alleviate some of the truck traffic on Water Street. Mr. Lamb noted for the City to complete this project, it would need approval from the owner of the Kingsbury property to use their land to cross over their property.

Mr. Stout asked whether there was any connection to the work being proposed on Marlboro Street and the Victoria Street extension. Mr. Lamb stated there has been an initiative for a while to revitalize east Keene with the hope that with the City spending money, private ownership initiatives could be encouraged.

Bridge Work – four bridges are being proposed in the CIP – In FY18 Main Street/Route 12 Bridge. FY19 – Winchester Street Bridge over Ash Swamp Brook Bridge and Roxbury Street Bridge over Beaver Brook. FY22 – George Street Bridge over Beaver Brook. These projects will be undertaken with funding from the State.

Water projects – FY20 – Water Supply Master Plan and a Wellfield Study.

Traffic Signal Program – FY24 this work would last about six years.

Patricia T. Russell Park Redevelopment – FY21.

The last two projects are from the Planning Department in FY23 and FY24 – Update to the Comprehensive Master Plan and Aerial Imaging update.

Mr. Stout asked about sidewalk work and asked whether the City was going back to asphalt sidewalks. Mr. Thornton answered in the negative. Mr. Stout asked about the Land Use Code Update project. Mr. Lamb stated two of the three contracts (planning consultant and communication consultant) – these firms should be on board in a couple of weeks with work to begin sometime in March 2018.

Councilor Hansel stated with each year that goes by he seems to be referring less to the Master Plan document and raised concern as to its update being pushed to FY23. He asked what this work would entail in FY23. Mr. Lamb stated the plan is to evaluate what can be preserved and what would need to be updated. Chair Spykman stated he would like the opportunity for the Board to see which portions of the Master Plan need updating and working on it section by section. Mr. Lamb noted there is always the struggle between writing plans and implementing them. Mr. Stout stated he would not want to lose what was valuable in the last process, and noted the many who contributed to the last plan.

A motion was made by Councilor George Hansel that the Planning Board recommend to the City Council the adoption of the 2019/2024 CIP and find it in compliance with the Master Plan. The motion was seconded by Nathaniel Stout and was unanimously approved.

VI. Director Reports

None

VII. New Business

Councilor Hansel suggested discussion of the Comprehensive Master Plan.

VII. Upcoming Dates of Interest – March 2018

Planning Board Meeting – March 26, 6:30 PM

Planning Board Steering Committee – March 13, 12:00 PM

Joint PB/PLD Committee – March 12, 6:30 PM

Planning Board Site Visits – March 21, 8:00 AM – To Be Confirmed

On a unanimous vote, the meeting adjourned at 7:45 pm.

Respectfully submitted,

Krishni Pahl
Minute Taker

Reviewed by: Rhett Lamb, Planning Director
Edits, L. Langella, M. Chalice

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SPR-01-18 Site Plan Review – Summit Athletic Center – 809 Court Street, Keene

Request:

Fieldstone Land Consultants, PLLC, on behalf of property owner Hillsborough Capital, LLC, is proposing to redevelop the 1.812 acre property at 809 Court Street (TMP 188-01-001) between the Ashuelot River and the Maple Avenue roundabout, approximately 2 miles northwest of downtown Keene,. The project would remove the existing 19,943 SF structure to build a new, 28,800 SF indoor athletic training facility.



Figure 1: 809 Court Street Location Map

Background:

The project area is just north of Arch Bridge at the Ashuelot River crossing Court Street and just south of the Maple Avenue roundabout noted in Keene’s 2010 Comprehensive Master Plan as an “Activity Core/Neighborhood /Village”. The current project would be the next property east to join redevelopment projects in the area over the last decade. On the north side of Court Street these include the Stone Arch Village redevelopment containing senior housing, family housing, a new Savings Bank of Walpole branch and two multi-use buildings as well as the adjacent Court Street commercial building which has recently added the Freihofer Bakery Outlet and Distribution Center. The south side of Court Street in this same neighborhood has added a Dunkin Donuts.

The subject property has been vacant for several years but has most recently housed the New Hampshire Department of Health and Human Services offices. The parcel is unique in that its Court Street curb cut also provides vehicular access to the adjacent American Legion property to the east as well as the Court Street commercial building to the west. The parcel’s northeast corner is also just over 200’ from the Ashuelot River. This is correlated with the parcel’s being within the Federal Emergency Management Agency’s (FEMA) 100-year floodplain. The same NE property corner lies within the NH Department of Environmental Services’ 250’ Shoreland Protection zone. The existing structure sits snug along the northern property boundary with existing parking lots along the front (south) and side (east) of the building.

Completeness:

The applicant has requested a single site-specific exemption: the “detailed architectural study and analysis”. Staff has determined that the provided interior, architectural floor plan, the exterior architectural elevations and material information are sufficient to be able to review the project. Staff recommends that the Planning Board accept the application as “complete.”

Departmental Comments:

Code: I have counted the number of parking spaces and the plan shows 57 spaces. However I do not see any type of bumpers or similar protection at the front edge of parking spaces along the perimeter of the lot. Accessible parking spaces also require signage at the front of said spaces.

Police Dept.: No issues

Fire Dept.: No issues

Engineering Dept.:

Traffic Impact Study: “I reviewed Fieldstone’s abbreviated traffic analysis memo for the project at 809 Court Street. The unique aspects of this facility make it difficult to fit into one of the ITE’s Land Use Codes. That said, I agree that code and trip generation rates used (Recreational Community Center) are the best match to the proposed facility. Therefore, they have satisfied PB Standard No. 12.”

Stormwater Management:

- *The proposed drainage infiltration trench will disturb the Shoreland Protection Zone and the Engineering Division recommends that this aspect to be reviewed by the City’s Wetland/Flood Plain Administrator.*
- *The application (improves the current circumstances) meeting a “net- zero” stormwater discharge (result). Therefore, additional information is not required.*

Application Analysis:

The following is a review of the Planning Board’s relevant standards in relation to the proposed application:

1. Drainage:

- a. Per Planning Board (PB) Standard 1.b.1. The project proposes an infiltration trench at the base of the eastern facade. This subsurface trench of perforated pipe will infiltrate rooftop runoff into the surrounding gravel and drain to the existing stormwater system. The eastern parking lot sheet flows into the adjacent turf area. Both of these meet the PB requirement for a Low Impact Development measure.
- b. Per Planning Board (PB) Standard 1.a. The Engineering Department has determined that the design accomplishes a “Net Zero” discharge for the site. This means the *(the proposed amount of stormwater infiltration = the proposed amount of site runoff)*. This is an improvement over the existing site condition, which has stormwater leaving the site through the existing infrastructure.

This standard has been met.

2. Sedimentation and Erosion Control:

- a. Per Planning Board (PB) Standard 2.b. The provided Grading and Utility Plan specifies a silt fence encircling the disturbed areas of the site. However, no Temporary Construction Entrance is specified. The Board may wish to discuss the need for a Temporary Construction Entrance during the period of demolition and reconstruction of the new structure. In

particular, this measure would reduce the incidence of roadway siltation. This is of particular concern given the proximity of the construction site to the Ashuelot River and the general Court Street slope toward the bridge abutments.

4. Snow Storage: Per Planning Board Standard 4, snow storage is noted on the site plan outside of the eastern row of parking spaces in a turf area. An additional area is shown to the south of the front parking spaces. This standard has been met.
5. Flooding: As noted earlier, this site is partially located within the 100-year floodplain for Ashuelot River Watershed as shown on FIRM Map Number 3005CO258E dated 2006. However, the provided survey information does not match the FIRM map data. The City's Code Enforcement Department has requested guidance from the NH Department of Environmental Services (DES) on how to resolve the differing 100-year flood plain extents. A project condition will specify the requirement of a FEMA-approved "Letter of Map Amendment" certifying the site plan survey's conformance with FEMA spot elevation data.
6. Landscaping:
 - A. Per Planning Board Standard, 6.b. The plan does not yet contain the required one shade tree per 10 parking spaces. The site currently contains 57 parking spaces. Creating a landscape island from a necessary parking space would take the site out of compliance. Given the site's severe spatial constraints, the Board may wish to discuss meeting this standard by the addition of the shade trees being planted outside of the parking areas instead of removing parking spaces to create planting islands. This standard has not yet been met and the Board may wish to discuss the issue with the Applicant.
 - B. Per Planning Board Standard, 6.g.4. Landscape Buffer: New tree and shrub plantings are proposed along the Court Street right of way, providing a visual buffer and partial screening of the site. The length of the proposed planting areas is equal to 75% of the right of way.
8. Screening: The proposed site plan locates a new dumpster enclosure as well as HVAC equipment.
 - A. Per Planning Board Standard 8.a. the dumpster enclosure is located at the rear of the site. A detail specifies a vinyl fence and gate, meeting the standard.
 - B. Per Planning Board Standard 8.b. the applicant will provide information regarding a screened rooftop location for the necessary HVAC equipment at the Planning Board meeting.
10. Lighting: A photometric plan has been submitted showing that the provision of one pole and five wall pack fixtures has accomplished a low level of lighting for general parking and pedestrian use with no flood or uplighting.
 - A. Per Planning Board Standard 8.B.5. The provided plan notes that no light trespass is present onto the adjacent properties.
 - B. Per Planning Board Standard 8.C.1. The pole and five wall pack fixtures specified are full cut-off fixtures
 - C. Per Planning Board Standard 8.D.1. The lighting design meets the required uniformity ratio of less than 4:1 of the minimum to average light levels.
 - D. Per Planning Board Standard 8.D.1.b. However, the minimum light level of 0.2 footcandles has not been met along the new sidewalk connection to Court Street. The Board may wish to discuss with the Applicant a way to measure ambient Court Street light or another possible method for providing light onto the sidewalk area to ensure the safety of pedestrians or bicyclists crossing the American Legion access road at night.

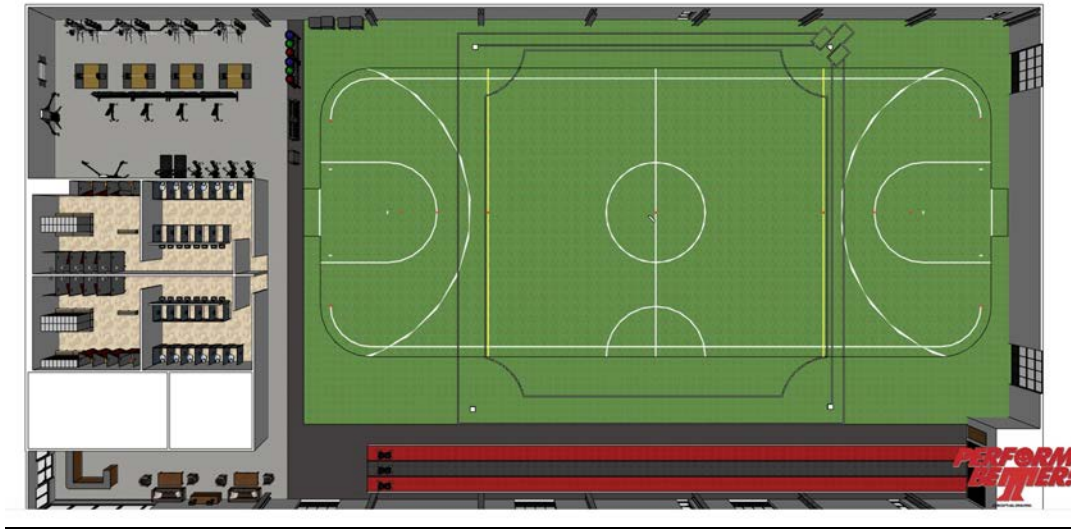


Figure 2: Summit Athletic Center - Conceptual Interior Design Layout

12. Traffic: The Applicant has provided a Traffic Analysis (see attached). This analysis designates the previous New Hampshire Department of Health and Human Services office building with an Institute for Transportation Engineer’s (ITE) classification of “Government Office Building” versus the proposed use of an athletic center as a “Recreational Community Center”. This analysis asserts that the traffic volume will be reduced from 117 vehicle trips during both the AM and PM peak hour to 78 trips during the AM peak hour and 69 trips during the PM peak hour. This could be attributed to the predominant facility use being after the school and work hours of their patrons:

- A. In the absence of the City Engineer (who was on vacation for the review period week), staff consulted with JB Mack, transportation planner with the Southwest Region Planning Commission to review the appropriateness of the proposed “Recreational Community Center” ITE classification. Mr. Mack stated that additional programming information for the building would be helpful for a final determination. He also shared that the activities are appropriate for this classification, similar to the YMCA. Figure 2 shows a schematic with one playing field for team use.
- B. The City Engineer states that: “this facility makes it difficult to fit into one of the ITE’s Land Use Codes. That said, I agree that code and trip generation rates used (Recreational Community Center) are the best match to the proposed facility. Therefore, they have satisfied PB Standard No. 12.”

This standard has been met.

13. Comprehensive Access Management: The property is surrounded to the north and west with numerous housing developments which contain potential patrons who could access this new athletic training facility by walking and bicycling:

- A. Per Planning Board Standard 13.a.: A safe path of travel into the site by pedestrians and bicycle users is complicated by the property’s interior roadway. The proposed design now includes a sidewalk connection to the Court Street sidewalk however this path of travel crosses two roadways. At minimum, these two roadway crossings need to be striped pedestrian crosswalks. Comments were provided to the applicant suggesting that the current new sidewalk location east of the building is not ideal. Several residential developments are to the west of the building. It is unlikely that these users will pass the building to get to a sidewalk. Steep grades may prevent a western sidewalk. The Board may wish to discuss this issue with the applicant.
- B. Per Planning Board Standard 13.d.: Accessible parking spaces have been provided directly adjacent to the front entrance. meeting this standard.
- C. Per Planning Board Standard 13.d.1.: “ where appropriate...site amenities shall be installed such as bicycle racks (and) benches...” A bicycle rack has now been specified at the western edge of

the building's front sidewalk on the pavement. Suggestions for a seating area were deemed to not be reasonable given the site's spatial constraints.

17. Surface Waters:

- A. The property's NE corner lies within the 250' NH Department of Environmental Services (DES) Shoreland Protection Zone. Per NH RSA 483-B:12 this parcel does not qualify for a Urban Exemption. The applicant is applying for a NH DES Shoreland Protection Permit. A condition will require this permit's approval prior to the signing of the site plan.
- B. The amount of earthmoving required onsite is close to the 50,000 SF trigger requiring a NH DES Alteration of Terrain Permit. A project condition will require satisfaction of the subsequent NH DES determination.

19. Architectural and Visual Appearance: The proposed building is a ribbed, metal structure. The applicant received a Special Exception from the Zoning Board of Adjustment on March 5, 2018 to exceed the Commerce zoning district's 35' maximum building height, allowing 50', the interior space necessary for the athletic activities proposed inside.

- A. BUILDING FAÇADE: Per Planning Board Standard 19.b.: The proposed building's front façade has been detailed to be similar to the region's agricultural structures as well as reminiscent of the City's industrial architecture.
- B. BUILDING SCALE: Per Planning Board Standard 19.b.2.: The building's façade materials have been detailed to visually reduce the height and mass of the structure with color, two tones of medium blue, as well as the varied orientation of the ribbed metal panels. The panels are installed horizontally at the pedestrian level and vertically above the 12' color change up to the eave. Overhead doors have been added along the south and east elevations to provide additional ventilation and create additional pedestrian-scale elements.
- C. BUILDING MATERIALS: Per Planning Board Standard 19.b.4.: The proposed building materials are primarily:
 - i. Ribbed metal panels painted in two matte colors,
 - ii. Translucent, frosted, Kalwall panels with a grid pattern to suggest windows,
 - iii. Anodized and painted aluminum overhead doors.
- D. FRONT PARKING LOT: Per Planning Board Standard 19.c.2.: The applicant has requested a waiver from this section of the standard. As mentioned earlier, the subject parcel has several easements tied to the deed which are relevant to the proposed site plan. One right of way easement requires "ingress and egress" to the adjacent commercial and American Legion properties. An additional easement requires right of way for "constructing, maintaining, replacing and repairing a water main and appurtenances thereto for the purpose of conveying municipal water supply across, through and over the land" One easement references a "building setback line." However after conferring with the City Attorney, the "building setback line" shown on the 1978 subdivision of the property is a location reference line for the easement descriptions, and is not part of the grant of the easement. Accordingly, the building footprint location is not constrained by the building setback line, but should not encroach into the easement area. The current waiver request makes reference to the "building setback line" as a deed restriction. Staff suggests that the applicant therefore will need to revise their waiver request to prove why the design is unable to meet the standard.
As a reminder, in order for the Planning Board to grant a waiver, it is the responsibility of the applicant to prove the criteria for granting a waiver have been met. The criteria (from Section X of the Regulations) are:
 - i. That granting the waiver will not be contrary to the spirit and intent of these regulations;
 - ii. That granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and
 - iii. That granting the waiver has not been shown to diminish the property values of abutting properties.

- iv. Consideration will also be given to whether strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant.

The Planning Board needs to find that each of these has been met in order to grant the waiver. As a reminder when it comes to granting a waiver, the Board may require any mitigation that is “reasonable and necessary to ensure that the spirit and intent of the standard being waived is preserved...” The applicant anticipates providing information regarding the criteria at the Planning Board meeting.

RECOMMENDATION FOR APPLICATION:

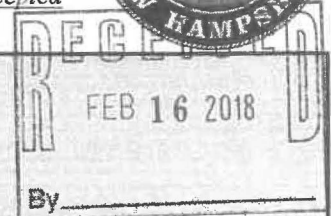
Staff recommends a continuance of the project Public Hearing to the April 23, 2018 Planning Board meeting to address the Applicant’s Standard 19 waiver request.

CITY OF KEENE | PLANNING BOARD

SITE PLAN REVIEW / MODIFICATION APPLICATION



This form must be filled out in its entirety. If a box is not checked, staff will assume that the information is not provided and the application is, therefore, not complete. Incomplete applications will not be accepted for review.



A	Project Name The Summit Athletic Center	Date Received/Date of Submission:
	Tax Map Parcel number(s) 1 8 8 - 0 1 - 0 0 1	Date of pre-application meeting:
Project Address: 809 Court Street Keene, NH 03431	O w n e r	Name: Hillsborough Capital, LLC
		Address: 63 Emerald Street, Suite 167, Keene, NH 03431
Acreage/S.F. of Parcel: 1.812 / 78,936	A p p l i c a n t	Telephone\ Email:
Zoning District: Commerce Zone		Signature: 
		Name: Fieldstone Land Consultants, PLLC
		Address: 206 Elm Street, Milford, NH 03055
		Telephone\ Email: 603-672-5456 OEBranon@FieldstoneLandConsultants.com
		Signature: 

Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: _____ Date: _____

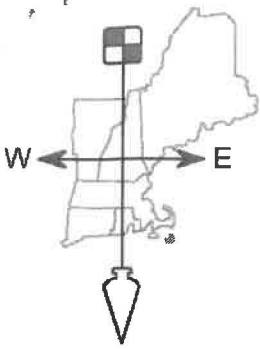
For those sections of the application that are not affected by the proposed modification to the previously approved site plan, you are encouraged to request exemptions in lieu of submitting required documents.

B Descriptive Narrative Including

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Type of development | <input checked="" type="checkbox"/> Sedimentation Control | <input checked="" type="checkbox"/> Scope/scale of development |
| <input checked="" type="checkbox"/> Proposed uses | <input checked="" type="checkbox"/> Vegetation | <input checked="" type="checkbox"/> Parcel size |
| <input checked="" type="checkbox"/> Location of access points | <input checked="" type="checkbox"/> Debris management | <input checked="" type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| <input checked="" type="checkbox"/> Any other descriptive information | <input checked="" type="checkbox"/> Disposal proposals for boulders, stumps & debris | |

C A complete application must include the following

- | | |
|---|---|
| <input checked="" type="checkbox"/> Two (2) copies of completed application forms signed & dated | <input checked="" type="checkbox"/> Plans stamped/signed by reg. professional |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative | <input checked="" type="checkbox"/> Two (2) copies on 11" x 17" |
| <input checked="" type="checkbox"/> Notarized list of all owners of property within 200' | <input checked="" type="checkbox"/> Three (3) copies of all technical reports |
| <input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter | <input checked="" type="checkbox"/> Two (2) color architectural elevations on 11" x 17" |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36") | <input checked="" type="checkbox"/> A check to cover the costs of legal notice to advertise |
| <input checked="" type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36") | the public hearing, mailing notices out to abutters |



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com



Site Plan Review Application Narratives

The Summit Athletic Center
Hillsborough Capital, LLC
Tax Map Parcel 188-01-001
809 Court Street
Keene, New Hampshire

February 15, 2018

Project Narrative:

Fieldstone Land Consultants, on behalf of Hillsborough Capital, LLC, is submitting this site plan application for Planning Board approval. Our client is proposing to redevelop the subject property into a state-of-the-art Indoor Athletic Training Facility.

Currently the subject property is developed with a 19,943 SF office building with associated site improvements include parking, drainage, landscaping and lighting. Outside of the building and parking areas the site is predominantly lawn with some landscaping areas along the perimeter and in front of the building. The building on-site was formerly occupied by the New Hampshire Department of Health and Human Services which was a regional office servicing the surrounding communities. The subject parcel is located in the Commerce Zone, is comprised of 1.812 acres and is bordered by American Legion and American Legion fields to the north and east, a commercial development to the west and a condominium development to the south. The property takes access off Court Street through a shared access. The access point provides for safe sight distance.

When Hillsborough Capital, LLC purchased the property in May of 2017 they originally had visions of renovating the building for an indoor athletic facility. Through evaluating the existing building and the overall needs of this type of facility our client decided that razing the existing structure and constructing a new facility would result in the best product. Given this our client is proposing to redevelop the subject parcel into an Indoor Athletic Facility which consists of the construction of a new 28,800 square foot building with associated site improvements. The site improvements include the construction of new walkways, drainage improvements, landscaping, site lighting and reworking the parking and traffic configuration over the existing paved areas to improve traffic flow and to reduce the required impervious cover. The new facility will be serviced by overhead utilities, the existing municipal sewer and water connections and the existing propane tanks located at the rear of the property.

The development of the subject property will be an improvement over the existing conditions. The redevelopment of the subject property proposes to remove pavement in various locations to improve

green/open space between the street and adjacent properties and the plans also include the addition of landscaping along Court Street which will improve the aesthetics of the property. The redevelopment of the property also consists of drainage improvements which includes the installation of oil/debris hoods in the existing catch basins and the installation of an infiltration trench which will handle roof runoff from the new building. With these improvements, there will be no increase in the peak rate or volume of runoff from the subject property. This is a vast improvement over the existing conditions where no stormwater treatment is provided.

The site has been design to prevent any erosion or sedimentation issues during construction. Erosion and sediment controls are specified on the Grading & Utility Plan and Erosion Control Details within the submitted plan set. Construction debris will be managed by the general contractor with a temporary on-site dumpster. Stumps and other unsuitable material and debris will be removed from the site and disposed of properly. The plan set submitted with this application outlines the details involving construction activities.

Development Standards Narrative:

- 1. Drainage** – This project proposes to redevelop the existing site with a 28,800 SF indoor athletic facility. The site improvements consist of walkways, lighting, landscaping and reworking the travel patterns and limits of pavement. The redevelopment of this property proposes to increase the impervious cover by approximately 400 SF which is very minimal.

To mitigate this minor increase in impervious cover and to incorporate Low Impact Design elements the redevelopment plan proposes to route the roof runoff from the proposed building into an infiltration trench and specifies the installation of an oil/debris hood in the existing catch basin located within the existing parking area. With these improvements, there will be no increase in the peak rate or volume of runoff from the subject property. In fact the development of the site as proposed will result in slight reductions in the peak rate and volume of runoff during the design storms evaluated. This is a vast improvement over the existing conditions where no stormwater treatment is provided. For additional information please see the Stormwater Management Report submitted with this application.

- 2. Sedimentation/Erosion Control** – Silt fence will be installed along the down gradient perimeter of the development area to prevent sediment travel. Disturbed areas will be stabilized as shown on the site plan with loam and plantings, mulch or new pavement. The site has been designed with sedimentation and erosion controls. Please see the attached Site Plan Set.
- 3. Hillside Protection** – There is no hillside protection required for this project as the slopes on-site are generally very mild. This development standard is therefore not applicable to this project.
- 4. Snow Storage and Removal** – This plan proposes adequate snow storage. Snow storage is designated in areas shown on the site plan.

5. **Flooding** – This property is partially located within the 100 year floodplain due to the close proximity of the site to the Ashuelot River. The limits of the 100 year floodplain are depicted on the plans. This project proposes no impacts within the 100 year floodplain and as such there will therefore be no loss of flood storage as a result of this project.
6. **Landscaping** – The redevelopment of the subject property proposes to remove pavement in various locations to improve green/open space between the street and adjacent properties. The plans also include the addition of landscaping along Court Street to meeting the City standards. We believe that this proposal meets the City Zoning and Development Standards as it pertains to Landscaping and that the redevelopment of this site will be an improvement to the area.

A – Zoning Standards: To address the landscaping in more detail we believe the site meets Chapter 102 of the Zoning Ordinance as it pertains to Landscaping Standards for lots in the Commerce Zone. The project provides for over 50 percent of the green/open space area between the street and the building as outlined in Section 102-1227. The project provides for a minimum of one shade tree per 35 linear feet and 10 shrubs per 35 linear feet per Section 102-1229. The project provides landscaping exceeding 10 percent of the area of the parking spaces within or adjacent to the parking lot per Section 102-1230.

B – Tree Size/Culture: The proposed Landscaping Plan has been prepared to meet the criteria pertaining tree size and number in the Development Standards as well as the zoning.

C - Location: All proposed landscaping has been located so not to impede visibility or safety. Trees have also been located so not to interfere with below ground utilities.

D – Protecting Vegetation: Since this is a redevelopment project and the existing pavement is going to be maintained there is no work proposed in close proximity to existing landscaping that is to remain. The project does propose silt fencing which will prevent impacts to areas outside of the proposed project area.

E – Security: All proposed landscaping will be initially disease resistant, currently disease free and kept in good conditions. Landscaping will be maintained and replaced as necessary.

F - Trees: Trees will be chosen and planted using best available practices. The design plan set includes landscaping planting details addressing this criteria.

G – For parking lots of 50 spaces or more additional landscaping standards shall apply: This project does not propose a single parking lot that exceeds 50 spaces. There is one parking lot at the front of the building which totals 25 spaces and a separate parking lot along the side of the building which totals 28 spaces. There are also 5 parallel parking spaces depicted at the back of

the building. Since this project does not propose one parking lot of 50 spaces or more this Development Standard is not applicable.

To address the landscaping in more detail we believe the site meets Chapter 102 of the Zoning Ordinance as it pertains to Landscaping Standards for lots in the Commerce Zone. The project provides for over 50 percent of the green/open space area between the street and the building as outlined in Section 102-1227. The project provides for a minimum of one shade tree per 35 linear feet and 10 shrubs per 35 linear feet per Section 102-1229. The project provides landscaping exceeding 10 percent of the area of the parking spaces within or adjacent to the parking lot per Section 102-1230

7. **Noise** – The proposed redevelopment of the subject property into an Indoor Athletic Facility is not expected to generate additional and/or excessive noise as all of the activities on-site will be indoors. The site will be in operation during normal business hours and will not generate any extraneous noise during that time.
8. **Screening** – The redevelopment of the subject parcel proposes to maintain existing screening to the abutting properties. To address the City landscaping requirements this project includes landscaping improvements along Court Street which will provide additional screening to the site. The subject parcel will have a dumpster and dumpster enclosure which will be located behind the proposed building and well removed from public view.
9. **Air Quality** – The proposed expansion of the existing operation will have no impacts to air quality.
10. **Lighting** – Site lighting will be provided by five building mounted full cutoff LED light fixtures and one pole mounted light. The lighting levels are shown on the Lighting Plan located within the plan set. The lighting levels meet the standards for a low level of activity. We believe that this standard would apply to the proposed use. From our review of the regulations we believe that the lighting design for this project meets the City standards.
11. **Sewer and Water** – The site is currently connected to municipal sewer and water. The redevelopment of the subject site will utilize the existing service connections onto the site. Any utility fit up work will meet the City standards as detailed in the plan set.
12. **Traffic** – This project proposes to redevelop the existing property into an Indoor Athletic Facility. The subject property was formerly occupied by the New Hampshire Department of Health and Human Services which was a regional office servicing the surrounding communities. This state office occupied the entire existing building which consists of 19,943 square feet.

Hillsborough Capital, LLC is proposing to redevelop the subject parcel into an Indoor Athletic Facility which consists of the construction of a new 28,800 square foot building with associated

site improvements.

To better evaluate the potential traffic impacts resulting from the redevelopment of this property we prepared a Traffic Analysis utilizing the Institute of Transportation Engineers trip generation data. Based on this analysis the redevelopment of this project into an indoor sport complex will yield less traffic than the state offices that previously occupied the subject site. Based on this evaluation this project should have no adverse impacts on the traffic characteristics of the surrounding roadway network. Please see the submitted Traffic Analysis for additional information.

13. **Driveways** – Access to the subject property is limited and therefore this project will utilize the existing driveway location. The existing driveway is a shared access and the intersection of the driveway with Court Street is safe and provides for adequate sight distance in both directions.
14. **Hazardous and Toxic Materials** – This project will not receive, handle, store or process any hazardous or Toxic Materials.
15. **Filling/Excavation** – Filling and Excavation will be required for the removal of the existing building, the removal of portions of the existing paved areas, the construction of the new building and associated foundation, the construction of proposed walkways, the installation of the roof drainage system and infiltration trench and the utility connections.

This project does not propose any excavation or filling of jurisdictional wetland or floodplain areas.

Since this proposal consists of a redevelopment of the subject parcel the amount of earthwork for this project is relatively minor and the specifications to complete this work properly are contained in the plan set. The materials transported to and from the site will likely utilize Court Street and NH Route 12A (Maple Street) in order to get to NH Route 12.

16. **Wetlands** – There are no wetlands within the proposed project limits or on-site. This project will therefore have no impacts on any jurisdictional wetland areas.
17. **Surface Waters** – This project proposes to redevelop the existing site with a 28,800 SF indoor athletic facility. The site improvements consist of walkways, lighting, landscaping and reworking the travel patterns and limits of pavement. The redevelopment of this property proposes to increase the impervious cover by approximately 400 SF which is very minimal.

To mitigate this minor increase in impervious cover and to incorporate Low Impact Design elements the redevelopment plan proposes to route the roof runoff from the proposed building into an infiltration trench and specifies the installation of an oil/debris hood in the existing catch basin located within the existing parking area. With these improvements, there will be no increase in the peak rate or volume of runoff from the subject property. This is a vast

improvement over the existing conditions where no stormwater treatment is provided.

- 18. Stump Dumps** – This project does not propose any stump dumps. Stumps will be hauled off-site and disposed of properly.
- 19. Architectural and Visual Appearance** – This project proposes to construct a 28,800 SF state-of-the-art indoor athletic facility (see attached Architectural Plans).

The architecture of the proposed Summit Athletic Center has been conceived as a modern industrial-style building to reflect a progressive, updated style while taking cues from the City’s distinctive architectural identity and industrial history. The approximately 28,800 SF facility fits comfortably in its suburban setting as a state-of-the-art athletic training facility focusing on improving sports performance.

The exterior materials, textures and colors are designed to minimize the visual impact of the building and to create harmony with the surrounding buildings. The sloped roof facing Court Street is intended to reduce the visual impact of the building’s height and recall the sloped roofs synonymous with New England architecture. The fenestrations along the west and south facades introduce a solid/void rhythm which is an abstract recollection of a historic industrial structure which provides interest, reduces the visual scale and creates a welcoming and easily identified entrance, while also introducing natural light into the open interior.

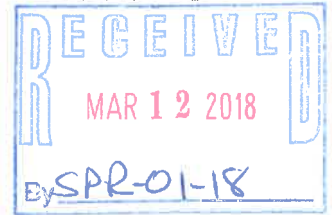
The building’s shortest façade is oriented parallel to Court Street in order to accommodate the building and off-street parking. The site configuration and building placement minimize the building’s aesthetic impact.

The building’s orientation or design does not interfere with the views and vistas of the surrounding mountains.

We are seeking a waiver for this project pertaining to part C.2 of this development standard. A portion of the proposed parking layout is situated to the front of the proposed building due to site restrictions. This layout is consistent with what exists on-site today but technically requires a waiver from this section. Please see attached waiver request.

Hillsborough Capital, LLC – Summit Athletic Center

City of Keene Site Plan Application at
809 Court Street



This narrative has been prepared as a response to the Architectural and Visual Appearance items (a through c) of the Keene Planning Department Preliminary Review Comments contained in an email dated Wednesday, February 28, 2018 from Michele Chalice, Planner addressed to Chad Branon, PE, of Fieldstone Land Consultants.

As the Architect-of-Record, our responses to Architecture & Visual Appearance items a, b and c as follows:

- a. We note the waiver request regarding the stipulated building setback necessitating parking at the front of the parcel.

No response required.

- b. Per PBS 19.b.1 “exterior wall shall be articulated to reduce the massive scale and the uniform, impersonal appearance often found in contemporary commercial development...”. The front façade has been eloquently detailed. Please give consideration to some sort of fenestration on the other three sides that “provide visual interest at the scale of the pedestrian...reducing..massive...effects”.

Response:

We have revised the design of the exterior of the building to compliment the eloquently detailed front (west) façade as follows:

1. The exterior sheathing will be a ribbed metal panel with ribs at 12” o.c.. The panels on the side (north and south) and rear (east) facades will be installed with the ribs oriented horizontally to 12'-0” AFF and with the ribs vertical from 12'-0” AFF to the eave.
 2. The panels on the front (west) façade will be installed with the ribs oriented horizontally to 12'-0” AFF or to the eave.
 3. The front (west), side (north and south) and rear (east) facades will include a 6'-0” high band of translucent Kalwall panel with a grid pattern to reflect the window pattern of an industrial or agricultural scale building typical of the region. **Please note:** per the *International Building Code*, Tables 602 and 705.8, openings along the north side façade are limited to 25% of the wall area due required 1-hour rating due to the location of the building between 5’ and 10’ from the north property line and the presence of an automatic sprinkler system. The area of the north side façade wall is 10,117 SF. 25% of the wall area = 2,529 SF. The area of the 6'-0” high translucent Kalwall clearstory is 1,122 SF. We have limited the height of the clearstories to 6'-0 high in order to minimize risk of damage from objects such as baseballs and softballs used for training in the facility.
 4. Three 10'-0 wide x 14'-0” high anodized aluminum frame full-view glazed overhead doors have been added to the south side façade to provide interest and scale to the exterior and introduce additional natural light and natural ventilation option to the interior. Two of these doors have also been added to the exterior.
- c. Per PBS B.4. Please provide samples of the exterior building materials to confirm the lack of “visual aggressiveness...light colors, glossy finishes, reflective glass or dark-tinted exteriors...metal exterior finishes...” A sample materials board would be appreciated by the Planning Board members at the March 26th meeting.

Response:

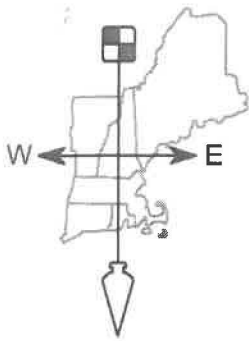
Our firm will provide an exterior finish sample board at the March 26th Planning Board meeting. The exterior finishes of the building will be matte finishes to avoid visual aggressiveness. The exterior metal panels will be ribbed 12" oc. As outlined above, the panels will be installed with the ribs horizontally oriented from the base to 12'-0" AFF and with the ribs vertical from 12'-0" AFF to the eave. The eave on the front (west) façade is at 12'-0" AFF, therefore the panels on this façade will have the ribs horizontal for the full height of the wall.

The Translucent Kalwall Panel high-bay clearstories are a frosted translucent panel with a grid pattern to provide scale familiar to the distinctive architectural identity of the industrial and agricultural history of Keene.

The windows and storefront of the front (west) façade will be framed in anodized aluminum with UV protected insulated glazing.

The exterior metal panels of the building will be matte finish. The building color will be two-tone – a medium blue (Harbor Blue) base (horizontal panels) to 12'-0" AFF with lighter blue (Hawaiian Blue) on the vertical panels to the eave.

The combination of materials, tones and colors will result in a building which, similar to the Keene YMCA, is identified as an updated interpretation of the regions industrial and agricultural past and represents the modern, state-of-the-art athletic performance training facility is houses.



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

February 15, 2018

Rhett Lamb, Planning Director
City of Keene
3 Washington Street
Keene, NH 03431

RE: The Summit Athletic Center – Hillsborough Capital, LLC
Tax Map Parcel 188-01-001, 809 Court Street
(Waiver Request Letter)

Dear Planning Board Members,

As agent for Hillsborough Capital, LLC, Fieldstone Land Consultants, PLLC hereby requests the following waiver from the City of Keene Development Standards, regarding the above referenced Project:

Waiver Request:

Regulation: Development Standard 19 addresses Architecture and Visual Appearance. Part C of this section addresses the site design and relationship to the surrounding community. Number 2 within Part C states that off-street parking and traffic flow shall not interfere with the flow of pedestrian travel or otherwise detract from the aesthetic character of a development or redevelopment. It further states that all required off-street parking shall be to the side and/or rear of buildings on the proposed site, and such parking shall be screened or aligned so that headlights do not adversely impact abutting properties.

Waiver Request: We are requesting a waiver from this section to permit the construction of a parking lot in front of the new building.

Basis of Waiver: The subject site is currently developed with parking in front of the existing building in the same location as we are proposing with this application. It became apparent after researching the subject property why the existing development is situated as such on-site. We ultimately found that the front of this property is severely restricted. There are existing utilities that run along the front of the property with easements and there is also a deed restriction that prevents any building to extend too close to the front of the property. This restriction is located approximately 10 feet off the front of the existing building as depicted in the submitted plan set. Given these restrictions the redevelopment of the site cannot adhere to Development Standard 19.C.2. and therefore we are

The Summit Athletic Center – Hillsborough Capital, LLC
Tax Map Parcel 188-01-001, 809 Court Street
(Waiver Request Letter)

Page 2 of 2

respectfully requesting a waiver. It is important to point out that the redevelopment of the subject property will be an improvement over what currently exists. The redevelopment will have a similar building and parking layout but will contemplate a reconfiguration of the traffic patterns and parking in the front of the property which will improve traffic patterns while reducing the existing paved area in this location. The new design will also provide for Low Impact Design drainage elements that will reduce the rate and volume of runoff leaving the site and the plans will provide for additional landscaping and buffering on the property. We believe that the plan as designed provides for a reasonable redevelopment over the subject property. A denial of this waiver request would result in an unnecessary hardship for the owner as it would impact their ability to reasonable develop their property. For all of these reasons we respectfully request that the Board approve this waiver request.

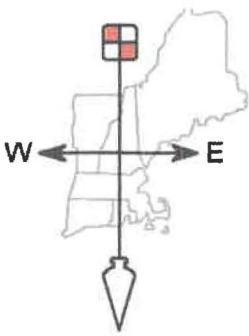
Thank you for your consideration.

Very truly yours,

Fieldstone Land Consultants, PLLC



Chad E. Branon, P.E.
Project Manager



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www.FieldstoneLandConsultants.com

The Summit Athletic Center
Map 26 Lot 12
809 Court Street - Keene, NH
February 15, 2018

Traffic Analysis

The following is an abbreviated traffic analysis for the proposed redevelopment of 809 Court Street in Keene, New Hampshire. This analysis has been prepared to address the anticipated traffic impacts on the adjacent area resulting from the redevelopment of this property.

809 Court Street was formerly occupied by the New Hampshire Department of Health and Human Services which was a regional office servicing the surrounding communities. This state office occupied the entire existing building which consists of 19,943 square feet. In an effort to determine the traffic generated from this facility we utilized the Institute of Transportation Engineers (ITE) trip generation data¹. Using the ITE trip generation data this office use is best categorized as a Government Office Building. The ITE Manual classifies a Government Office Building as an individual office building containing either the entire function or simply one agency of a city, county, state, federal or other governmental unit. Using the ITE manual this type of facility can be expected to generate an average of 117 vehicle trip ends (VTE) during the AM Peak Hour. Likewise, the facility can be expected to generate 117 VTE during the PM Peak Hour.

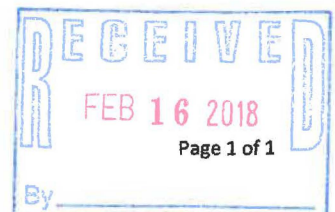
Hillsborough Capital, LLC is proposing to redevelop the subject parcel into an Indoor Athletic Facility which will be called The Summit Athletic Center. This development will consist of the construction of a new 28,800 square foot building with associated site improvements. Using the Institute of Transportation Engineers (ITE) trip generation data² this facility could be classified as an Athletic Club, a Health & Fitness Club or a Recreational Community Center. We utilized a Recreational Community Center as the ITE Manual classifies a Recreational Community Center as a stand-alone facility which is open to the public similar to and including YMCA's. These facilities often include classes and clubs for adults and children, meeting rooms, locker rooms, tennis, racquetball, handball, basketball and volleyball courts, athletic fields, exercise classes, weightlifting and gymnastic equipment. We felt that the uses outlined under this definition best fit the proposed use. Using the ITE trip generation data this project can be expected to generate an average of 78 vehicle trip ends (VTE) during the AM Peak Hour and 69 VTE during the PM Peak Hour.

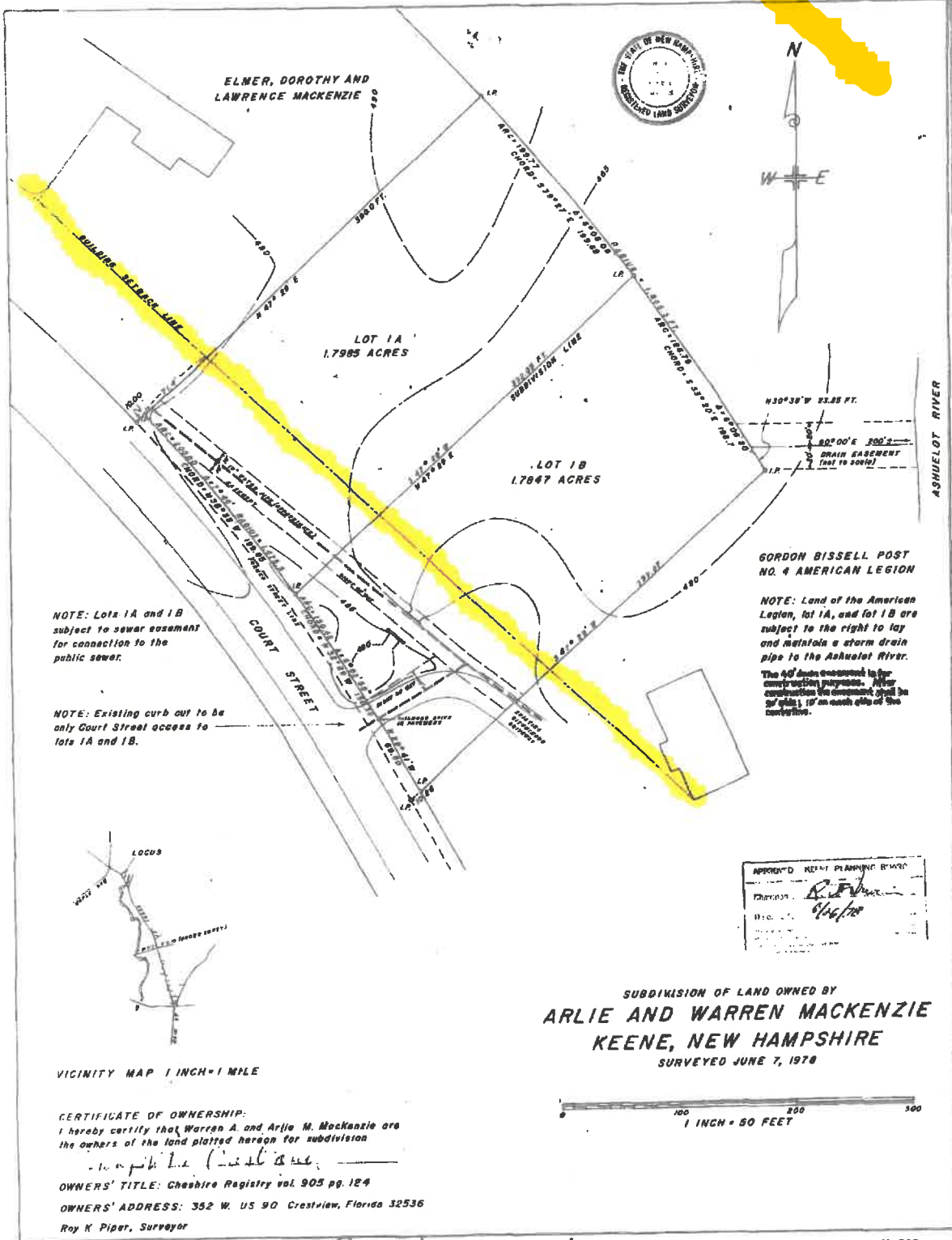
In summary the redevelopment of this project into an indoor sport complex should yield less traffic than the state offices that previously occupied the subject site. Based on this evaluation this project should have no adverse impacts on the traffic characteristics of the surrounding roadway network.

Prepared By: Chad E. Branon, PE

¹ Institute of Transportation Engineers: Trip Generation, 8th Edition, Land Use 730, Government Office Building

² Institute of Transportation Engineers: Trip Generation, 8th Edition, Land Use 495, Recreational Community Center





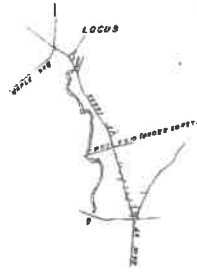
NOTE: Lots 1A and 1B subject to sewer easement for connection to the public sewer.

NOTE: Existing curb out to be only Court Street access to lots 1A and 1B.

GORDON BISSELL POST NO. 4 AMERICAN LEGION

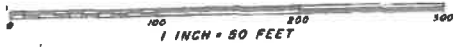
NOTE: Land of the American Legion, lot 1A, and lot 1B are subject to the right to lay and maintain a storm drain pipe to the Ashuelot River.

The 40' area encumbered to for construction purposes. After construction the easement shall be 10' wide 10' on each side of the centerline.



APPROVED PLANNING BOARD
 CHAIRMAN: *[Signature]*
 DATE: 6/6/78

SUBDIVISION OF LAND OWNED BY
ARLIE AND WARREN MACKENZIE
KEENE, NEW HAMPSHIRE
 SURVEYED JUNE 7, 1978



CERTIFICATE OF OWNERSHIP:
 I hereby certify that Warren A. and Arlie M. Mackenzie are the owners of the land platted herein for subdivision

[Signature]
 OWNERS' TITLE: Cheshire Registry vol. 905 pg. 124
 OWNERS' ADDRESS: 352 W. US 90 Crestview, Florida 32536
 Roy K Piper, Surveyor

Revised 7/14/78 4/58

V 385

Post-Development Drainage Conditions:

As can be seen on the Post-Development Drainage Area Plan, the pre-development subcatchments are very similar in the post-development condition. The only change in the stormwater analysis is due to the roof for the proposed athletic center. In the post-development condition, all of the roof runoff (Subcatchments 502-506) from the proposed building is being collected by 8" PVC roof drains (R502-R506) and is piped to an infiltration trench (P4). The infiltration trench is connected by a series of manholes before discharging through a 12" CPP to the catch basin to the east (P5, CB1517). The stormwater is then conveyed through a 12" PVC and piped off-site and ultimately makes its way to the Ashuelot River (OP1). The remainder of the subcatchments convey stormwater runoff in the same manner as the pre-development condition.

V) SUMMARY

The intent of the stormwater management system for this project is to address the qualitative and quantitative aspects of the stormwater runoff so that there are no downstream adverse impacts created by the project. To mitigate the resulting increases in runoff volume and peak rates due to the re-development of Lot 188-1-1 this project proposes an infiltration trench and closed drainage system.

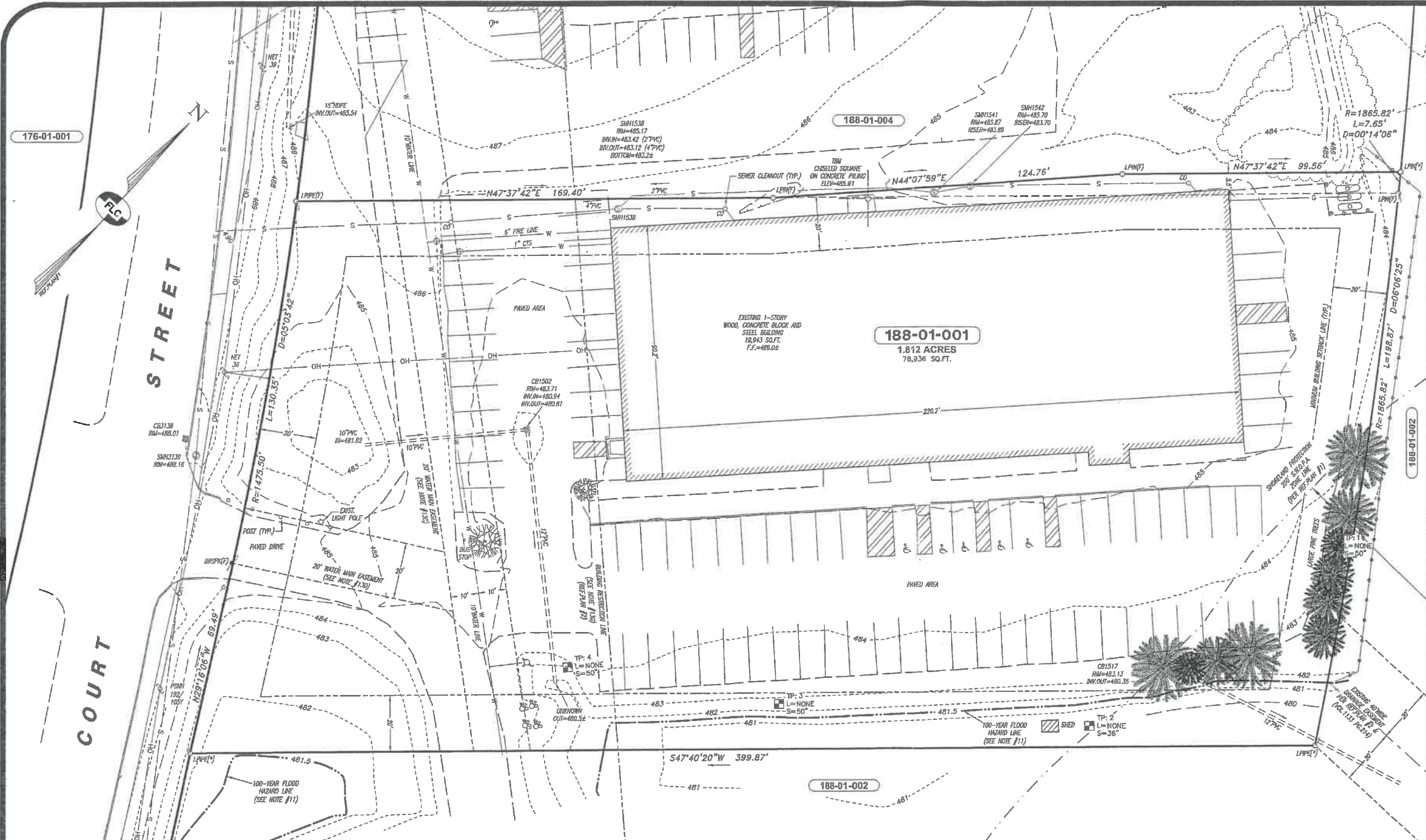
The net result is that proposed building area will receive qualitative treatment and that due to the infiltration and detention capabilities of the infiltration trench there will be no increase in the peak rates or volume of runoff leaving the site.

The stormwater management design for this project therefore complies with the stormwater standards set forth in the City of Keene's Development Standards.

The following tables are a summary of the attached calculations and show a comparison of the peak flow rates and volumes of runoff at the outlet points for the site. The values presented are based on pre- and post-development conditions.

Table 1: Peak Flow Rates (CFS)/Volume (AF) to OP1 – Off-site to River – with Post-Development Infiltration

STORM FREQUENCY	PRE-DEV. RUNOFF (CFS/AF)	POST-DEV. RUNOFF (CFS/AF)	CHANGE (CFS/AF)
2-YEAR	2.91/0.229	2.05/0.167	-0.86/-0.062
10-YEAR	6.36/0.467	6.23/0.379	-0.13/-0.088
50-YEAR	12.24/0.880	11.89/0.758	-0.35/-0.122



- NOTES:**
- OWNER OF RECORD FOR LOT 188-01-001 IS HILLSBOROUGH CAPITAL, LLC, 63 EMERALD STREET, SUITE 167, KEENE, NH 03431. THE DEED REFERENCE FOR THE PARCEL IS VOL.2986 PG.244 DATED MAY 22, 2017 IN THE C.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS FOR 809 COURT STREET, KEENE TAX MAP PARCEL 188-01-001.
 - THE TOTAL AREA OF TAX MAP PARCEL 188-01-001 IS 1.812 ACRES OR 78,936 SQ.FT. PER REFERENCE PLAN #1.
 - CURRENT ZONING REQUIREMENTS FOR THE COMMERCE ZONE (COM):

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING
LOT AREA	15,000 S.F.	78,936 SF
LOT FRONTAGE	50 FT.	199.84 FT
LOT WIDTH	NONE	190.79 FT
LOT DEPTH	NONE	395.62 FT
MINIMUM BUILDING SETBACKS:		
FRONT	20 FT.	111.79 FT
SIDE	20 FT.	5.78 FT
REAR	20 FT.	44.46 FT
MAX. BUILDING STORIES	2	
MAX. BUILDING HEIGHT	35 FT.	27.5± FT
MAX. BUILDING COVERAGE	20%	25.3%
MAX. LOT COVERAGE	80%	70.8%
MIN. GREEN/OPEN SPACE	20%	28.2%
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLAN #1 CITED HEREON.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NGVD 29 PER REFERENCE PLAN #1.
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN WERE DEVELOPED FROM REFERENCE PLAN #1 TOGETHER WITH AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JANUARY 2018.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON-SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - SOIL TYPE FOR THE ENTIRE SITE IS 401 - OCCUM FINE SANDY LOAM.
 - TAX MAP PARCEL 188-01-001 LIES PARTIALLY WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330023 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33005C0258E DATED MAY 23, 2006 AS SHOWN. THE 1% ANNUAL CHANCE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 480.8 (NAVD88), REFERENCE LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) FOR 809 COURT STREET, CASE NO. 07-01-0036A, DATED OCTOBER 20, 2006. (CONVERSION TO NGVD 29 IS +0.7' = 481.5)
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER. PROPANE GAS IS PROVIDED BY INDIVIDUAL TANKS LOCATED AT THE NORTHEAST CORNER OF THE LOT.
 - THE PARCEL IS SUBJECT TO OR HAS BENEFIT OF THE FOLLOWING RIGHTS, EASEMENTS AND RESTRICTIONS:
 - ANY AND ALL RIGHTS-OF-WAY, IN COMMON WITH OTHERS, ACROSS A TRIANGULAR PIECE OF LAND DESCRIBED IN A DEED FROM ELMER L. AND DOROTHY H. MACKENZIE AND LAWRENCE H. MACKENZIE TO WARREN A. AND ARLIE M. MACKENZIE, VOL.951 PG. 485 DATED JUNE 6, 1978.
 - A RIGHT-OF-WAY, IN COMMON WITH OTHERS, IN AND OVER ANY AND ALL DRIVEWAYS AND PARKING AREAS, EXISTING NOW OR IN THE FUTURE, FOR INGRESS AND EGRESS FROM THE LOT TO COURT STREET OVER THE FORMER COURT STREET RIGHT-OF-WAY PER REFERENCE PLAN #2 (NOT DEFINED).
 - A PERMANENT WATER MAIN EASEMENT, 20' WIDE, AS SHOWN ON REFERENCE PLANS #1 AND #2 AND CONVEYED TO THE CITY OF KEENE IN VOL.922 PG.635 DATED MAY 19, 1976.
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 - CERTAIN RIGHTS OF OTHERS TO INSTALL, MAINTAIN AND REPAIR STORM DRAINAGE PIPES ACROSS THE LOT FROM LAND FORMERLY OWNED BY ELMER, DOROTHY AND LAWRENCE MACKENZIE TO THE ASHUELOT RIVER. SAID MACKENZIE LAND IS SHOWN NORTHWEST OF LOTS 1A AND 1B ON REFERENCE PLAN #2. SEE ALSO VOL.1133 PG.214 DATED OCTOBER 9, 1985.
 - THE RIGHT IN COMMON WITH OTHERS TO INSTALL, MAINTAIN AND REPAIR STORM DRAINAGE PIPES ACROSS THE LAND OF THE AMERICAN LEGION TO THE ASHUELOT RIVER, AS SHOWN ON REFERENCE PLAN #2 AND DESCRIBED IN AN AGREEMENT RECORDED IN VOL.953 PG.673 DATED JULY 17, 1978.
 - THE RESTRICTION THAT NO BUILDING OF ANY KIND SHALL EVER BE ERRECTED ON THAT PORTION OF THE LOT SOUTHWESTERLY OF THE "BUILDING SETBACK LINE" SHOWN ON REFERENCE PLAN #2.

- REFERENCE PLANS:**
- "BOUNDARY LINE ADJUSTMENT - BETWEEN LANDS OF - ASHUELOT RIVER REALTY, INC. - (188-01-001) - 809 COURT STREET - KEENE, NEW HAMPSHIRE - & - 815 COURT STREET, LLC - (188-01-004) - 815 COURT STREET - KEENE, NEW HAMPSHIRE", SCALE 1"=30', DATED FEBRUARY 15, 2016, BYSVE ASSOCIATES. RECORDED IN THE C.C.R.D., PLAN #18022.
 - "SUBDIVISION OF LAND OWNED BY - ARLIE AND WARREN MACKENZIE - KEENE, NEW HAMPSHIRE", SCALE 1"=50', DATED JUNE 7, 1978, BY ROY K. PIPER, SURVEYOR. RECORDED IN THE C.C.R.D., PLAN BOOK 41 PAGE 38.
 - "BOUNDARY LINE ADJUSTMENT - BETWEEN TAX MAP LOTS - 814-06-018 & 188-01-004 - PREPARED FOR - KEENE HOUSING AUTHORITY - 105 CASTLE STREET - KEENE, NEW HAMPSHIRE", SCALE 1"=30', DATED MAY 28, 2004, BY SVE ASSOCIATES. RECORDED IN THE C.C.R.D., CAB12 DR10 PLAN#181.
 - "PROPOSED SUBDIVISION - OF LAND OWNED BY - ARLIE AND WARREN MACKENZIE - KEENE, NEW HAMPSHIRE", SCALE 1"=100', DATED RECORDED JUNE 15, 1976, BY ROY K. PIPER, SURVEYOR. RECORDED IN THE C.C.R.D., PLAN BOOK 36 PAGE 56.

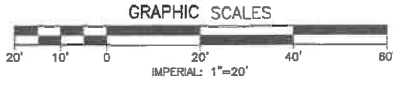
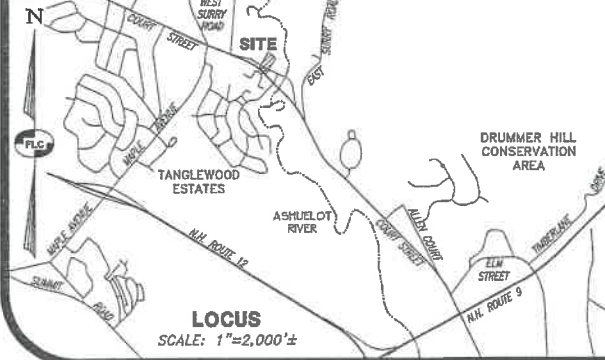
- LIST OF ADDITIONAL ABUTTERS:**
- | | | | |
|---|--|---|--|
| MAP 188 LOT 01-001
HILLSBOROUGH CAPITAL, LLC
63 EMERALD STREET, SUITE 157
KEENE, NH 03431
VOL.2986 PG.244 5/22/17
(809 COURT STREET) | MAP 188 LOT 01-002
AMERICAN LEGION
GORDON-BRESSELL POST #4
C/O PATRICK MULLOY
P.O. BOX 862
KEENE, NH 03431
VOL.917 PG.33 8/16/78
(797 COURT STREET) | MAP 188 LOT 01-004
815 COURT STREET, LLC
117 WEST STREET
KEENE, NH 03431
VOL.2854 PG.669 12/27/13
(815 COURT STREET) | MAP 176 LOT 01-001
THE COURT
A CONDOMINIUM
800 PARK AVENUE, RM 120
KEENE, NH 03431
VOL.985 PG.80 4/2/78
(792-818 COURT STREET) |
|---|--|---|--|

CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JANUARY, 2018 TOGETHER WITH DATA COMPILED FROM REFERENCE PLAN #1 CITED HEREON.
DATE: 3/12/18



- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - CURB LINE
 - EDGE OF TREE LINE
 - 100-YEAR FLOOD HAZARD
 - EXISTING EASEMENT LINE
 - 5' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - CHAIN LINK FENCE
 - OUBVERT
 - OVERHEAD UTILITY LINE
 - GAS LINE
 - SEWER LINE
 - S.W.Q.P.A. ZONE LINE
 - LPW(F) IRON PIN FOUND
 - LPPE(F) IRON PIPE FOUND
 - UTYLITY POLE & GUY
 - CATCH BASIN
 - SEWER MAN-HOLE
 - WATER HYDRANT
 - WATER VALVE
 - WATER SHUT-OFF
 - PROPANE TANK
 - BOLLARD
 - SINGLE SIGN POST
 - ▭ EXISTING BUILDING
 - TAX MAP & LOT NUMBER
 - WATER LINE
 - SEWER CLEWOUT
 - POLE MOUNTED LIGHT

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/12/18	REV. PER CITY REVIEW			



EXISTING CONDITIONS PLAN
TAX MAP LOT 188-01-001
809 COURT STREET
KEENE, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
HILLSBOROUGH CAPITAL, LLC
63 EMERALD STREET, SUITE 167, KEENE, NH 03431

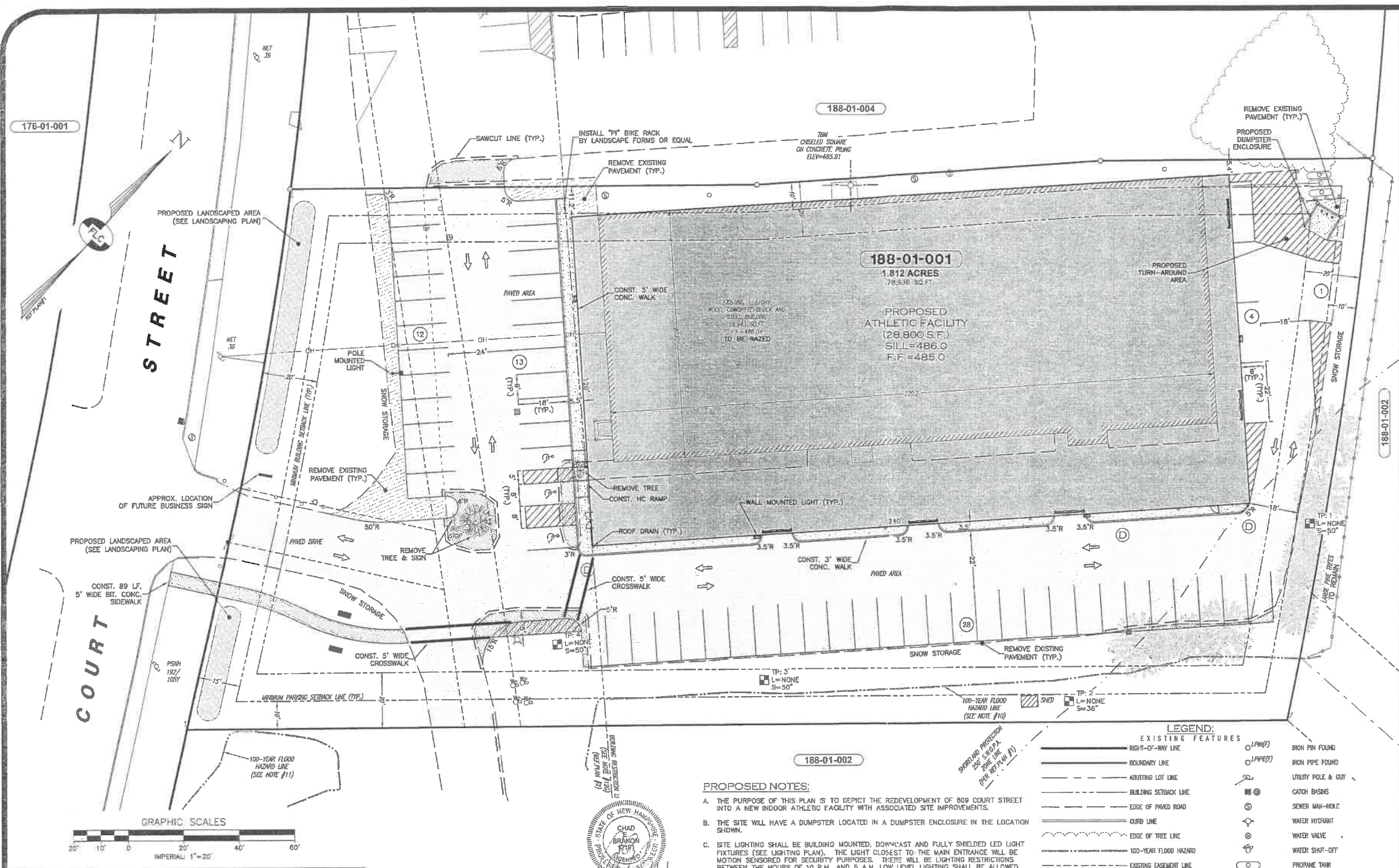
SCALE: 1" = 20' FEBRUARY 1, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 1761EX00A.dwg PROJ. NO. 1761.00 SHEET: EX-1 PAGE NO. 3 OF 9



- NOTES:**
- OWNER OF RECORD FOR LOT 188-01-001 IS HILLSBOROUGH CAPITAL, LLC, 63 EMERALD STREET, SUITE 167, KEENE, NH 03431. THE DEED REFERENCE FOR THE PARCEL IS VOL.2966 PG.244 DATED MAY 22, 2017 IN THE C.C.R.D.
 - THE TOTAL AREA OF TAX MAP PARCEL 188-01-001 IS 1.812 ACRES OR 78,936 SQ.FT. PER REFERENCE PLAN #1.
 - CURRENT ZONING REQUIREMENTS FOR THE COMMERCE ZONE (COM):

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 S.F.	78,936 SF	78,936 SF
LOT FRONTAGE	50 FT.	189.84 FT	192.84 FT
LOT WIDTH	NONE	190.79 FT	190.79 FT
LOT DEPTH	NONE	396.82 FT	395.82 FT
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLAN #1 CITED HEREON.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN#1. VERTICAL DATUM IS NGVD 29 PER REFERENCE PLAN #1.
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN WERE DEVELOPED FROM REFERENCE PLAN #1 TOGETHER WITH AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JANUARY 2018.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - SOIL TYPE FOR THE ENTIRE SITE IS 401 - OCCUM FINE SANDY LOAM.
 - TAX MAP PARCEL 188-01-001 LIES PARTIALLY WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330023 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33005023B DATED MAY 23, 2006 AS SHOWN IN THE 1% ANNUAL CHANCE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 460.8 (NAVD83). REFERENCE LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) FOR 809 COURT STREET, CASE NO. 07-01-0038A, DATED OCTOBER 20, 2006. (CONVERSION TO NGVD 29 IS 40.7' = 481.5)
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 - ANY AND ALL RIGHTS-OF-WAY, IN COMMON WITH OTHERS, ACROSS A TRIANGULAR PIECE OF LAND DESCRIBED IN A DEED FROM ELMER L. AND DOROTHY H. MACKENZIE AND LAWRENCE H. MACKENZIE TO WARREN A. AND ARLIE M. MACKENZIE, VOL.951 PG. 485 DATED JUNE 6, 1978.
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CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION

DIGSAFE.COM
OR DIAL 811

CALL 811 - KNOW WHAT'S BELOW

SITE PLAN
TAX MAP LOT 188-01-001
809 COURT STREET
KEENE, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
HILLSBOROUGH CAPITAL, LLC
63 EMERALD STREET, SUITE 167, KEENE, NH 03431

SCALE: 1" = 20' FEBRUARY 8, 2018

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/12/18	REV. PER CITY REVIEW			

LOCUS
SCALE: 1"=2,000'

PARKING CALCULATIONS:
THE REQUIRED PARKING CALCULATIONS ARE AS FOLLOWS:
- ATHLETIC FACILITIES REQUIRE 1 SPACE PER 500 S.F. OF GROSS FLOOR AREA

PROPOSED ATHLETIC FACILITY (28,800 S.F. OF GROSS FLOOR AREA):
28,800 S.F. / 500 S.F. = 58 SPACES
REQUIRED = 58 SPACES
PROVIDED = 58 SPACES INCLUDING 3 HANDICAP

- REFERENCE PLANS:**
- "BOUNDARY LINE ADJUSTMENT - BETWEEN LANDS OF - ASHLEOT RIVER REALTY, INC. - (188-01-001) - 809 COURT STREET - KEENE, NEW HAMPSHIRE - & - 815 COURT STREET, LLC - (188-01-004) - 815 COURT STREET - KEENE, NEW HAMPSHIRE", SCALE 1"=30', DATED FEBRUARY 15, 2016, BY SVE ASSOCIATES. RECORDED IN THE C.C.R.D., PLAN #16022.
 - "SUBDIVISION OF LAND OWNED BY - ARLIE AND WARREN MACKENZIE - KEENE, NEW HAMPSHIRE", SCALE 1"=50', DATED JUNE 7, 1978, BY ROY K. PIPER, SURVEYOR. RECORDED IN THE C.C.R.D., PLAN BOOK 41 PAGE 38.
 - "BOUNDARY LINE ADJUSTMENT - BETWEEN TAX MAP LOTS - 814-06-016 & 188-01-004 - PREPARED FOR - KEENE HOUSING AUTHORITY - 105 CASTLE STREET - KEENE, NEW HAMPSHIRE", SCALE 1"=30', DATED MAY 28, 2004, BY SVE ASSOCIATES. RECORDED IN THE C.C.R.D., CAB12 DR10 PLAN#181.
 - "PROPOSED SUBDIVISION - OF LAND OWNED BY - ARLIE AND WARREN MACKENZIE - KEENE, NEW HAMPSHIRE", SCALE 1"=100', DATED RECORDED, JUNE 15, 1976, BY ROY K. PIPER, SURVEYOR. RECORDED IN THE C.C.R.D., PLAN BOOK 38 PAGE 56.

- PROPOSED NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF 809 COURT STREET INTO A NEW INDOOR ATHLETIC FACILITY WITH ASSOCIATED SITE IMPROVEMENTS.
 - THE SITE WILL HAVE A DUMPSTER LOCATED IN A DUMPSTER ENCLOSURE IN THE LOCATION SHOWN.
 - SITE LIGHTING SHALL BE BUILDING MOUNTED, DOWNCAST AND FULLY SHIELDED LED LIGHT FIXTURES (SEE LIGHTING PLAN). THE LIGHT CLOSEST TO THE MAIN ENTRANCE WILL BE MOTION SENSORED FOR SECURITY PURPOSES. THERE WILL BE LIGHTING RESTRICTIONS BETWEEN THE HOURS OF 10 P.M. AND 5 A.M. LOW LEVEL LIGHTING SHALL BE ALLOWED DURING THESE TIMES FOR SECURITY PURPOSES.
 - THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE PERMITTING PRIOR TO INSTALLATION AND COMPLY WITH THE CITY OF KEENE REGULATIONS. THIS PLAN DOES DEPICT A PROPOSED LOCATION FOR THE FUTURE SIGN.
 - THIS PROJECT REQUIRES THE FOLLOWING STATE PERMITS:
- NHDES SHORELAND PERMIT
 - ADEQUATE SNOW STORAGE IS AVAILABLE ON-SITE. THIS PLAN DESIGNATES POTENTIAL AREAS FOR SNOW STORAGE.
 - STUMPS, DEBRIS AND OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY EXISTING PAVEMENT AS DEEMED NECESSARY DURING CONSTRUCTION. THE OWNERS INTENT IS TO UTILIZE THE EXISTING PAVED PARKING AREAS TO THE EXTENT FEASIBLE. PROPOSED GRADING AS SHOWN WILL APPLY IF THE PARKING AREA IS RECONSTRUCTED. ADA COMPLIANCE SHALL BE MAINTAINED. IF EXISTING PAVED AREAS ARE MAINTAINED THEN THE PARKING AREAS SHALL BE SEAL COATED AND RESTRIPTED.
 - THE TOTAL SITE DISTURBANCE IS APPROXIMATELY 46,000 S.F.

APPROVED BY KEENE PLANNING BOARD

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

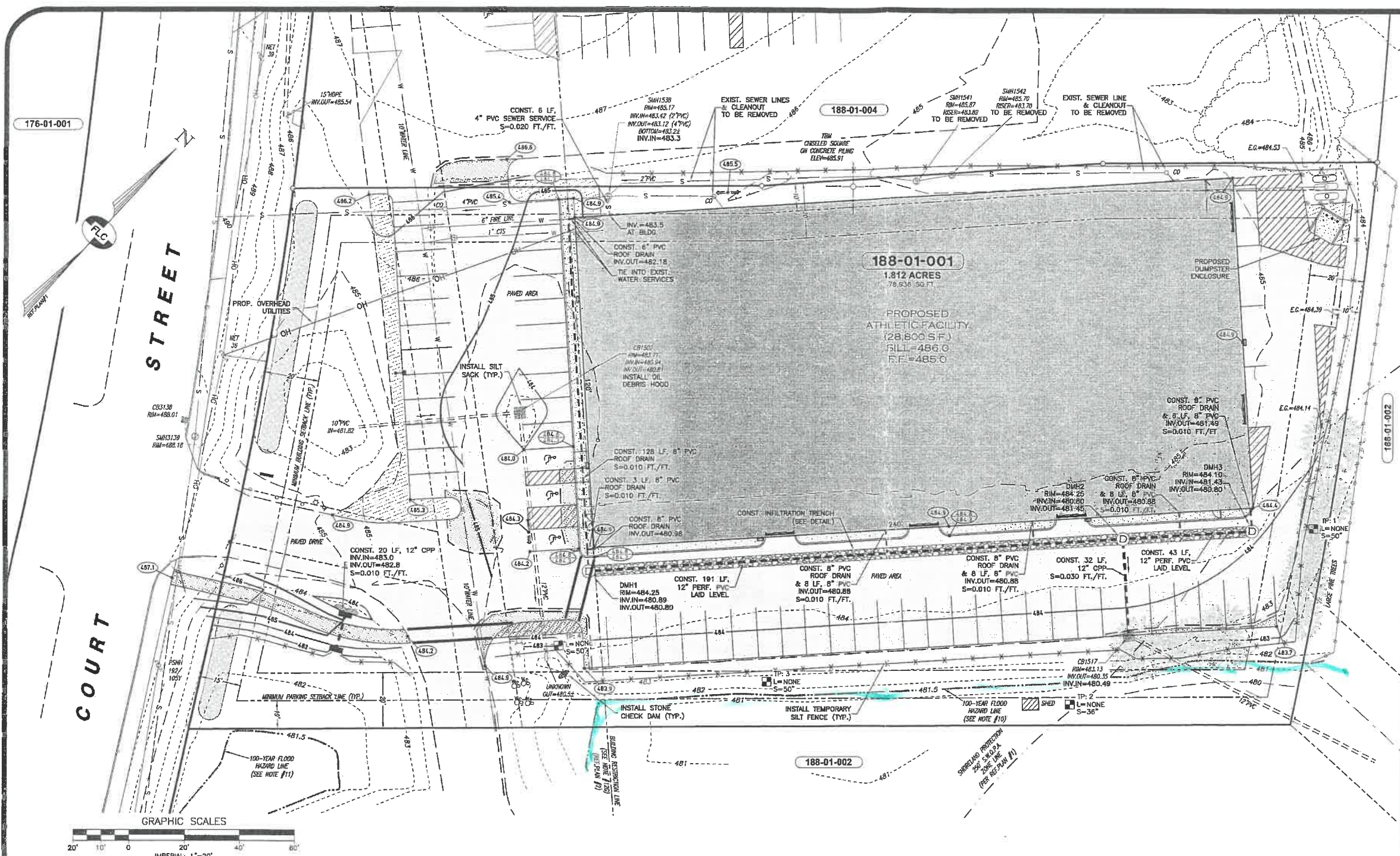
LEGEND:

EXISTING FEATURES

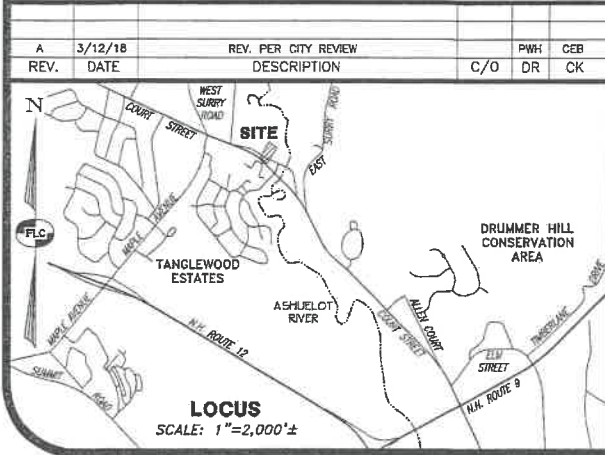
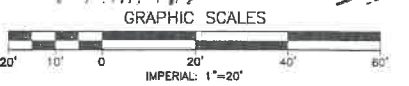
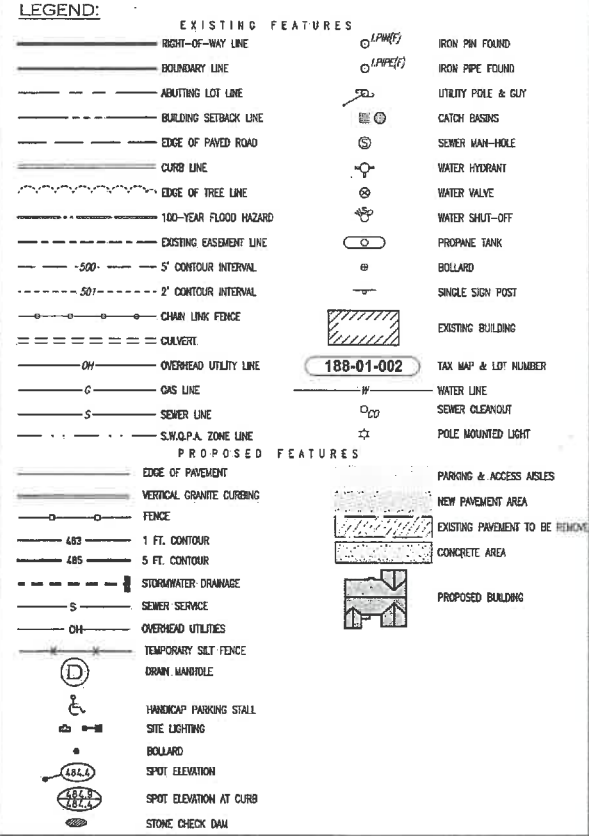
- RIGHT-OF-WAY LINE
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- 500- 5' CONTOUR INTERVAL
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- CHAIN LINK FENCE
- CONCRETE
- OVERHEAD UTILITY LINE
- GAS LINE
- SEWER LINE
- SUBD.P.A. ZONE LINE
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURBING
- FENCE
- DRAIN MANHOLE
- HANDICAP PARKING SMALL
- SITE LIGHTING
- BOLLARD
- TRAFFIC FLOW (NOT PRINTED ARROWS)
- NUMBER OF PARKING SPACES

PROPOSED FEATURES

- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE & GUY
- CATCH BASINS
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- PROPANE TANK
- WATER SHUT-OFF
- SINGLE SIGN POST
- EXISTING BUILDING
- TAX MAP & LOT NUMBER
- WATER LINE
- SEWER CLEANOUT
- POLE MOUNTED LIGHT
- PARKING & ACCESS AISLES
- NEW PAVEMENT AREA
- EXISTING PAVEMENT TO BE REMOVED
- CONCRETE AREA
- PROPOSED BUILDING



- GENERAL CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE MOST RECENT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 2. SITE AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIGSAFE.COM OR DIAL 811).
 5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 6. ALL STUMPS SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER.
 7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOADED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
 8. THE CONTRACTOR IS RESPONSIBLE FOR EXTENDING ALL UTILITIES TO WITHIN 6 FEET OF THE BUILDING FOUNDATION AND COORDINATING WITH THE APPROPRIATE CONTRACTORS TO ENSURE LOCATION IS APPROPRIATE AND MEETS ALL APPLICABLE CODES.
 9. MATERIAL USE FOR FILL ON SITE SHALL BE FREE OF HAZARDOUS OR TOXIC SUBSTANCES.
 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY EXISTING PAVEMENT AS DEEMED NECESSARY DURING CONSTRUCTION. THE OWNERS INTENT IS TO UTILIZE THE EXISTING PAVED PARKING AREAS TO THE EXTENT FEASIBLE. PROPOSED GRADING AS SHOWN WILL APPLY IF THE PARKING AREA IS RECONSTRUCTED. ADA COMPLIANCE SHALL BE MAINTAINED. IF EXISTING PAVED AREAS ARE MAINTAINED THEN THE PARKING AREAS SHALL BE SEAL COATED AND RESTRIPTED.



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OR DIAL 8 1 1
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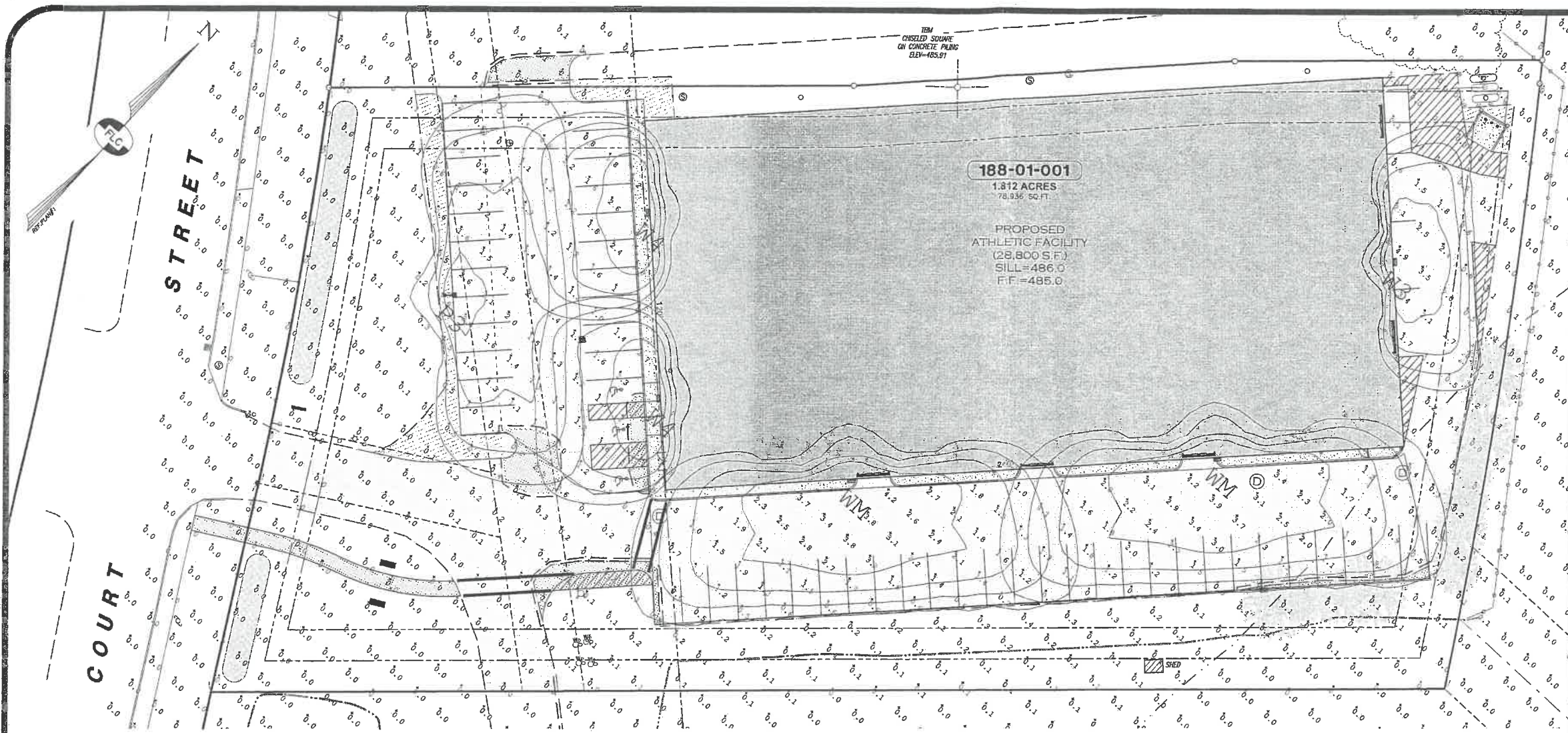
PREPARED FOR AND LAND OF:
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SCALE: 1" = 20' FEBRUARY 8, 2018

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FILE: 1761SP00A.dwg PROJ. NO. 1761.00 SHEET: GR-1 PAGE NO. 4 OF 9



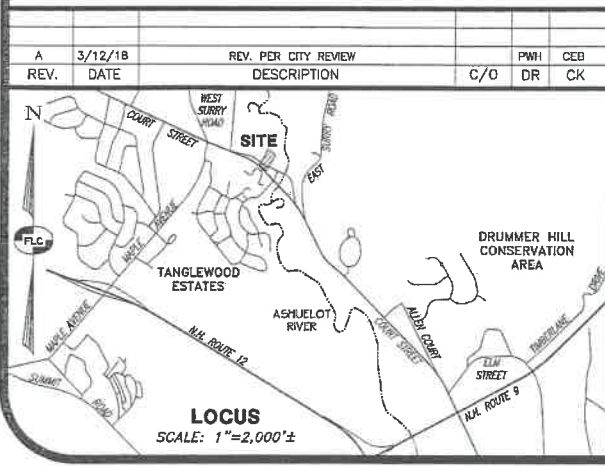
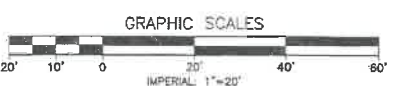
188-01-001
1.812 ACRES
781,936 SQ. FT.

PROPOSED
ATHLETIC FACILITY
(28,800 S.F.)
SILL=486.0
F.F.=485.0

StatArea 2
FRONT PARKING LOT AREA ONLY
Illuminance (Fc)
Average = 1.40
Maximum = 2.8
Minimum = 0.4
Avg/Min Ratio = 3.50
Max/Min Ratio = 7.00

StatArea 1
SIDE PARKING LOT
Illuminance (Fc)
Average = 1.78
Maximum = 4.2
Minimum = 0.5
Avg/Min Ratio = 3.56
Max/Min Ratio = 8.40

Symbol	Qty	Label	Arrangement	Description
1	1	F3	SINGLE	GLEON-AF-01-LED-E1-SL3/ SSS4A2DSFN1 (20' AFG)
2	2	W3	SINGLE	GWC-AF-01-LED-E1-SL3-60D/ WALL MTD 12' AFG
3	2	W4	SINGLE	GWC-AF-01-LED-E1-SL4-60D/ WALL MTD 12' AFG
4	2	WH	SINGLE	GWC-AF-02-LED-E1-SL3/ WALL MTD 20' AFG



ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-OM

Product Family	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AF-1A Drive Current	01-1 02-2 03-8 04-4 05-5 06-6 07-7 08-8 09-9 10-10	LED-Solid State Light Emitting Diodes	E1=120-277V 347-447V+ 480-480V+*	T2-Type II T2R-Type II Roadway T3-Type II T3R-Type II Roadway T4F-Type IV Forward Throw T4W-Type IV Wide SWQ-Type V Square Medium SWQ-Type V Square Medium SWQ-Type V Square Wide SL2-Type II w/Spill Control SL3-Type II w/Spill Control SL4-Type IV w/Spill Control SL5-90° Spill Light Eliminator Left SL5-90° Spill Light Eliminator Right RW-Rectangular Wide Type I RW-Rectangular Wide Type I AFL-Automatic Frontside	AP-Grey B2-Bronze BK-Black DP-Dark Platinum GM-Graphite Metallic WH-White	[Blank] Arm for Round or Square Pole EA-Extended Arm* DA-Meet Arm Adapter* WM-Wall Mount QM-Quick Mount Arm (Standard Length) QMA-Quick Mount Arm (Extended Length)*

GWC GALLEON WALL LUMINAIRE

POWER AND LUMENS

Number of Light Squares	1								2							
	60mA	80mA	1.0A	1.2A	60mA	80mA	1.0A	1.2A	60mA	80mA	1.0A	1.2A	60mA	80mA	1.0A	1.2A
Nominal Power (Watts)	34	44	59	67	66	85	113	129	66	85	113	129	66	85	113	129
Input Current @ 120V (A)	0.28	0.36	0.51	0.56	0.56	0.77	1.02	1.16	0.56	0.77	1.02	1.16	0.56	0.77	1.02	1.16
Input Current @ 208V (A)	0.17	0.22	0.29	0.33	0.34	0.44	0.55	0.63	0.44	0.55	0.77	0.88	0.44	0.55	0.77	0.88
Input Current @ 240V (A)	0.15	0.19	0.25	0.29	0.30	0.38	0.46	0.55	0.38	0.46	0.63	0.77	0.38	0.46	0.63	0.77
Input Current @ 277V (A)	0.14	0.17	0.23	0.25	0.26	0.35	0.42	0.48	0.35	0.42	0.55	0.63	0.35	0.42	0.55	0.63
Input Current @ 347V (A)	0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39	0.24	0.32	0.42	0.48	0.24	0.32	0.42	0.48
Input Current @ 480V (A)	0.09	0.11	0.14	0.15	0.15	0.18	0.24	0.30	0.18	0.24	0.30	0.36	0.18	0.24	0.30	0.36

Optics

Optics	4000K/5000K Lumens	4,189	5,187	6,958	6,974	8,166	10,038	12,424	13,628
SL3	3000K Lumens	3,707	4,547	5,828	6,173	7,246	8,886	10,938	12,064
BLG Rating	B1-L0-G1	B1-L0-G2	B1-L0-G2	B1-L0-G2	B1-L0-G2	B1-L0-G3	B2-L0-G3	B2-L0-G3	B2-L0-G3
4000K/5000K Lumens	3,980	4,980	6,040	6,626	7,776	9,537	11,703	12,949	
3000K Lumens	3,523	4,320	5,347	5,865	6,883	8,442	10,448	11,462	
BLG Rating	B1-L0-G2	B1-L0-G2	B1-L0-G2	B1-L0-G2	B1-L0-G2	B1-L0-G3	B1-L0-G3	B2-L0-G3	

ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

Product Family	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color
GWC-Galleon Wall	AF-1A Drive Current	01-1 02-2*	LED-Solid State Light Emitting Diodes	E1=120-277V 347-447V+ 480-480V+*	T2-Type II T3-Type III T4F-Type IV Forward Throw T4W-Type IV Wide SL2-Type II w/Spill Control SL3-Type II w/Spill Control SL4-Type IV w/Spill Control SL5-90° Spill Light Eliminator Left SL5-90° Spill Light Eliminator Right RW-Rectangular Wide Type I RW-Rectangular Wide Type I SWQ-Type V Square Medium SWQ-Type V Square Wide	AP-Grey B2-Bronze BK-Black DP-Dark Platinum GM-Graphite Metallic WH-White

Options (Add as Suffix)

- 7030-70 CR / 3000K
- 9030-90 CR / 3000K
- 7090-70 CR / 5000K
- 7090-90 CR / 5000K
- 600-Drive Current Factor - Set to 600mA

Accessories (Order Separately)

- OA/R A1013-Photocontrol Shading Cap
- OA/R A1016-NEMA Photocontrol - Multi-Tap 105-285V
- OA/R A1201-NEMA Photocontrol - 247V
- OA/R A1027-NEMA Photocontrol - 480V
- MA1252-10K Circuit Module Replacement

GLEON GALLEON LED

NOMINAL POWER LUMENS (1.2A)

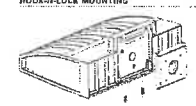
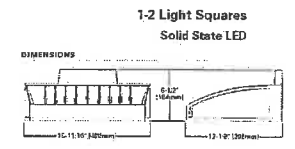
Number of Light Squares	1
Nominal Power (Watts)	67
Input Current @ 120V (A)	0.58
Input Current @ 208V (A)	0.33
Input Current @ 240V (A)	0.29
Input Current @ 277V (A)	0.25
Input Current @ 347V (A)	0.20
Input Current @ 480V (A)	0.15

Optics

Optics	4000K/5000K Lumens	6,837
SL3	3000K Lumens	6,052
BLG Rating	B1-L0-G2	



GWC GALLEON WALL LUMINAIRE



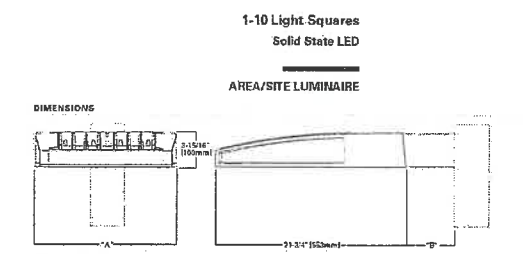
HIDDEN LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



GLEON GALLEON LED



DRILLING PATTERN

Number of Light Squares	10"	12"	15"	18"	24"	30"	36"	42"	48"	54"	60"
1-4	15-1/2"	17-1/2"	19-1/2"	21-1/2"	27-1/2"	33-1/2"	39-1/2"	45-1/2"	51-1/2"	57-1/2"	63-1/2"
5-8	15-1/2"	17-1/2"	19-1/2"	21-1/2"	27-1/2"	33-1/2"	39-1/2"	45-1/2"	51-1/2"	57-1/2"	63-1/2"
9-16	15-1/2"	17-1/2"	19-1/2"	21-1/2"	27-1/2"	33-1/2"	39-1/2"	45-1/2"	51-1/2"	57-1/2"	63-1/2"
17-32	15-1/2"	17-1/2"	19-1/2"	21-1/2"	27-1/2"	33-1/2"	39-1/2"	45-1/2"	51-1/2"	57-1/2"	63-1/2"

LIGHTING PLAN
TAX MAP LOT 188-01-001
809 COURT STREET
KEENE, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
HILLSBOROUGH CAPITAL, LLC
63 EMERALD STREET, SUITE 167, KEENE, NH 03431

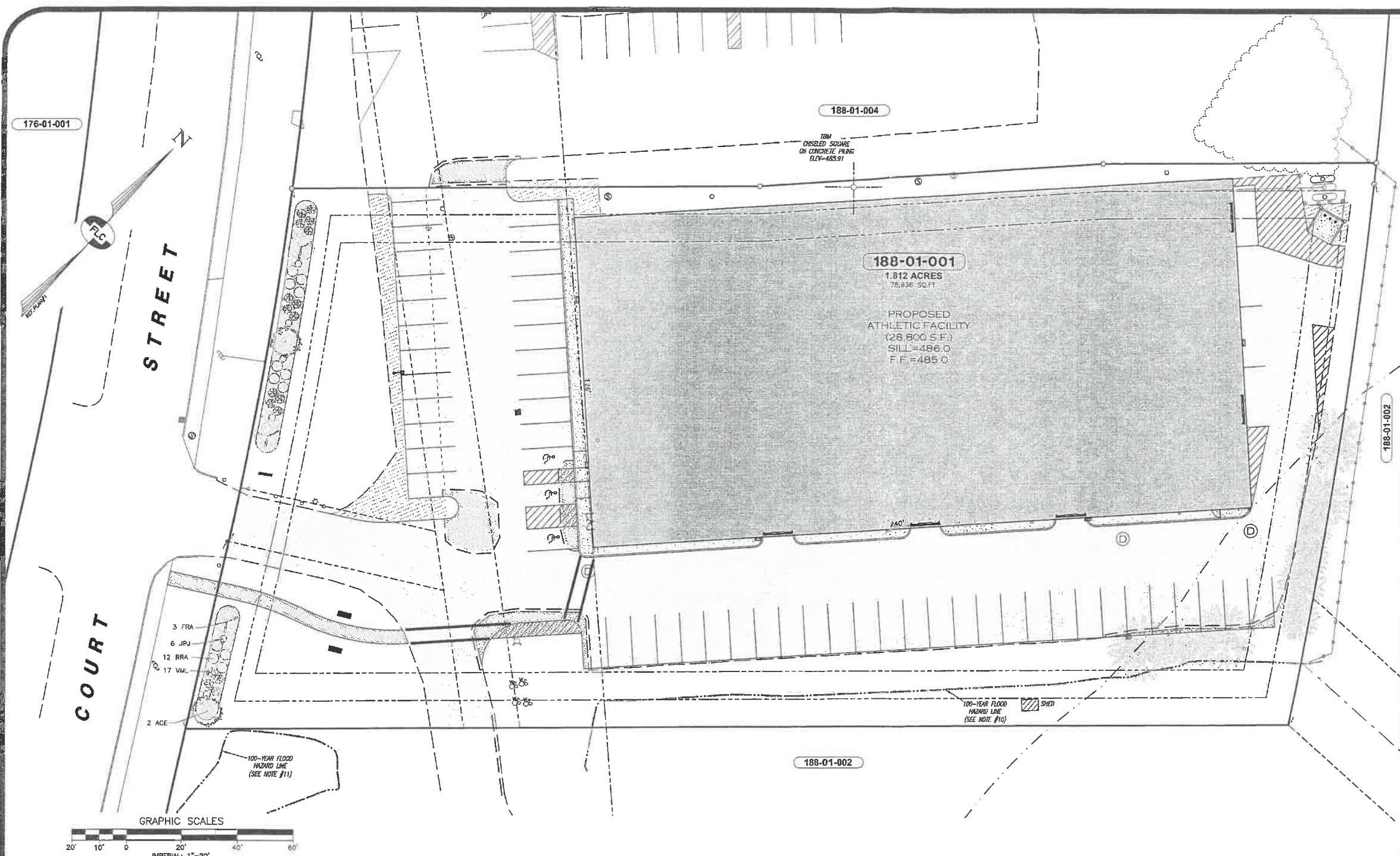
SCALE: 1" = 20' FEBRUARY 8, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

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PLANT SYMBOLS

SYMBOL	PLANTING LIST:	QUANTITY	SIZE
○	ACE ACER RUBRUM (RED SUNSET MAPLE)	2)	2.5"-3" CAL
○	FRA FRAZINUS (GREEN ASH)	3)	2.5"-3" CAL
○	RRA RHODODENDRON CANADENSE (RHODORA AZECLA)	12)	3'-4" B&B
○	JPU JUNIPERUS COMMUNIS (PASTURE JUMPER)	6)	5 GAL
○	VML VIBURNUM ACERIFOLIUM (MAPLE LEAF VIBURNUM)	17)	3'-4" B&B

MISCELLANEOUS:
 GENERAL LAWN SEED (BLUE SEAL LAWN MIX 11-A) OR EQUAL
 PREMIUM BLEND PINE/HEMLOCK BARK MULCH

NOTE: THE SITE LANDSCAPING ADHERES TO SECTIONS 102-1229 AND 102-1230 OF THE CITY OF KEENE'S ZONING ORDINANCE.

LEGEND:

EXISTING FEATURES	PROPOSED FEATURES
— RIGHT-OF-WAY LINE	— EDGE OF PAVEMENT
— BOUNDARY LINE	— VERTICAL GRANITE CURBING
— ABUTTING LOT LINE	— FENCE
— BUILDING SETBACK LINE	— DRAIN MANHOLE
— EDGE OF PAVED ROAD	— HANDICAP PARKING STALL
— CURB LINE	— SITE LIGHTING
— EDGE OF TREE LINE	— BOLLARD
— 100-YEAR FLOOD HAZARD	
— EXISTING EASEMENT LINE	
— 5' CONTOUR INTERVAL	
— 2' CONTOUR INTERVAL	
— CHAIN LINK FENCE	
— CULVERT	
— OVERHEAD UTILITY LINE	
— GAS LINE	
— SEWER LINE	
— SWALFA ZONE LINE	
— IRON PIN FOUND	
— IRON PIPE FOUND	
— UTILITY POLE & GUY	
— CATCH BASINS	
— SEWER MAN-HOLE	
— WATER HYDRANT	
— WATER VALVE	
— WATER SHUT-OFF	
— PROPANE TANK	
— BOLLARD	
— SINGLE SIGN POST	
— EXISTING BUILDING	
— TAX MAP & LOT NUMBER	
— WATER LINE	
— SEWER CLEANOUT	
— POLE MOUNTED LIGHT	
	— PARKING & ACCESS AISLES
	— NEW PAVEMENT AREA
	— EXISTING PAVEMENT TO BE REMOVED
	— CONCRETE AREA
	— PROPOSED BUILDING

CONTACT DIG SAFE
 72 HOURS PRIOR
 TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8 1 1
 CALL 811 - KNOW WHAT'S BELOW

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	3/12/18	REV. PER CITY REVIEW		PWH	CEB

LOCUS
 SCALE: 1"=2,000'±

REFERENCE PLANS:

- "BOUNDARY LINE ADJUSTMENT - BETWEEN LANDS OF - ASHUELOT RIVER REALTY, INC. - (188-01-001) - 809 COURT STREET - KEENE, NEW HAMPSHIRE - & - 815 COURT STREET, LLC - (188-01-004) - 815 COURT STREET - KEENE, NEW HAMPSHIRE", SCALE 1"=30', DATED FEBRUARY 15, 2016, BY SVE ASSOCIATES. RECORDED IN THE C.C.R.D., PLAN #15022.
- "SUBDIVISION OF LAND OWNED BY - ARLIE AND WARREN MACKENZIE - KEENE, NEW HAMPSHIRE", SCALE 1"=50', DATED JUNE 7, 1978, BY ROY K. PIPER, SURVEYOR. RECORDED IN THE C.C.R.D., PLAN BOOK 41 PAGE 35.
- "BOUNDARY LINE ADJUSTMENT - BETWEEN TAX MAP LOTS - 814-06-016 & 188-01-004 - PREPARED FOR - KEENE HOUSING AUTHORITY - 105 CASTLE STREET - KEENE, NEW HAMPSHIRE", SCALE 1"=30', DATED MAY 28, 2004, BY SVE ASSOCIATES. RECORDED IN THE C.C.R.D., CAB12 DR10 PLAN#181.
- "PROPOSED SUBDIVISION - OF LAND OWNED BY - ARLIE AND WARREN MACKENZIE - KEENE, NEW HAMPSHIRE", SCALE 1"=100', DATED RECORDED, JUNE 15, 1976, BY ROY K. PIPER, SURVEYOR. RECORDED IN THE C.C.R.D., PLAN BOOK 36 PAGE 56.



LANSCAPING PLAN
TAX MAP LOT 188-01-001
809 COURT STREET
KEENE, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
HILLSBOROUGH CAPITAL, LLC
 63 EMERALD STREET, SUITE 167, KEENE, NH 03431

SCALE: 1" = 20' FEBRUARY 8, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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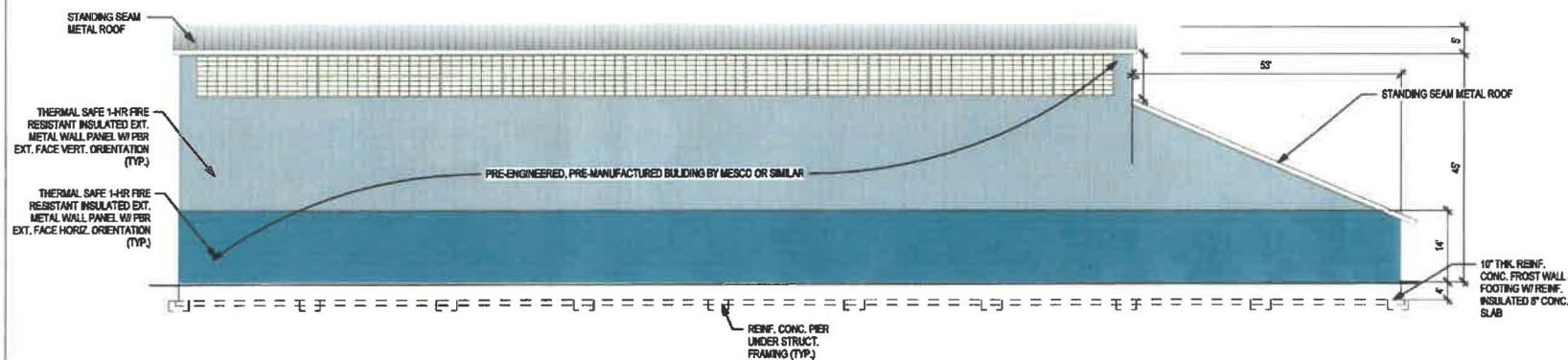
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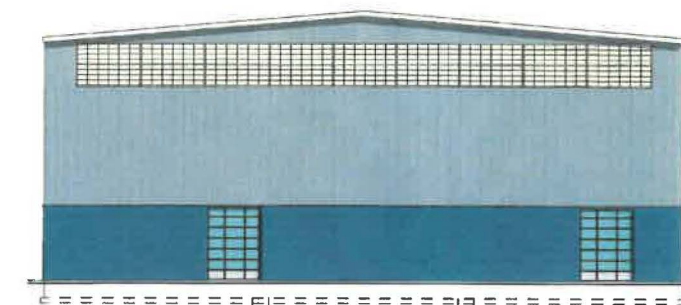


ISSUED	DATE: 3/12/18
SCHEMATIC DESIGN	DATE: 2/28/18
DESIGN DEVELOPMENT	DATE:
CDS 100%	DATE:
BID SET	DATE:
PERMIT SET	DATE:
CONSTRUCTION SET	DATE:

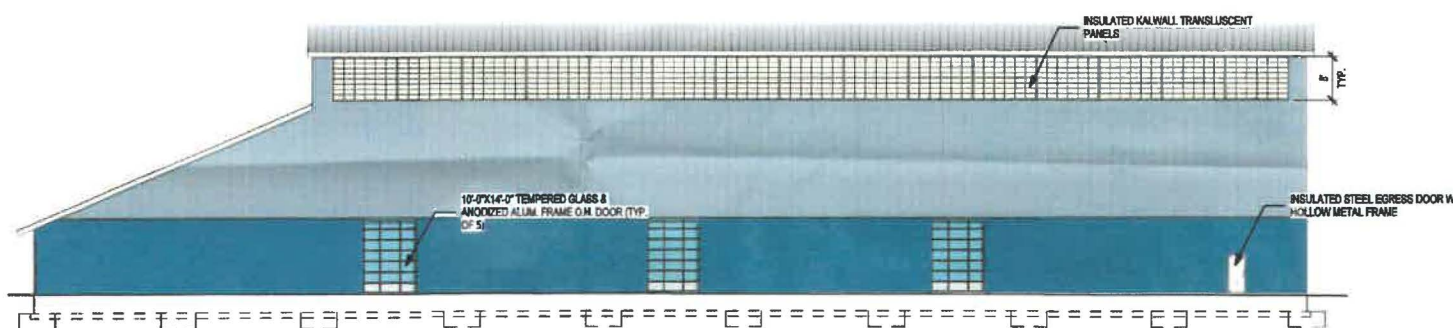
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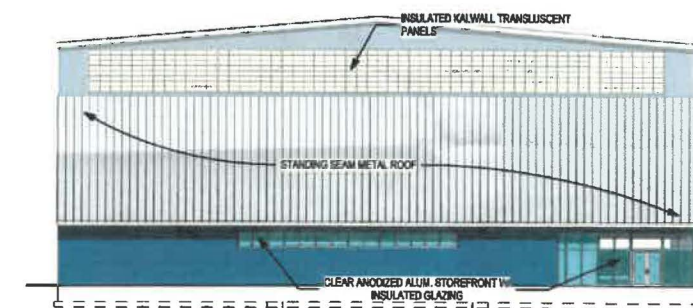
1 NORTH ELEVATION
1/16" = 1'-0"



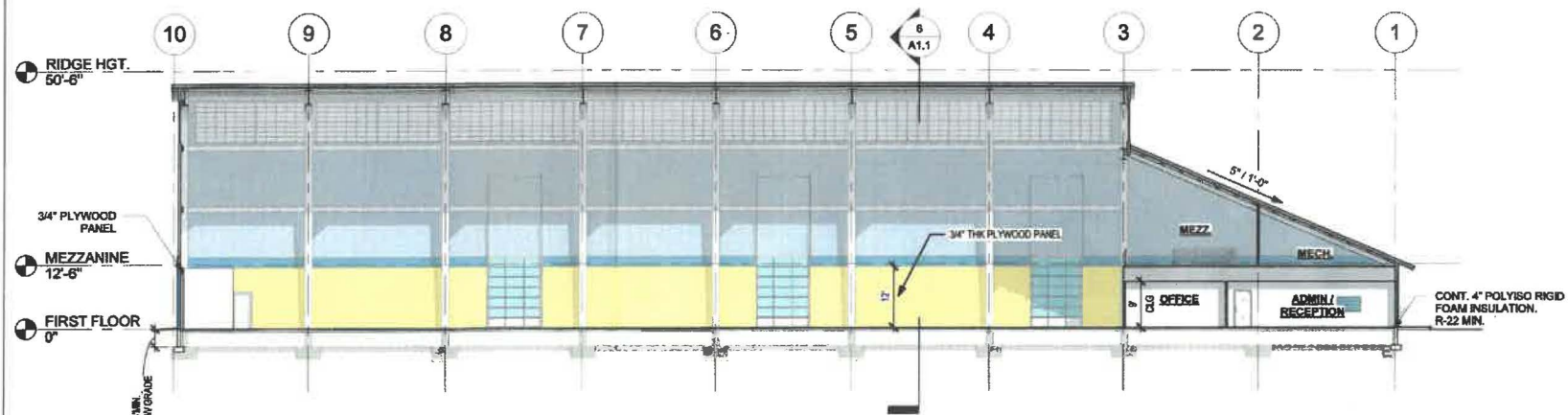
2 EAST ELEVATION
1/16" = 1'-0"



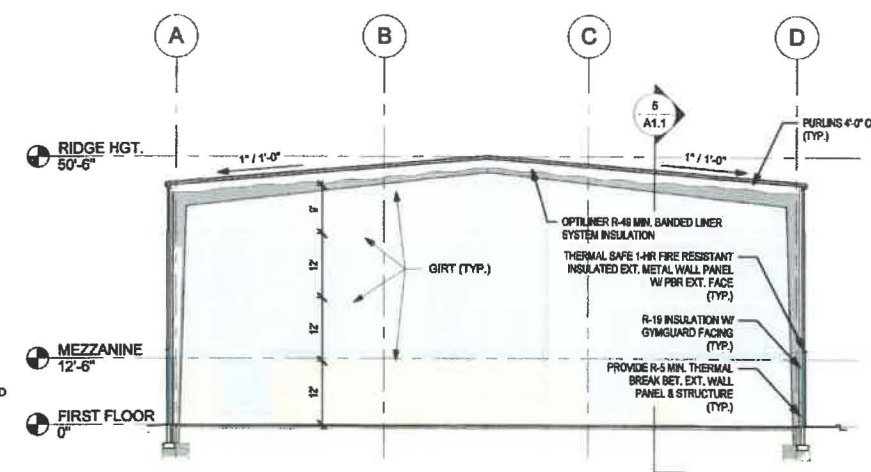
3 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"



5 BUILDING SECTION 1
1/16" = 1'-0"



6 BUILDING SECTION 2
1/16" = 1'-0"

No.	Description	Date

Project Title:
NEW FACILITY FOR SUMMIT ATHLETICS

809 Court St.
Keene, NH 03431

Sheet Title:
ELEVATIONS & BUILDING SECTIONS



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Project Number: 20170029
Drawn By: EMM
Scale: 1/16" = 1'-0"
Print Date: 3/12/2018 10:40:31 AM

A1.1

Objective: to discuss the Planning Board's current lighting standards and determine if an update is needed at this time.

1. January's Discussion covered the topics: "Why regulate lighting?", the intent of our standards, and "Why change our standards?"
2. Tonight – Highlights of Comparison of Sample NH Community Lighting Standards
 - Shown in the attached spreadsheet is a summary of the exterior lighting standards for the cities of Manchester, Concord and Portsmouth, as well as the towns of Durham, & Plymouth,
 - The various lighting standard aspects are listed alphabetically in the first, left column for reference ease.
 - A key of abbreviations is at the end of this memo, e.g. "L" = Light, "F" = Fixtures, "FC" = Foot-candle, etc.
 - Keene's current lighting standards are in the yellow column.
 - Potentially helpful additions/enhancements to Keene's current lighting standard are highlighted in pink, such as:
 - A provision for decorative sconces to highlight architectural features as long as they are directed 75% downward, and/or
 - Requiring fixtures contain energy efficiency measures such as motion/heat sensors, timers and photocells,
 - Allowing for Airport/communications tower lighting/beacons with proof of federal compliance,
 - Provisions for exempting temporary lighting for construction sites, emergency circumstance and decorative lighting for special purposes,
 - Provisions for the sizes of pole bases dependent upon their siting,
 - Creating specific provisions for light trespass over property lines.
3. Summary of Analysis:
 - Keene's existing lighting standard is one of the more thorough of those examined.
 - Other, larger communities have developed dramatically different approaches such as City of Portsmouth with a lump sum light limit per parcel. However, the current general scope and approach of Keene's lighting standard is appropriate to Keene's size and scale.
 - There are aspects of the much newer, Joint International Dark Sky (IDS) and International Engineering Society's (IES) Model Lighting Ordinance such as new light control technologies, the use of "lighting zones" to replace the current table specifying light levels and the structure of the standard that warrant further study for a revised lighting standard.
4. Recommendations:
 - a. Reorganize the lighting standard into a clearer structure of information.
 - b. Add specific provisions to address problem areas.
 - c. Study the specifics of the IDS-IES's Model Lighting Ordinance to glean progressive aspects that could:

- i. Improve the standard's outline and structure to make the standard easier to use by our Applicants,

- ii. Explore the replacement of the current lighting table which relies on an applicant’s subjective judgement on the appropriateness of low, medium and high light levels with the concept of “lighting zones” which correlate to zoning districts and their corollary intensity of both existing light levels and use.

TERMS FOR DISCUSSION	
A	Architecture
B	Business
BP	Building Permit
CRI	Color Rendering Index
E	Environment
FC	Footcandle
FCO	Full Cut-Off
HPS	High Pressure Sodium
I	Illumination
IESNA	Illuminating Eng. Society of North America
L	Light
LU	Lumen
MOD	Modification
P	Property
PB	Planning Board
SPA	Site Plan Approval
UR	Uniformity Ratio
Z	Zone

2018 SAMPLE NH Planning Board Lighting Standards						
Community	Keene	Manchester	Concord	Portsmouth	Durham	Plymouth
Population (2017 data)	23K	109K	43K	21K	10K	7K
Year	2013	rev. 2017	2016	Jan. 2017	2015	2007
Structure	Purpose, Intent, Gen'l Standards, Specific Standards, Exceptions	Intent, Illumination Plan, Gen'l Req'ts., Height Req'ts., Light Pole Bases, Flood Lighting, GS/Canopy L, Uplighting	General Req'ts, Purpose & Intent, Parking Lot L, Bldg & Façade L, Canopy L, Nuisance & Glare, Temporary L	Purpose, Gen. Req'ts., Total Light Output Allowances, Luminaire Design & Height, Recreational Facilities, Outdoor Display Lots, Temp. OL, Prohibitions.	Purpose, Definitions, Standards: Design, Glare, Shielding, Max. Illuminance, Property Line, Mounting Heights, GS Canopies, Vertical L, Floodlighting, Flashing L, Timing of L, Wiring, visibility for Pedestrians, Natural Areas, Abutting Districts, Lamp Specs.,	OL, Indirect L, Safety & security, full cut-off.
Intent/Purpose	...purpose is to enhance public safety...by providing adequate /appropriate outdoor lighting, complement city character, reduce glare, minimize light trespass, reduce cost/ waste, prevent degradation of night sky.	"...to provide OL that will compliment appearance & quality of the C, reduce glare, decrease costs & lower energy consumption, minimize LP & enhance safety.	"...to permit reasonable uses of OL for nighttime safety, utility, security & enjoyment/preserving ambiance of night sky; to curtain & reverse degradation of the nighttime visual E & night sky; min. glare & obtrusive/misdirected/excessive/unnecessary L; conserve energy/resources; protect E from damaging effects of light pollution.	"..is to enhance public safety & welfare by prov. Adequate & appropriate OL, prov. L that will complement the character of the City, reduce glare, min. L trespass, reduce the cost & waster of unnec. Energy consump & prevent the degradation of the night sky."	Not to exceed min. IES levels; min. L trespass & obtrusive L; promot HE L; conserve energy/resources	No provisions
General Plan Requirements						
Aesthetics	"...complement city character", consider setting...A, scale...	Pole-mount or wall-packs consistent w/ architect, or decorative	No provisions	No provisions	No provisions	No provisions
Building Façade Provisions/Vertical L	refers to low-level after hours restrictions	No provisions	L designed to illuminate the side of a building is discouraged. Sconces may be used to highlight architectural features w/ >75% directed downward.	Low intensity lgt.: concealed, spot on entrance, security	Express permission of PB, exceptions: low level, fully-shielded, downcast, wall pack, <3 FC	No provisions
Cutoff, Full Req't./ Shielding/Dark Sky Compliant	Addressed in the "General Stadards", "Intent" & "Walkway" to allow for downcast bollards.	Yes * max. or 4:1 aver. To min. level of illuminance	"Full cutoff fixtures are required..." "Building L shall not cause sky glow, or reflective glow on any abutting property.	> 1,800 L + flood>900 L	<10% of lumnes directed above COI, 0above horiz. plane at same ht. of fixture.	"All outdoor L fixtures must utilize cut-off fixtures to direct light downward, minimize glare and light scattering."
Definitions	Three are in the "General Standards" section.	No provisions	No provisions	No provisions	COI, floodlight, footcandle, FCO, glare, light trespass	No provisions
Design/Plan, Lighting Req'ts.	Required	Required	Plan requiring F for all site & exterior bldgs. Requires size, type, wattage, details of fixtures. Color & height of poles.	No provisions	Required	"...location, type and nature of all existing & proposed exterior lighting, including direction and area of illumination."
Energy Efficiency (motion, timers, photocells, etc.)	Encouraged	Encouraged	No provisions	No provisions	Strongly encouraged	No provisions
Exempt. from Review	* Rural lot b/tween 10-15 acres,	No provisions	No provisions	"The repl. of EL provided the repl. L is subst. same location w/ subst. same ht., material, & design."	Vertical lighting: <3 FC, fully shielded, downcast wallpack.	No provisions

2018 SAMPLE NH Planning Board Lighting Standards						
Community	Keene	Manchester	Concord	Portsmouth	Durham	Plymouth
Population (2017 data)	23K	109K	43K	21K	10K	7K
Year	2013	rev. 2017	2016	Jan. 2017	2015	2007
Exempt/Excepted L	* "new technology", * "Hours of Operation"	No provisions	No provisions	"1. temp. const. 2. temp. emerg. 3. state or fed. Regulated such as airport, towers, highway. 4. Low wattage or low voltage temp. decorative lighting for special events...provided they do not pose a safety or nuisance problem due to light trespass or glare"	No provisions	Tower lighting w/ proof of FCC compliance
Fixture/Lamp/Luminaire	CRI > 70, defined in a footnote	No provisions	No provisions	No provisions	a) Optimum CRI > 50 excluding decorative lighting, i.e. holiday, b) Meet min. IESNA I levels c) Not exceed. IESNA UR d) Should any F or type of L be changed significantly or the intensity of L be increased significantly after the BP has been issued, a Mod. to the SPA shall be required.	"Indirect L shall be used on signs advertising goods or services sold on premises."
Flood or Spot L Provision	Prohibited unless: directed toward rear + sensor + away from road & neighboring properties	Discouraged but shielded, no L trespass, or above the horiz. plane (90degrees)	Not allowed along with eave lights.	<900LU, no direct L on resid. or glare	OK if a) L directed toward rear of a lot away from rd & neighbors, b) PB determines no neg. impact	No provisions
Gas Station/Canopy	* > 1 FC, * < 5.5 FC, * recessed or flush, * no top, * as distinct from parking & circulation areas	Recessed, no fixtures on top or sides	L fixtures in canopies must be recessed or flush w/ bottom surface of canopy. L shall not shine or glare on abutting properties or public rights of way. Max of 20 footcandles w/ a 4:1 aver. to min. uniformity ratio	No provisions	<20 FC. Recessed or flush, no top or side L	No provisions
Glare	*Part of "Walkway Lighting": minimize, downward, <1,200 lumens, Under "Purpose & Intent" * Defined in footnote	Maintain the horizontal illuminance recommendation by IES, latest edition	"Any bright L shining onto adjacent property or streets which results in nuisance glare or disabling glare shall not be permitted." Glare onto adjacent properties or public rights of way shall be minimized.	RE. persons on resident. propt.	No glare onto neighboring rds & properties	"All outdoor L fixtures must utilize cut-off fixtures to direct light downward, minimize glare and light scattering."
Hours of Operation	No 10 PM - 6 AM w/ exceptions for low level <0.5 FC, 1 hour after activity, 24-hour business provision of 50%	No provisions	No provisions	No 11pm - 6am w/ exceptions: < 1 hour after activity, aver. <0.5 for security	All L not used for security be off outside of B hours	No provisions
LED	mentioned	Y	No provisions	No provisions	No provisions	No provisions
Natural Areas	No provisions	No provisions	No provisions	No provisions	Directed away from habitat areas to protect animal behavior	No provisions
Outdoor Display Lots	No provisions	No provisions	No provisions	FCO fixtures, min. by IESNA standards	No provisions	No provisions
Parking Lot Lighting	noted in table as "General Parking/Pedestrian" vs "Vehicle Only" w/ HIGH, MED & LOW activity levels; ranges from 0.2 - 3.6 FC	30% to min 0.4 FC	Zoning Ord.: <0.2 FC in off-site illumination as measured at side & rear lot lines, except where parking lots are inter-connected. 4:1 aver. To min. uniformity ratio	No provisions	No specific provisions	No provisions

2018 SAMPLE NH Planning Board Lighting Standards						
Community	Keene	Manchester	Concord	Portsmouth	Durham	Plymouth
Population (2017 data)	23K	109K	43K	21K	10K	7K
Year	2013	rev. 2017	2016	Jan. 2017	2015	2007
Pedestrian Light Level	noted in table as "General Parking/Pedestrian" vs "Vehicle Only" w/ HIGH, MED & LOW activity levels; ranges from 0.2 - 3.6 FC	Internal Ped. Walkways & a min. of 30% of required parking shall have min 0.4 FC	No provisions	No provisions	Assure visibility & safety in evening.	No provisions
Pole/Mounting Height	Mounting Ht. (inclusive of Fixture): < 15' R, <20' CB, CBL, <30' COM, COML, IND	Ht and mounts should emulate the architecture and scale of the area	20' Residential, 25' non-residential, >15 have to be cut-off fixtures as defined by the IESNA	<20' w/ exceptions	Fixtures <20', poles: 15' RZ, 20' Retail- Comm., 25' Research/Indust.	No provisions
Pole Bases	No provisions	Max. of 2'-6" w/in parking, max. of 0'-6" in landscape or lawn areas, max. of 0'-4" on walkways, ornamental bases encouraged.	No provisions	No provisions	No provisions	No provisions
Prohibitions	Uplighting, Floodlighting,	Visible bare bulbs	No provisions	Lasers, searchlights, strobe	Flashing, blinking & moving L	"Moving, fluttering, blinking or flashing lights...are not permitted."
Replacement	>50% being modified, extended, expanded, or added to, entire installation must meet standard., < 50%, only new lights need to meet standard	No provisions	No provisions	"The repl. of EL provided the repl. L is subst. same location w/ subst. same ht., material, & design." + "new luminaire must conform"	No provisions	No provisions
Restrictions	No provisions	No provisions	No provisions	No provisions	No provisions	OL is restricted to that which is necessary for advertising, safety & security of the development.
Shade Tree Protection	No provisions	No provisions	No provisions	Direct light away, no HPS or I, trees selection	Directed away from stands of trees	No provision
Special Exception	New technologies	No provisions	No provisions	"Provisions to assure adequate L & L that is not intrusive to neigh."	No provisions	Tower lighting as noted above.
Trespass/Property Line	Generally mentioned in "Intent" & "Glare" under "Standards".	<1/2 FC for R or 1 FC for non-R w/o owner permission. No more than 1 FC onto adjacent street at nearest edge of pavement.	"L trespass beyond property boundaries >0.2 FC anywhere above the horiz. Plane shall be considered non-compliant. All direct L be kept w/in the property boundaries.	R properties	<1/2 FC adjacet to RP or <1 FC for everything else except for drive/entr./exit, PB can impose stricter standards.	"Outdoor L shall be directed away from abutting properties or highways or streets to the extent possible."
Temp. OL Provisions	No provisions	No provisions	All direct light is kept w/in construction site.	Holiday, special events	No provisions	No provisions
Uplighting	Prohibited	allowed if highlighting specific archit. features and shielded.	No provisions	No provisions	No provisions	No provisions
Wiring Location	No provisions	No provisions	No provisions	No provisions	Underground	No provisions
Zones, Lighting	N/A	N/A	N/A	N/A	N/A	N/A