



Planning Board – Monday, July 23, 2018, 6:30PM
City Hall Council Chambers – 3 Washington Street, 2nd floor

AGENDA

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – June 25, 2018 Meeting
- III. **Boundary Line Adjustment**
 1. **S-08-08, Mod. #1 – 421/431 Court Street – Boundary Line Adjustment** – Applicant/Owner Richard Hastings proposes to adjust the boundary between Lot #115-02-006-0100 and Lot #115-02-006-0200 making Lot # 115-02-006-0100 twelve feet wider. The voluntary merger will reduce the total number of lots from 6 lots as originally approved to 3 lots as shown on the plan.
 2. **S-04-18 – 465 West Street – Boundary Line Adjustment** – Applicant/Owner Cheshire Oil Company LLC (dba T-Bird Mini Marts) owns property located at 465 West St which is adjacent to property owned by Ellis Robertson Corp & Realities Inc. (dba Hannaford's Shopping Center.) The Cheshire parcel consists of the T-Bird Mini Mart store, gasoline pumps, travel lanes and approximately 37 parking spaces currently leased by the shopping center. Both properties are fully developed and therefore a Waiver is requested from the Development Standard #19. The sites are located in the Commerce Zoning District (TMP#s 099-01-014 & 099-01-013).
- IV. **Public Hearing**
 1. **S-03-18 – 139 Forest Street– 2-Lot Subdivision** – Applicant Cardinal Surveying & Land Planning, on behalf of owner William Shepard, proposes a 2-lot subdivision. This proposal would subdivide the existing 0.53 acre lot (TMP# 536-074-000-000-000) into one 0.26 acre lot and one 0.27 acre lot. The site is located in the Medium Density Zone.
 2. **SPR-11-16, Mod. #5 – 99 Wyman Road – Hillside Village Continuing Care Retirement Community** – Applicant Prospect-Woodward Home is requesting changes to their lighting and landscape plans. To accomplish the lighting changes, they have also requested a Waiver from Development Standard #10.C.1 – Lighting. Shielding. The Hillside Village Continuing Care Community is located at 99 Wyman Road. The site is now 36.26 acres in both the Rural and the Corporate Park Zoning Districts (TMP# 919-09-024).
- V. **Advice & Comment**

26 Water Street – Applicant Suzanne Boisvert is requesting that the Planning Board determine that the application for a site plan review for a change of use at 26 Water Street be approved administratively. The proposed use is a “group home”.
- VI. **Planning Director Report**
- VII. **New Business**
- VIII. **Upcoming Dates of Interest – August 2018**

Planning Board Meeting – August 27, 6:30 PM
Planning Board Steering Committee – August 14, 12:00 PM
Joint PB/PLD Committee – August 13, 6:30 PM
Planning Board Site Visits – August 22, 8:00 AM – To Be Confirmed

THIS PAGE IS INTENDED TO BE BLANK.

City of Keene
New Hampshire

PLANNING BOARD
MEETING MINUTES

Monday, June 25, 2018

6:30 PM

Council Chambers

Members Present:

Gary Spykman, Chair
Mayor Kendall Lane
Councilor George Hansel
Martha Landry
Chris Cusack
Michael Burke

Staff Present:

Rhett Lamb, Planning Director/Assistant City
Manager
Tara Kessler, Planner
Mari Brunner, Planning Technician

Members Not Present:

Douglas Barrett, Vice Chair
Pamela Russell Slack
Andrew Bohannon
Nathaniel Stout

1) Call to Order & Roll Call

Chair Spykman called the meeting to order at 6:30 PM and the Planning Director conducted roll call.

2) Minutes of Previous Meeting – May 29, 2018 Meeting

Mayor Lane made a motion to accept the minutes of May 29, 2018, which was seconded by Councilor Hansel.

Ms. Kessler noted the Board had a revised copy of the minutes on their desks, which included a minor change on page three regarding abutters.

The motion to accept the amended minutes of May 29, 2018 carried unanimously.

3) Extension Request

a. SPR-11-17 – Water & Grover Streets Parking Lot

Chair Spykman and the Planning Director agreed this is the first extension request so the Board just had to vote.

Mayor Lane made a motion to grant an extension for SPR-11-17 for six months, which was seconded by Councilor Hansel and carried unanimously.

4) Land Use Code Update Discussion – Review of Subdivision Regulations

Ms. Kessler shared a presentation related to the City's subdivision regulations, which were included in the meeting packet (including excerpts from NH RSA). She reviewed specific sections needing improvement.

First, Ms. Kessler shared the state definition of subdivision, which is, “the division of the lot, tract, or parcel of land into 2 or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development,” (NH RSA 672:14). Per state statute, the intent of subdivision regulations is to, “Provide against such scattered or premature subdivision on land as would involve danger or injury to health, safety or prosperity by reason of lack of water supply, drainage, transportation, schools, fire protection or other public services,” (NH RSA 674:35). The Planning Board is the only authority for approving subdivision applications in NH; there is no option for administrative or staff approval of subdivided lands.

Regulations related to subdivisions are currently located in a few places: 1) State Planning and Zoning Regulations, 2) Planning Board Site Plan and Subdivision Regulations, and 3) The 19 Development Standards the Board. The Board would review these documents to determine if an applicant meets standards. Most subdivisions do not involve new construction, simply a division of land into more than one parcel, so many of Keene’s development standards do not apply. Also, most subdivisions do not include the development of a new road. If an application were to include a new road, the Board would refer to Chapter 70 for the street standards a developer would have to meet.

Keene defines a subdivision slightly differently than the state as, “... any division of a lot, tract, or parcel of land into 2 or more lots, plats, sites, **units** or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development.” By including “units” in this definition, the City should technically be addressing condominiums through the subdivision review process; the City has this right under state statute. Ms. Kessler’s question to the Board was if subdivision regulations should apply to condominium conveyance.

Ms. Kessler continued by defining condominium as a system of real estate or property ownership that includes individually owned units and units owned in common/common areas; it is a method of sharing property. NH RSA 356-B governs condominiums and municipalities can choose to include condominiums as a part of their subdivision regulations but must explicitly state so in the regulations. She proposed, as a topic of conversation, if condominiums should be included in the definition of subdivision.

If, for example, a single-owner strip mall was divided into condominiums with multiple owners/units, but there were no changes to the site, the Planning Department would not bring those matters before the Board for review. Still, per the City’s definition, that review is possible.

Chair Spykman asked if the code addresses co-housing developments, which are similar to condominiums, with shared common land area and smaller occupied parcels. Ms. Kessler replied it depends on how the land is developed; if there were multiple units on a site – whether condominium, co-housing, etc. – it would still have to meet minimum zoning requirements for density and setbacks and be in a zone that allows for multiple units on one lot. The Planning Director agreed and added that co-housing might also be addressed in a Conservation Residential Development, where land can be set aside through the subdivision for a common building/gathering space owned in common (addressed later in the presentation). He recalled that a condominium is not a division of land through the subdivision process; it is just a form of ownership.

Mayor Lane noted that condominiums are not just residential, they are also commercial; many malls are condominiums. He said a typical residential condominium likely does not need Planning Board scrutiny, but he would be concerned not having the ability at all.

Councilor Hansel asked what would happen if a large commercial building wanted to be a condominium with multiple uses inside the building and shared spaces, like a parking lot. He asked what oversight would happen in this scenario if the word “units” was removed from the subdivision definition. Ms. Kessler replied that the Planning Director would review the change of use to determine if it needs full site plan review or if it can be addressed administratively. It would also be reviewed by the Zoning Administrator to determine if it is an allowable use in that district. Councilor Hansel asked about traffic changes due to a site change. Ms. Kessler replied that would be evaluated through the site plan review

process. Mayor Lane said that is contingent on the project coming for site plan review; he said the Colony Mill never came before the Board for site plan review. Ms. Kessler replied that the Mill owners were asked to do a traffic study as part of an administrative review, which showed reduced traffic impacts. As no changes were being made to the exterior of the building or the surrounding site, it met the minimum administrative review criteria.

Mr. Cusack asked if Keene is trying to be more like the state by considering removing the word “units” from the City definition. Ms. Kessler replied the state definition allows for condominium conveyance to be included as a part of site plan review. In Dover, regulations state that per RSA 356-B, condominiums are not included as a part of the subdivision review process and subdivision regulations do not apply to condominiums. Other communities, however, have chosen to include condominiums in their subdivision review process. The City of Keene has the choice, per state statute, to include condominiums in subdivision review or not, but they must explicitly state whether they do or do not in the City code.

The Planning Director said many condominiums are a commercial interior division of an existing building into many units. That situation is considered a change of use, but in most cases the City would not want to regulate that as a subdivision because the interior condominium units do not meet any zoning criteria (frontage, minimum size) and would need an entirely new set of thresholds. There are condominiums that have units outside of a shared building and there are typically shared common areas, such as parking or open space. However, it is not typical to review these types of condominium conveyances as part of the subdivision review and approval process. There are areas of limited common areas at the Monadnock Marketplace and Railroad property, which are condominiums. He said the question is if these properties are to be regulated as subdivisions, what standards should be used.

Councilor Hansel asked about a situation where an owner decides to divide and lease a privately owned empty building. The Planning Director replied that is also a change of use and as long as the zoning district allowed it, the Planning Department would determine if the change of use met the threshold for review.

Mayor Lane asked what other communities of similar size in the state have done. Ms. Kessler replied that Hanover, Portsmouth, Concord, Hopkinton, and Lebanon all include condominium conveyance in their definition of subdivision. Dover is the only municipality of similar size to Keene (most-similar size) that was reviewed by City staff that does not include condominium conveyance in their subdivision definition.

Ms. Landry asked if this only applies to condominiums in an existing building or also to vacant land developed into residential condominiums. Ms. Kessler replied it would apply to both.

Ms. Landry asked about the vacant property at the north side of the RT-12 roundabout (near 7-11). The Planning Director said the last time that property was seen it was for a proposed zoning change.

The Planning Director continued that the main question at hand is if a residential condominium were being developed, would the Board want to review it under subdivision review rules; if the Board chooses not to review it as a subdivision, will it be subject to any review at all. Staff believes a site plan review process would be triggered for any lot with three or more units being developed. Ms. Kessler noted that commercial and multifamily properties would be subject to site plan review if there is a change of use or if new development is proposed. However, it would be possible to have a 2-unit condominium, and this would be exempt from site plan review.

Ms. Landry asked the difference in abutters’ rights between subdivision and site plan review processes. Ms. Kessler replied the abutters’ rights are the same for both processes. If an application comes before the Planning Board for subdivision or site plan review processes, abutters are notified and there is a public hearing process. However, if a project does not meet the threshold for site plan review by the full Planning Board, City regulations allow the Planning Director and staff to conduct an administrative review, in which case, abutters are not notified and there is no public hearing.

Chair Spykman said it seems to him there are very few things that determine if is a condominium will come before the Planning Board or not. Many different things can be called a condominium and his fear is if the word “units” is omitted, then the City needs a good definition of subdivision so someone cannot treat something as a condominium that is not. The Planning Director said that makes sense. Ms. Kessler added there is a state statute that governs condominiums, so if you call yourself a condominium you have to adhere to the guidelines in that RSA.

The Planning Director noted the Board did not need to make any decision on this matter at this meeting. He proposed continuing the discussion at the July meeting, when staff will share further edits.

Ms. Kessler continued, noting that there is not a subdivision section of the development standards. Primarily, the City uses the 19 development standards for site plan review to review subdivisions. Staff proposes developing subdivision review standards; these may be similar to site plan review standard but they would be a separate set of conditions specifically for subdivisions. Most subdivision applications before the Planning Board do not include new construction or creation of a road; if something like this did come before the Board, however, it would be prudent to have a clear set of standards to make decisions. Almost every other community in NH has specific review criteria for subdivisions. It may also make it easier for an applicant to see the standards that apply. Ms. Kessler listed some potential considerations for standards: lot and site layout/conformance with zoning, steep slopes and hillsides, drainage, availability/suitability for utilities, presence of surface water/wetlands/floodplains, traffic, access and driveways, and fire protection. Most rural zones do not have City water so notes should be made on subdivision plans indicating fire protection options (like a cistern or fire pond).

The Planning Director said this is part of an ongoing process to make regulations easier to understand but also make improvements to the development layout of the City. He noted there has been a problem with infill (small subdivisions in existing neighborhoods) in the past and cited ambiguity in how to regulate those areas.

Chair Spykman said an underlying assumption of the potential standards is that if someone subdivides, all the subdivided lots have to be developable. He questions why someone cannot choose to divide their land and leave some portions undeveloped. Mayor Lane replied he thinks if a person subdivides the land with no intention of developing the lot, in the future someone will ask for a variance to develop the lot; the City will have created a nonconforming lot for no other reason than the current owner does not want to develop it. The City needs to ensure that future owners can develop the lot. The Planning Director agreed and said part of the Board’s job is to consider the orderly progression of development over time.

Chair Spykman said the potential subdivision standards are like an overlay onto a plot plan the Board can use to determine if there is still room for a building. The Planning Director replied yes, staff wants to tailor the 19 standards to different sizes of subdivisions to fit projects most commonly seen in the City.

Councilor Hansel said there is redundancy with the steep slope and hillside protection ordinances. The Planning Director replied staff will try to avoid redundancies and will make changes for clarity.

Mayor Lane returned to the topic of infill development, which has been problematic anytime it is before the Planning Board. He is unsure what kind of regulation would be acceptable and allow the Board greater flexibility on infill approval. He said neighbors do not want infill development because there are always problems on the lots, which are why they have yet to be developed; but the City has no authority to say they cannot be developed. He asked staff to research suggestions on how the Board can have the ability to regulate infill development. The Planning Director and Ms. Kessler agreed; the plan is to return to the Board with standards to review for each of these matters.

Ms. Kessler continued discussing hillside protection. Right now, there is a section in the subdivision regulations on hillside protection. There are specific criteria that say steep slopes and hillsides (precautionary or prohibitive slopes) need to be removed from the total considered lot size that can be developed. For example, if minimum lot size is 5 acres but steep slopes accounts for 2 acres, only 3 acres

can contribute to the minimum lot size. This restriction is not currently in the zoning ordinance but rather, it is in the Planning Board regulations. Staff suggests if hillside standards for subdivisions are developed, to relocate the hillside section with the other subdivision review criteria. This will also help with the overall Land Use Code Update and streamlining the code.

There is also confusing and redundant language in the hillside portion of the subdivision regulations that staff proposes addressing. At the moment sections III.C.6.a and III.C.6.b have the same language, for example.

Ms. Kessler continued discussing the surface water protection portion of the subdivision regulations. The zoning ordinance states that areas of surface water resources (wetlands, streams, ponds) are excluded from the minimum lot size; however, this is not mentioned in the subdivision regulations. Relief from this standard requires a variance from the ZBA; whereas, relief from the subdivision regulations requires a waiver from the Planning Board. A builder would need to know all of this information located in different sections of the land use code and zoning ordinance before they develop their lot plans for a subdivision. Staff proposes removing this from the zoning ordinance and relocating it to the subdivision regulations, similar to the hillside protection section. It would then be the authority of the Planning Board to grant waivers from this minimum lot size requirement based on the intent of these sections.

Councilor Hansel asked the rationale for excluding surface waters from minimum lot size; to him, minimum lot size just prescribes building density. The Planning Director replied the standard comes from the logic that you would not subdivide a plot that is almost exclusively wetlands or prohibitive slopes. This may not be a problem for an individual landowner, but it is when discussing subdividing property and areas with extreme limitations that should not be built on. Chair Spykman agreed this applies to the element of density in zoning but also the natural limitations to use of land; land is not buildable if you cannot do everything you need on it (like septic). Councilor Hansel said it seems like building limitations and requirements are covered in other parts of the code. The Planning Director replied that these standards may be not applied prior to someone selling a vacant lot to someone else. Often these standards apply with the issuance of a building permit.

Chair Spykman added they are not talking about someone applying for a permit to develop something, but establishing the lot to be divided. Ms. Kessler agreed there is a section of the zoning ordinance for both hillsides and surface waters that refers to construction or modification of structures. Chair Spykman agreed they are dealing with two different things: zoning/permit to build on a lot and establishing a lot as a subdivision; surface waters and steep slopes are addressed in both places. Ms. Kessler agreed and noted the hillside and surface water regulations for minimum lot size are scattered between the zoning and subdivision sections. With the update, staff intend to clearly list the information in one place. Chair Spykman clarified that if someone just builds a home on a lot with surface waters or hillsides, their development would be regulated through the building permit review process, and aspects of both standards would apply. The Planning Director continued that the issue of subdivisions only applies to the issues Ms. Kessler has described in the subdivision process, which is not development, just division of land. Hillside and surface waters are a consideration and discounted from minimum lot size to be subdivided.

Ms. Landry asked if this Board has the authority to approve a subdivision that creates a nonconforming lot. The Planning Director replied no, the lot has to comply with zoning first.

Ms. Kessler continued discussing Conservation Residential Development (CRD), which was already introduced at the Joint Committee and will require continued dialogue. CRD is an alternative to a conventional subdivision (a lot divided into two or more units that meet zoning and minimum lot size requirements). It is required in the Low Density, Low Density 1 and Rural Zoning Districts when an applicant proposes to subdivide a lot into three or more lots and install a new road. Ms. Kessler continued that CRDs:

- Promote natural resources conservation while providing greater flexibility in residential development design

- Allows for clustering of units at a higher density
- Designated protected open space

Ms. Kessler noted that CRD would allow for reduced minimum lot sizes within a parcel of land as long as 50% or more of the tract is labeled as permanent open space. It is a great option for some tracts of land, however, the process as outlined right now is difficult to understand, and the regulations are located in multiple places. She recalled that there is a zoning district for CRD but there is no area of land that district applies to. It only applies when someone chooses to do a CRD. Within the subdivision regulations there are approximately 15 pages that outline the CRD process, procedure, review criteria, dimensional standards, and open space requirements for CRDs. In an effort to streamline the process and because CRD is an attractive option, staff hopes to make it easier to understand the standards and what is involved.

The Planning Director added that when it comes to hillsides and surface waters, if CRD became the standard, it would be a better way to handle those decisions on where to develop; it gives an owner the ability to subdivide in the best way.

Councilor Hansel said he supports this and it seems straightforward. He said if a subdivision review includes more than 50% land in conservation it should not be complicated as long as it is enforceable. The Planning Director said a good example of a CRD is at Darling and Daniels Hill Roads. CRD is a good option for a lot of land left in Keene that is hard to develop.

Chair Spykman clarified that there is a CRD zone, but that zone cannot be identified on a map. Ms. Kessler replied CRD is a use and subdivision type allowed in Rural, Low Density, and Low Density 1 districts; you will not see it on a map because it only applies in certain zoning districts when a subdivision is proposed. Once it is done, it is still a part of the district it was developed in. the Planning Director said it became a district unintentionally in the 2001 coding process.

Ms. Kessler noted she will be back before the Board and/or Joint Committee on this topic. She listed remaining edits:

- Create separate boundary line adjustment application. Today there is one subdivision application that applies to boundary line adjustments and a separate form for voluntary mergers. A subdivision application is not ideal for a boundary line adjustment.
- Revise unclear, redundant or inconsistent language; content changes without changing how we do business in Keene

5) Planning Director Report

a. Review of 2017/2018 Administrative Approvals

Rhett Lamb stated this item is a report on the administrative approvals for 2017 and 2018 to date. He added the Site Plan Regulations provide authority to the Planning Department to make decisions on proposed site plans or modifications to site plans that meet certain criteria. Mr. Lamb described the different types/categories of administrative reviews that were conducted. Modifications to plans that have received Planning Board approval, but minor changes are proposed as projects enter the construction phase, is a common form of projects reviewed administratively. He provided examples for Hillside Village and MoCo. The Planning Department asks builders to inform them when a change arises and then submit a series of modifications to avoid redundancy in staff review. There are other more significant situations when, for example, a building has been constructed for a long time and the owner wants to modify through the administrative process. In these situations, if the appearance of the building is involved, staff would consult with Chair Spykman to determine if Board input is required. He said information was in the meeting packet and the welcomed questions and comments from the Board.

Ms. Landry asked about Colony Mill, which was handled administratively; she asked if that was because the change was an allowable use. The Planning Director replied that in the case of the Colony Mill project there were no proposed changes to the exterior of the building or site, the parking was not being permanently modified, etc. They were asked to provide a traffic study to determine if they needed full Planning Board review. In this circumstance, traffic was shown to be reduced with the new proposed use.

For these reasons, it was approved administratively. The Planning Director said he is also cautious because there is no public process with administrative approval. In the case of the Colony Mill, staff was aware of the most recent variance they had applied for, which was a variance to allow for residential use in the Commerce District. The Planning Director reviewed the ZBA minutes from this variance hearing to gauge the public opinion on the project. There was almost no public comment on this application. Ms. Landry asked if change in assessed valuation or loss of jobs are a factor. The Planning Director replied no, only development standards.

Chair Spykman agreed it was odd for a project that large (referring to the Colony Mill) to go forward without formal Board review but he consulted with the Planning Director on this decision and there was no proposed impact related to the Planning Board Development Standards, with the exception of traffic, which showed there would be a reduced impact with the proposed change to residential. Mr. Cusack asked if pedestrians were considered in that traffic study; he imagines there may be increased pedestrian traffic from the residences that would impact traffic signals. The Planning Director said that is a legitimate point. Mayor Lane said he still gets questions from the public about how that project was handled by the Planning Board and he tells them the Board had no say in it, when that decision was made, and the public had no opportunity to learn what that project was about. He said it was a bad decision in his opinion.

Mr. Cusack said overall he is impressed by administrative approvals and cited improvements he has noticed around the City. The Planning Director agreed it will be important as the City moves forward with a Unified Development Ordinance and making the process easier for people; he expects to see more administrative approvals and enhanced thresholds. He said this is the only way to move projects more quickly through this process.

6) New Business

7) Upcoming Dates of Interest – July 2018

- a. **Planning Board Meeting – July 23, 6:30 PM**
- b. **Planning Board Steering Committee – July 10, 12:00 PM**
- c. **Joint PB/PLD Committee – July 9, 6:30 PM**
- d. **Planning Board Site Visits – July 18, 8:00 AM – *To Be Confirmed***

Hearing no further business, Chair Spykman adjourned the meeting at 8:01 PM.

Respectfully submitted by,
Katie Kibler, Minute Taker

Reviewed and edited by,
Tara Kessler, Senior Planner

THIS PAGE IS INTENDED TO BE BLANK.

STAFF REPORT - DRAFT

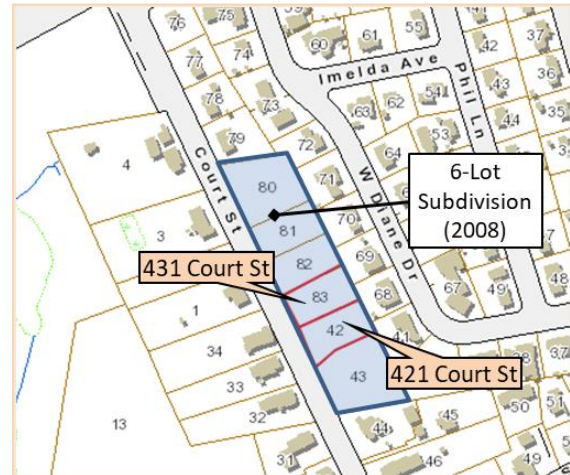
S-08-08 MODIFICATION #1 – BOUNDARY LINE ADJUSTMENT & DRIVEWAY MODIFICATION – 421 & 431 COURT ST.

Request:

Applicant Richard Hastings, on behalf of owner Charlene Hastings, proposes to adjust the boundary between the property at 421 Court Street (TMP# 537-042-000-000-000) and the neighboring property at 431 Court Street (TMP# 529-083-000-000-000). The proposal will move the northern boundary of 421 Court Street by 12 feet to the north, increasing the size of the parcel by 1,786 square feet. The proposal would also modify the common driveway, shortening it by approximately 340 feet. Both properties are located in the Low Density Zoning District.

Background:

The locations of the parcels at 421 and 431 Court Street are shown in the image to the right. The parcels are part of a 6-lot subdivision off of Court Street that was originally approved by the Planning Board in 2008. Prior to Planning Board approval of the subdivision, the City Council granted a waiver from the City of Keene Street and Utility Standards section 70-135 to allow six lots on a single driveway, allow the driveway to be 20 feet wide instead of 10 feet, and waive the requirement for providing a turnout every 300 feet. The applicant agreed to provide one turnout at the end of the driveway to accommodate emergency vehicle access.



The applicant proposes to adjust the northern boundary line between the two parcels by 12 feet to the north and shorten the driveway that was approved as part of the original subdivision from 561 feet to approximately 220 feet. The boundary line adjustment would increase the area of the parcel at 421 Court Street by 1,786 square feet (sf) and decrease the area of the parcel at 431 Court Street by 1,754 sf. Both properties are currently conforming and would meet the minimum lot area requirement of 10,000 sf for the Low Density Zoning District.

	421 Court St (TMP# 537-042-000-000-000)	431 Court St (TMP# 529-083-000-000-000)
Prior to Adjustment	12,128 sf (0.28 acres) +/-	11,885 sf (0.27 acres) +/-
After Adjustment	13,914 sf (0.32 acres) +/-	10,101 sf (0.23 acres) +/-

Both parcels are intended to be developed for use as single family residences. The applicant has indicated that a voluntary merger will be submitted if the boundary line adjustment is approved to merge the parcel at 431 Court Street with the three lots to the north, which would reduce the total number of lots of the original subdivision from six to three.

STAFF REPORT - DRAFT

Completeness:

The Applicant has requested exemptions from providing Grading, Landscaping, and Lighting Conditions plans. After reviewing this request, Staff has determined that exempting the Applicant from submitting this information would have no bearing on the merits of the application. Staff recommends that the Planning Board grant these exemptions and accept the application as “complete.”

Departmental Comments:

Code: No comments.
Fire: The driveway turnaround meets NFPA requirements.
Engineering: No comments.
Police: No comments.

Application Analysis:

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

1. Drainage: Site runoff and drainage were addressed in original approval and will not be affected by the boundary line adjustment. The driveway modification will result in less impervious surface area and a decreased impact on site runoff.
2. Sedimentation and Erosion Control: This standard was addressed in the original subdivision approval. No changes are proposed to the original approved sedimentation and erosion control measures.
3. Hillside Protection: The boundary line adjustment would have no impact on hillside protection. However, if the voluntary merger is approved after the boundary line adjustment, there will be three fewer lots that could be developed into single family homes. This would result in a reduced impact on hillsides due to the retention of existing trees and vegetation on the merged lots.
4. Snow Storage and Removal: In the original approved plan, the applicant proposed to store snow on individual lots and at the end of the driveway.
5. Flooding: The parcels are not located in the floodplain.
6. Landscaping: This standard was addressed in the original subdivision approval. No changes are proposed to the original approved landscaping plan.
10. Lighting: The applicant does not propose street lighting for the driveway.
11. Sewer and Water: Both parcels will be served by municipal water and sewer. No changes are being proposed to the original approved plan regarding sewer and water connections; however, after the voluntary merger there will be three fewer connections to the municipal water and sewer.

STAFF REPORT - DRAFT

12. Traffic: At the time of the original subdivision approval, it was estimated that the proposed project would generate 60 vehicle trips per day and a traffic study was not required. While the boundary line adjustment would have no impact on traffic, after the voluntary merger, there will be a reduction in vehicle trips per day and decrease in the impact on traffic.

13. Comprehensive Access Management: The shared/common driveway limits the number of curb cuts on Court Street and provides vehicle access to the six lots on the site, including the parcels at 421 and 431 Court Street. There are no sidewalks or other amenities proposed to accommodate bicycle or pedestrian travel along the shared driveway.

15. Filling and Excavation: This standard was addressed as part of the original subdivision approval. The boundary line adjustment would have no impact on filling and excavation, and driveway modification would result in a decrease in fill and excavation required for the site.

16. Wetlands: There are no wetlands on the parcels at 421 and 431 Court Street, or any of the other parcels that were part of the original 6-lot subdivision.

17. Surface Waters: There are no surface waters on the parcels at 421 and 431 Court Street, or any of the other parcels that were part of the original 6-lot subdivision.

19. Architecture and Visual Appearance: This standard is not applicable as no site development is proposed at this time.

RECOMMENDATION FOR APPLICATION:

If the Board is inclined to approve this application, the following motion is recommended:

Approve S-08-08 Modification #1 as shown on the plan identified as "Boundary Line Adjustment and Voluntary Merger Plan Prepared for Richard E. Hastings Jr. & Charlene M. Hastings, Court Street, City of Keene, County of Cheshire, State of New Hampshire", prepared by David A. Mann Survey at a scale of 1 inch = 40 feet and dated May 21, 2018 with the following conditions:

1. Prior to signature by Planning Board Chair:

- a. Voluntary merger as shown on the above referenced plan is approved and recorded at the Registry of Deeds.*
- b. Property owners' signatures appear on the plan.*

CITY OF KEENE | PLANNING BOARD

SUBDIVISION 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		Date Received/Date of Submission:
Tax Map Parcel number(s) <u>115-02-006.0100</u> <u>115-02-006.0200</u>		Date of pre-application meeting:
-----		Date Application is Complete:
-----		Planning Department File #: <u>S-02-18</u>
Project Address: <u>421 Court St</u> <u>431 Court St</u>	Owner	Name: <u>Richard + Charlene Hastings</u>
		Address: <u>284 Skyline Dr, Keene, NH 03431</u>
Acreage/S.F. of Parcel: <u>.32 / 13914 sqft</u> <u>1.22 Acres / 53397 sqft</u>	Applicant	Telephone/E-mail: <u>603-313-9758</u>
		Signature: <u>[Signature]</u>
Zoning District: <u>Low Density</u>	Applicant	Name: <u>Charlene M Hastings</u>
		Address: <u>284 Skyline Dr Keene NH</u>
		Telephone/E-mail: <u>357-7275</u>
		Signature: <u>[Signature]</u>

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 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 type="checkbox"/> Two (2) copies on 11" x 17" |
| <input type="checkbox"/> Notarized list of all owners of property within 200' | <input type="checkbox"/> Three (3) copies of all technical reports |
| <input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter | <input type="checkbox"/> A check to cover the costs of legal notice to advertise the public hearing, mailing notices out to abutters |
| <input type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36") | |

Richard & Charlene Hastings, Boundary Adjustment & Voluntary Merger Plan
May 24, 2018

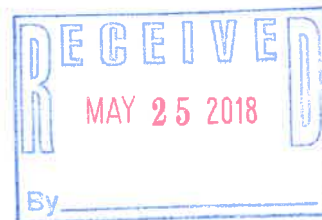
Type of Development: This Boundary Adjustment will adjust the boundary between Lot 115-02-006-0100 and Lot 115-02-006-0200 making Lot 115-02-006-0100 twelve feet wider. The voluntary merger, if the boundary adjustment is approved will reduce the total number of lots from 6 lots as originally approved to 3 lots as shown on the plan.

The proposed use is for residential as originally approved.
The access point is as approved and shown on the plan.

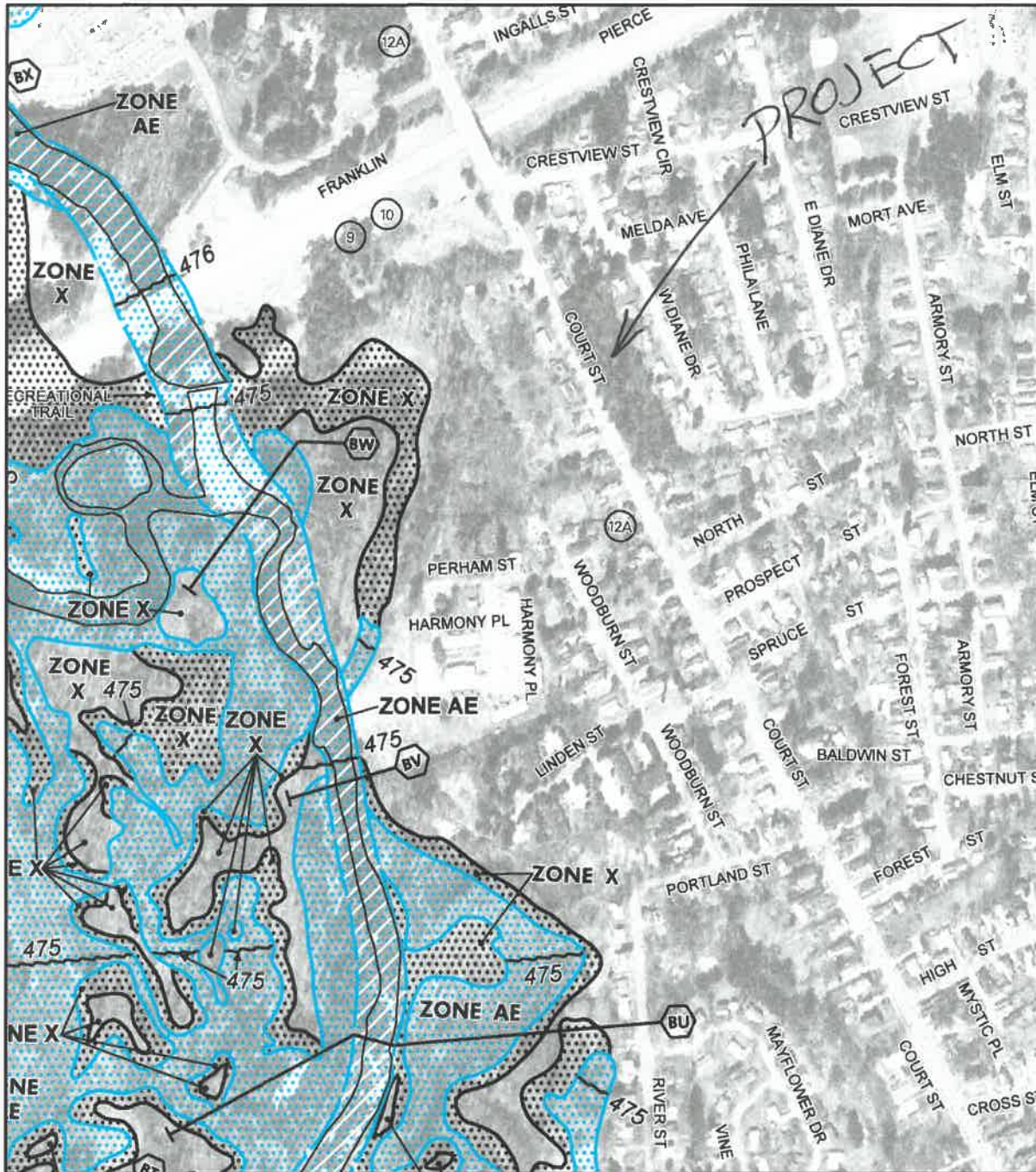
The proposed adjustment and merger will reduce the number of lots.
Parcel 115-02-006-0100 will be adjusted to 0.32 acres from the 0.28 acres as originally approved.
Lot 115-02-006-0200 will increase from 0.27 acres as originally approved to 1.22 acres as a result of the boundary adjustment and voluntary merger. It is intended that the boundary adjustment and voluntary merger be approved and recorded simultaneously.

For all issues regarding sediment control, vegetation, debris management, disposal, site materials, stumps and debris, stormwater, drainage and erosion refer to the approved plans for the development. The drainage system and drive/private way will be truncated at the common boundary of Lot 115-02-006-0100 and Lot 115-02-006-0200 as shown on the plan.

The scale of the development will be reduced from 6 lots to 3 lots.



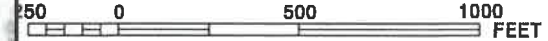
S-02-18



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0258E

FIRM
FLOOD INSURANCE RATE MAP
 CHESHIRE COUNTY,
 NEW HAMPSHIRE
 (ALL JURISDICTIONS)

PANEL 258 OF 610

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
KEENE, CITY OF	330023	0258	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



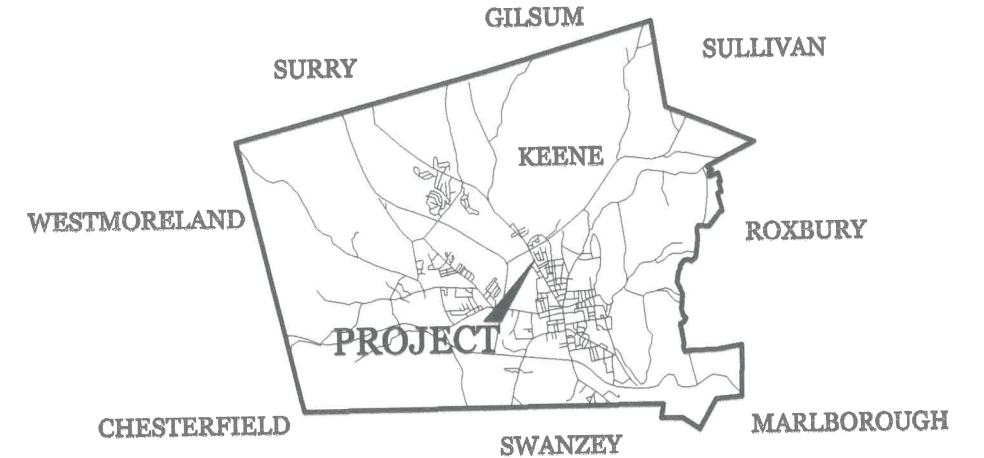
MAP NUMBER
 33005C0258E

EFFECTIVE DATE
 MAY 23, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

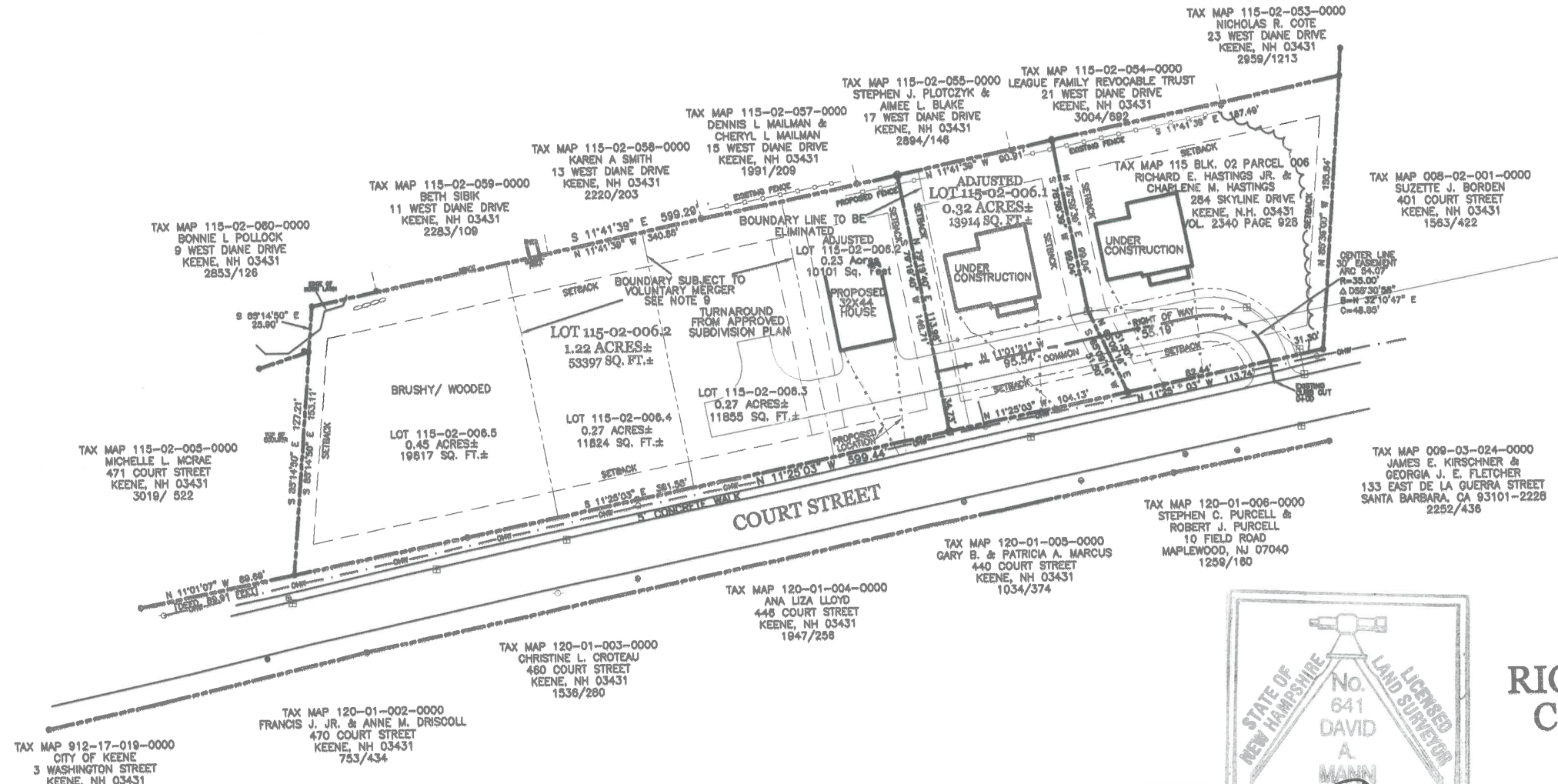
APPROVED BY THE
 KEENE PLANNING BOARD on _____
 CERTIFIED BY CHAIRMAN _____



NOTES

- BEARINGS ARE BASED ON A 2008 MAGNETIC OBSERVATION.
- PLAN REFERENCES:
 A. PLAN OF THE COOKE ESTATE, PREPARED BY SAM'L WADSWORTH DATED 1899, WADSWORTH PLAN FILE # 89.
 B. PLAN OF PAKO PARK "2", PREPARED BY W. F. O'NEILL, C.E. DATED APRIL 1957, PLAN BOOK 14 PAGE 52.
 C. PLAN FOR RICHARD E. HASTINGS ET UX, PREPARED BY DAVID A. MANN SURVEY, DATED 2008, CAB. 13 DR. 6 #19.
- ASSESSOR INFORMATION BASED ON CITY RECORDS:
 TAX MAP 115 BLK. 02 PARCEL 006.1 THRU 6.5
 RICHARD E. HASTINGS JR. &
 CHARLENE M. HASTINGS
 284 SKYLINE DRIVE
 KEENE, N.H. 03431
 VOL. 2340 PAGE 928
- FOR CONTOURS REFER TO PLANS FOR S-08-08 ON FILE WITH THE CITY OF KEENE PLANNING DEPARTMENT.
- ZONING DISTRICT: LOW DENSITY

LOT SIZE;	10,000 SQ. FT. (MIN.)
FRONTAGE;	80 FT. (MIN.)
SETBACKS;	FRONT 15 FT. (MIN.) SIDE 10 FT. (MIN.) REAR 20 FT. (MIN.)
- THE RIGHT OF WAY OF COURT STREET IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/STONEWALLS AND MEASURES TO BE A THREE ROD ROAD AND IS SUBJECT TO AND BENEFITTED BY THE LAYOUT.
- THE PROPOSED DRIVEWAY SHALL NOT BECOME A CITY STREET. THE COSTS INCURRED IN MAINTAINING THE RETAINING WALL, COMMON DRIVEWAY, DRAINAGE, AND/OR LANDSCAPING ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS, REFER TO PLANS FOR S-08-08 ON FILE WITH THE CITY OF KEENE PLANNING DEPARTMENT.
- RAW SURVEY CLOSURE BETTER THAN ONE PART IN 10,000.
- SIMULTANEOUS WITH THIS PLAN, SEE VOLUNTARY MERGER ALSO BEING RECORDED.
- THIS PROPERTY WILL NOT BE SUBDIVIDED IN THE FUTURE WITHOUT FURTHER APPROVAL FROM THE PLANNING BOARD.



LEGEND

- | | |
|------------------|------------------------|
| ● MONUMENT | — OHW — OVERHEAD WIRES |
| ○ IRON PIN FOUND | — W — WATER LINES |
| ■ BENCHMARK | — S — SEWER LINES |
| ⊕ HYDRANT | — D — DRAINAGE LINES |
| ⊥ SIGN | — STONEWALL |
| — UTILITY POLE | — TREE LINE |
| — GUY | |
| ⊞ CATCH BASIN | |
| ⊕ WATER VALVE | |
| ⊕ SEWER MANHOLE | |
| ⊕ STORM WATER | |
| ○ IRON PIN | |

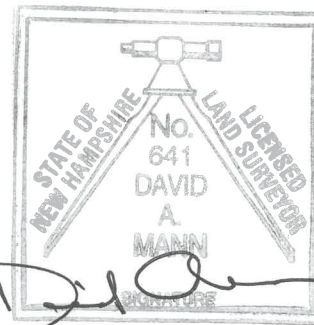
THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET TRAVERSE. THIS IS A SUBURBAN STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.

David A. Mann
 DAVID A. MANN LLS 641

OWNERS CERTIFICATION:

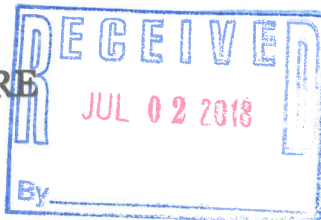
I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND THAT I APPROVE OF THIS SUBDIVISION.

 DATED _____



**BOUNDARY LINE ADJUSTMENT
 AND
 VOLUNTARY MERGER PLAN
 PREPARED FOR
 RICHARD E. HASTINGS JR. &
 CHARLENE M. HASTINGS
 COURT STREET**

**CITY OF KEENE
 COUNTY OF CHESHIRE
 STATE OF NEW HAMPSHIRE**
 SCALE: 1 INCH = 40 FEET
 MAY 21, 2018



DAVID A. MANN SURVEY
 A DIVISION OF DAVIS AND 1940
 3 GREENBRIAR ROAD
 KEENE, N.H. 03431
 603.857.5904

REVISIONS:
 6-28-18, ADD TURNAROUND, DAM
 8-14-18, ADD LOT INFO, HOUSE AND DRIVEWAY, DAM

S-08-08 mod. 1

S-04-18 BOUNDARY LINE ADJUSTMENT: 465 West Street, T-Bird Mini Mart, Cheshire Oil

Request:

Applicant Joji Robertson, on behalf of Cheshire Oil Co.(dba T-Bird Mini Marts), is proposing a Boundary Line Adjustment to their property at 465 West Street in Keene, NH. The 0.90 acre parcel is in the Commerce Zoning District and its parcel # is 565017000000000.

Background:

This parcel is on the north side of West Street, just east of NH Route 9, and west of downtown Keene by one mile. The parcel is currently holds the T-Bird Mini-Mart store, gasoline pumps, travel lanes and approximately 37 parking spaces which are currently leased from the owner by the directly-adjacent Hannaford Shopping Center stores, see Figure 1.



Figure 1: 465 West Street, Existing Parcel, 0.90 Acres

The Applicant has submitted a set of three drawings: “BOUNDARY LINE ADJUSTMENT for Realities Inc. Ellis Robertson Corp. and Syfeld Keene Associates, Limited Partnership, West St, City of Keene, County of Cheshire, State of New Hampshire”, dated June 27, 2018, at a scale of 1” = 50’, stamped by David A Mann Survey, a Division of DuBois & King Inc.,

This Boundary Line Adjustment is being proposed to correct the current, confusing boundaries. The proposed resulting parcels will match the uses; Gas Station and Car Wash vs. Shopping Center. The area of the proposed parcel will increase from its original 0.90 acres (39,206 SF) to 0.93 acres (40,779 SF).

Completeness:

There is no associated work with this boundary adjustment. This application does not proposed any new development or changes, therefore the Applicant has requested exemptions from having to provide Grading, Landscaping, Lighting, or Proposed Conditions plans. After reviewing this request, Staff has determined that exempting the Applicant from submitting this information would have no bearing on the merits of the application. Staff recommends that the Planning Board grant these exemptions and accept the application as complete.

As a reminder, the Planning Board is not obligated to hear from the Public on a Boundary Line Adjustment. The State Statute indicates that the Public may speak if it is the wish of the Board.

Departmental Comments:

Engineering: *“The existing utilities (8” water main and storm drain) shown on the subject parcels are privately owned. Therefore the City doesn’t require an easement”*

Police Dept.: *No issue for KPD.*

Fire Dept.: *No new impact on KFD.*

Code: *“In looking at the “Existing Conditions” plan and the location of property lines, I have no idea how the existing structure got to be because they would not have complied with the Zoning Code of today. The new plan seems to rectify many issues and seems to be a lot more in compliance with the Zoning Code. Although not perfect, it seems to make the most sense. I would approve it.”*

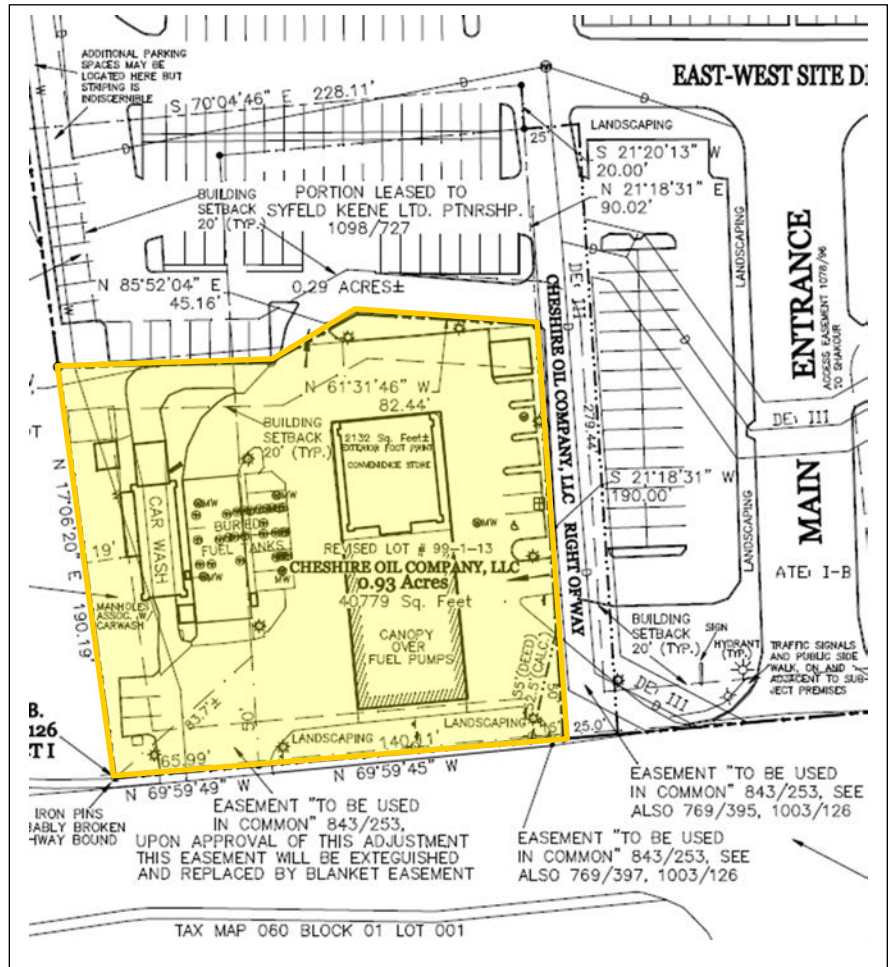


Figure 2: 465 West Street, Proposed Parcel, 0.93 Acres

Application Analysis:

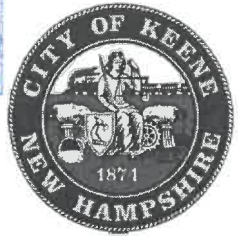
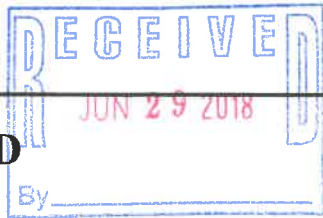
A review and analysis of the application was completed regarding each of the Board's 19 Development Standards. As this is a Boundary Line Adjustment and no development is proposed, none of the standards are applicable.

RECOMMENDATION FOR APPLICATION:

If the Board is inclined to approve this application, the following motion is recommended:

Approve S-04-18, as shown on the plans identified as "BOUNDARY LINE ADJUSTMENT for Realities Inc. Ellis Robertson Corp. and Syfeld Keene Associates, LLC, (465) West St, City of Keene, County of Cheshire, State of New Hampshire", at a scale of 1" = 50', parcel # 56501700000000, stamped by David A Mann Survey, a Division of DuBois & King Inc., dated June 27, 2018, and received by the Community Development Department on June 29, 2018 with the following condition:

- 1. Owners' signatures on plan before final approval.*



CITY OF KEENE | PLANNING BOARD SUBDIVISION 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 WEST ST CROSS LEASE SUBDIVISION	Date Received/Date of Submission:		
	Date of pre-application meeting:		
Tax Map Parcel number(s) 99 - 1 - 14 99 - 1 - 13	Date Application is Complete:		
Planning Department File #: S-04-18			
Project Address: 465 WEST ST	Owner	Name: CHESHIRE OIL REALTIES, INC CO LLC	ELLIS ROBERTSON CORP.
		Address: P.O. BOX 586 KEENE, NH	3704 STONEGATE DURHAM, NC P.O. BOX 188 CHESTERFIELD, NH
Telephone/E-mail: 603 352-0001		781-721-4644	603 398-6712
Signature: [Signature]			
Acreage/S.F. of Parcel: SEE ATTACHED	Applicant	Name: JOEL ROBERTSON, CHESHIRE OIL CO	
Zoning District: COMMERCE		Address: P.O. BOX 586 KEENE, NH 03431	
		Telephone/E-mail: 603-352-0001 JOELR@CHESHIREOIL.COM	
		Signature: [Signature]	

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' | N/A <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"/> A check to cover the costs of legal notice to advertise the public hearing, mailing notices out to abutters |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36") | |

Owner Information

Name: Cheshire Oil Company LLC
Address: PO Box 586, Keene, NH 03431
Telephone: 603-352-0001
Email: jojir@cheshireoil.com

Name: Ellis Robertson Corporation
Address: PO Box 188, Chesterfield, NH
Telephone: 603-398-6712
Email: erobertsoncorp@gmail.com

Name: Realties Incorporated
Address: 3704 Stonegate Dr., Durham, NC
Telephone: 781-721-4644
Email: arwe53@gmail.com

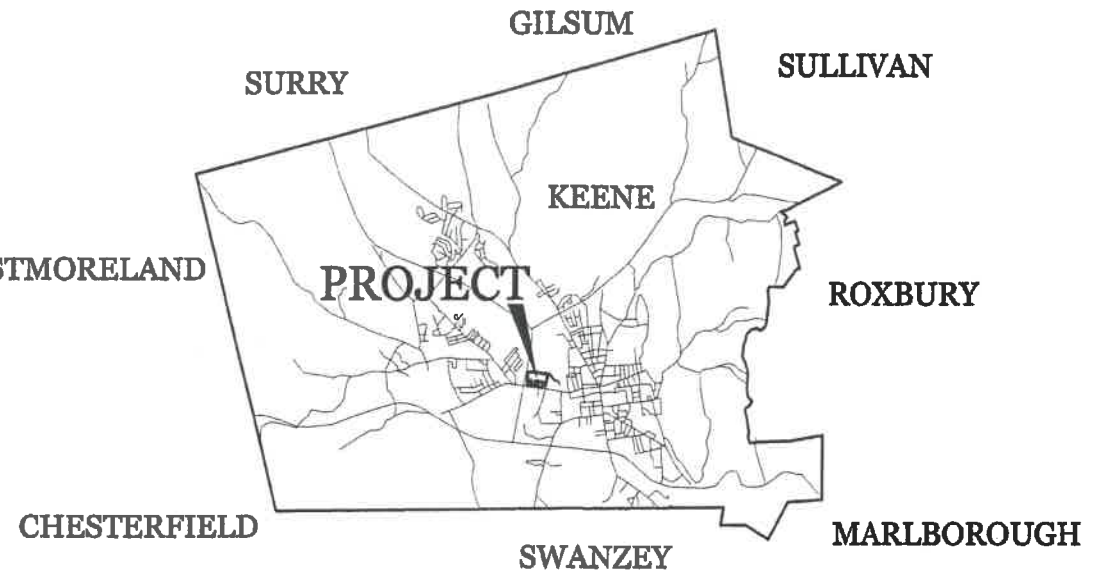
Descriptive Narrative

Cheshire Oil Company LLC (dba T-Bird Mini Marts) owns property located at 465 West St which is adjacent to property owned by Ellis Robertson Corp & Realties Inc. (dba Hannaford's Shopping Center.) The Cheshire parcel consists of the T-Bird Mini Mart store, gasoline pumps, travel lanes and approximately 37 parking spaces currently leased by the shopping center. Conversely, the property owned by Ellis Robertson Corp & Realties Inc. consists of the Hannaford shopping center stores, parking lots, travel lanes and ground leased to Cheshire Oil which contains the T-Bird Mini Marts car wash and diesel island. Both properties are fully developed, no changes to these properties is being requested. The ownership groups simply request a boundary line adjustment of shared boundaries so the "ownership" of the properties is aligned with the "users" of the properties. All access points, vegetation, debris management, stormwater and drainage will remain unchanged. There will be no "construction" as part of the application and therefore there will be no disposal of boulders, stumps or debris and no need for a sediment control or erosion plan. The existing parcels sizes and the proposed parcels sizes are shown on the attached drawings.

Both properties are fully developed and therefore we request a waiver from the Planning Board's 19 Development Standards.



EXISTING CONDITIONS PLAN
PREPARED FOR
REALTIES INC.
ELLIS ROBERTSON CORP.
AND
CHESHIRE OIL COMPANY, LLC
AND
SYFELD KEENE ASSOCIATES
LIMITED PARTNERSHIP
WEST STREET
CITY OF KEENE
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
SCALE: 1 INCH=50 FEET
JUNE 27, 2018



SHEET 1 NOTES CONTINUED

14. THE GENERAL BUILDING SETBACKS ARE 20' FRONT SIDE AND REAR. THE CITY ORDINANCE IS COMPLICATED AND DIFFICULT TO INTERPRET, THE CITY ORDINANCE IS AVAILABLE ON LINE AT WWW.CITYOFKEENE.NH.US. THE SETBACK DIMENSIONS SHOWN HEREON ARE FROM TABLE 1, BASIC ZONE DIMENSIONAL REQUIREMENTS. ALSO, THE PARCEL IS MADE UP OF SEVERAL TRACTS SOME OF THE BUILDINGS DO NOT MEET SETBACK REQUIREMENTS WITH RESPECT TO THESE INTERIOR LOT LINES AND IN SOME CASES CROSS THEM.

15. THERE EXIST 724 REGULAR PARKING SPACES AND 30 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY. 20 ADDITIONAL PARKING SPACES WERE SHOWN ON THE PLAN IN NOTE 2A AT THE BACK OF THE BUILDING. PAINT STRIPING WAS INDISCERNIBLE ON THE GROUND AND WERE NOT COUNTED.

16. THERE EXIST SEVERAL SOLID WASTE DUMPSTERS ON THE SUBJECT PREMISES, AS WELL AS SEVERAL TRASH AND CARDBOARD COMPACTORS.

1355/298 EASEMENT LEGEND

FROM SHIRLEY B. COLEMAN, TRUSTEE OF THE SYFELD RICH REALTY TRUST TO REALTIES INC. & ELLIS ROBERTSON CORPORATION AND TO SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP.

APR:XXII ACCESS AND PARKING EASEMENT AND RIGHT-OF-WAY
 AR:XXIII ACCESS AND TRAVEL EASEMENT AND RIGHT-OF-WAY
 AR:XXIII-A "SLIP LANE" WEST, AND ENTRANCE
 AR:XXIII-B INTERNAL ROADWAYS.

FROM SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP TO REALTIES INC & ELLIS ROBERTSON CORPORATION AND TO SHIRLEY B. COLEMAN, TRUSTEE OF THE SYFELD RICH REALTY TRUST.

AR:XXIV ACCESS AND TRAVEL EASEMENT AND RIGHT-OF-WAY
 AR:XXIV-A "SLIP LANE" EAST
 AR:XXIV-B INTERNAL ROADWAYS

FROM SHIRLEY B. COLEMAN, TRUSTEE OF THE SYFELD RICH REALTY TRUST TO REALTIES INC. & ELLIS ROBERTSON CORPORATION.

DE:XXV DRAINAGE EASEMENT AND RIGHT-OF-WAY.

REF. VOL. 1355 PAGE 298
 CHESHIRE COUNTY REGISTRY OF DEEDS

FROM REALTIES INC. & ELLIS ROBERTSON CORPORATION TO SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP & SHIRLEY B. COLEMAN, TRUSTEE OF THE SYFELD RICH REALTY TRUST.

ATE: I ACCESS AND TRAVEL EASEMENT AND RIGHT-OF-WAY
 ATE:I-A "SLIP LANE"
 ATE:I-B MAIN ENTRANCE AND INTERNAL ROADWAYS
 AE:II ACCESS EASEMENT AND RIGHT-OF-WAY
 DE:III EXISTING DRAINAGE LINE WEST
 DE:III EXISTING DRAINAGE LINE
 FROM REALTIES INC. & ELLIS ROBERTSON CORP. TO SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP.

APR:IV PARKING EASEMENT AND RIGHT-OF-WAY
 SE:VI SEWER EASEMENT
 SE:VI SERVICE ENTRANCE
 SE:VI SEWER EASEMENT
 DE:VII DRAINAGE EASEMENT AND RIGHT-OF-WAY
 DE:VII-A NEW DRAINAGE LINE NORTH
 DE:VII-B EXISTING DRAINAGE LINE NORTH
 DE:VII-C NEW DRAINAGE LINE WEST
 WE:VIII WATER MAIN EASEMENT
 WE:VIII-A NEW WATER MAIN EASEMENT
 WE:VIII-B EXISTING WATER MAIN
 UE:IX UNDERGROUND ELECTRIC AND TELEPHONE EASEMENT AND RIGHT-OF-WAY
 LP:X LIGHT POLE EASEMENT AND RIGHT-OF-WAY

FROM SHIRLEY B. COLEMAN, TRUSTEE OF THE SYFELD RICH REALTY TRUST TO SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP.

DE:XI NEW DRAINAGE LINE WEST

NOTES

- BEARINGS ARE BASED ON PLAN IN NOTE 2A.
- PLAN REFERENCES:
 - A. "ALTA/ACSM LAND TITLE SURVEY SHOWING LAND LEASED BY SYFELD KEENE ASSOCIATES FROM REALTIES INC. & ELLIS ROBERTSON CORPORATION AND LAND OF SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP AND SYFELD RICH REALTY TRUST, WEST STREET, KEENE, NH" PREPARED BY DIBERNARDO ASSOCIATES AND DATED 3/8/94, DWG. NO 90-1639-7
- ASSESSOR INFORMATION BASED ON CITY RECORDS:

TAX MAP # 99-1-13 CHESHIRE OIL COMPANY, INC 878 MARLBORO STREET KEENE, NH 03431 VOLUME 843 PAGE 253 1098/727, LEASE	TAX MAP 99 BLOCK 1 LOT 14 SYFELD KEENE ASSOCIATES LLC LEASE HOLDER ATTN: JUDY MANDELL 165 WEST END AVE. #15M NEW YORK, NY 10023 BOOK 2489 PG 1	TAX MAP 99 BLOCK 1 LOT 14 REALTIES INC. ELLIS ROBERTSON CORP. 3704 STONEGATE DR. DURHAM, NC 27705 BOOK 909 PG 322 LEASED TO S.K.A.L.P.
---	---	--
- ELEVATIONS AS APPLICABLE ARE BASED ON NAVD 1988.
- ZONING DISTRICT: COMMERCE

LOT SIZE, 15,000 SQ. FT. (MIN.) FRONTAGE, 50 FT. (MIN.) COVERAGE, IMPERMEABLE 80% (MAX.) BUILDING HEIGHT, 35 FT. (MAX.) SETBACKS, FRONT 20 FT. (MIN) SIDE & REAR 20 FT. (MIN)
--

SHEET 1 NOTES CONTINUED

6. THE RIGHT OF WAY OF WEST STREET IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/STONEWALLS AND IS PRESUMED TO BE A FOUR ROD ROAD AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT. THERE HAVE BEEN SEVERAL ALTERATIONS TO WEST STREET, THROUGH THE YEARS, THAT HAVE VARIED THE RIGHT OF WAY WIDTH.

7. PORTIONS OF THE PROPERTY DESCRIBED ON THE SURVEY "DOES" LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES PARTIALLY WITHIN ZONE "AE" (AND THE REMAINDER IN ZONE "X") OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL KEENE NH 330023 BEARING AN EFFECTIVE DATE OF 5-23-2006. THE LANDS INCLUDED IN THE BOUNDARY ADJUSTMENT ARE IN ZONE X. A PORTION OF THE PROPERTY WAS FILLED IN ACCORDANCE WITH A DEPARTMENT OF THE ARMY PERMIT #NH-KEEN-82-354.

8. UNDERGROUND UTILITIES SHOWN BASED ON PLAN IN NOTE 2A AND PHYSICAL EVIDENCE FOUND, ACTUAL LOCATION MAY VARY. CALL DIGSAFE PRIOR TO ANY EXCAVATION, CONSTRUCTION OR OTHER ACTIVITIES.

9. PARKING REQUIREMENTS CHANGE WITH THE USE THEREFORE, EACH TIME THE USE CHANGES WITHIN THE COMPLEX THE PARKING REQUIREMENTS CHANGE.

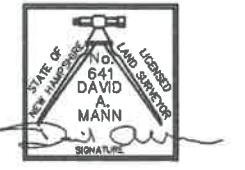
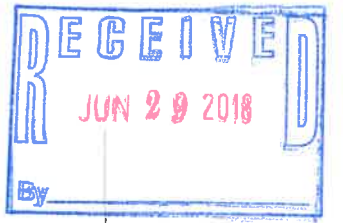
10. THE COMPLEX WAS CONSTRUCTED AFTER 1983 SUBSEQUENT ADDITIONS AND ALTERATIONS HAVE OCCURRED SINCE THAT TIME.

11. THE RETAIL ESTABLISHMENTS WITHIN THE COMPLEX ARE SUBJECT TO LEASE AND RENTAL AGREEMENTS WHICH ARE BEYOND THE SCOPE OF THIS SURVEY.

12. THE PREMISES ARE SUBJECT TO MANY LEASES, LAND LEASES AS FOLLOWS: INCLUDING BUT NOT LIMITED TO:
 LEASED BY REALTIES INC./ELLIS ROBERTSON CORP. TO SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP
 TAX MAP 99-1-14, 1003/126, LEASED, 13.2 ACRES
 TAX MAP 99-1-14 (PART OF), 1098/724, LEASED OUT, -0.31 ACRES
 TOTAL LEASED AREA: 12.89 ACRES 561,870 SQ.FT.
 TAX MAP 99-1-13 (PART OF), 1098/727, LEASED, 0.29 ACRES

13. THE BUILDING AREAS SHOWN ARE BASED ON EXTERIOR FOOT PRINT OF BUILDING AT GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE. (NOT INCLUDING COVERED WALKWAYS, TRASH COMPACTORS OR OTHER UTILITY BUILDINGS OR STRUCTURES).

- LEGEND**
- IRON PIN FOUND
 - MONUMENT
 - * HYDRANT
 - UTILITY POLE
 - ⊙ SEWER MANHOLE
 - ⊕ CATCH BASIN
 - ⊙ GAS VALVE
 - ♿ HANDICAP PARKING
 - ⊙ DRAIN MANHOLE
 - ⊙ GUY ANCHOR
 - ⊙ LIGHT POLE
 - DECID. TREE
 - WATER LINE
 - ⊕ SIGN
 - DRAINAGE LINE
 - SEWER LINE
 - ⊙ POINT
 - UGUL UNDERGROUND UTILITIES
 - OHW OVERHEAD WIRES



DAVID A MANN SURVEY
 A DIVISION OF CURTIS AND CURTIS INC.
 3 GREENBRIAR ROAD
 KEENE, N.H. 03431
 603 357 5904

N.H. SURVEYORS CERTIFICATE

THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET CONTROL TRAVERSE. THIS IS A RURAL STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.

DAVID A. MANN LLS 641



S-04-18

TAX MAP 912 BLOCK 17 LOT 15
REALTIES INC.
ELLIS ROBERTSON CORP.
 3704 STONEGATE DRIVE
 DURHAM, NC 27705
 BOOK 928 PG 1043 & 1045

NOTE: WETLAND MITIGATION AREA LIES APPROXIMATELY 300 FEET NORTHERLY. SEE PLAN RECORDED IN CABINET 8 AT SLIDE #80. (SEE SHEET 3, SCHEDULE B, EXCEPTIONS #12)

OFF PAGE
 TAX MAP #568-003
 CITY OF KEENE
 3 WASHINGTON ST.
 KEENE, NH. 03431

ASHUELOT RIVER

N.H. ROUTE #9, 10, & 12
 PROJECT # KEENE U-013-119-P-3438-A
 STATE OF NEW HAMPSHIRE
 DISTRICT 4 OFFICE
 19 BASE HILL ROAD
 SWANSEY, NH. 03446

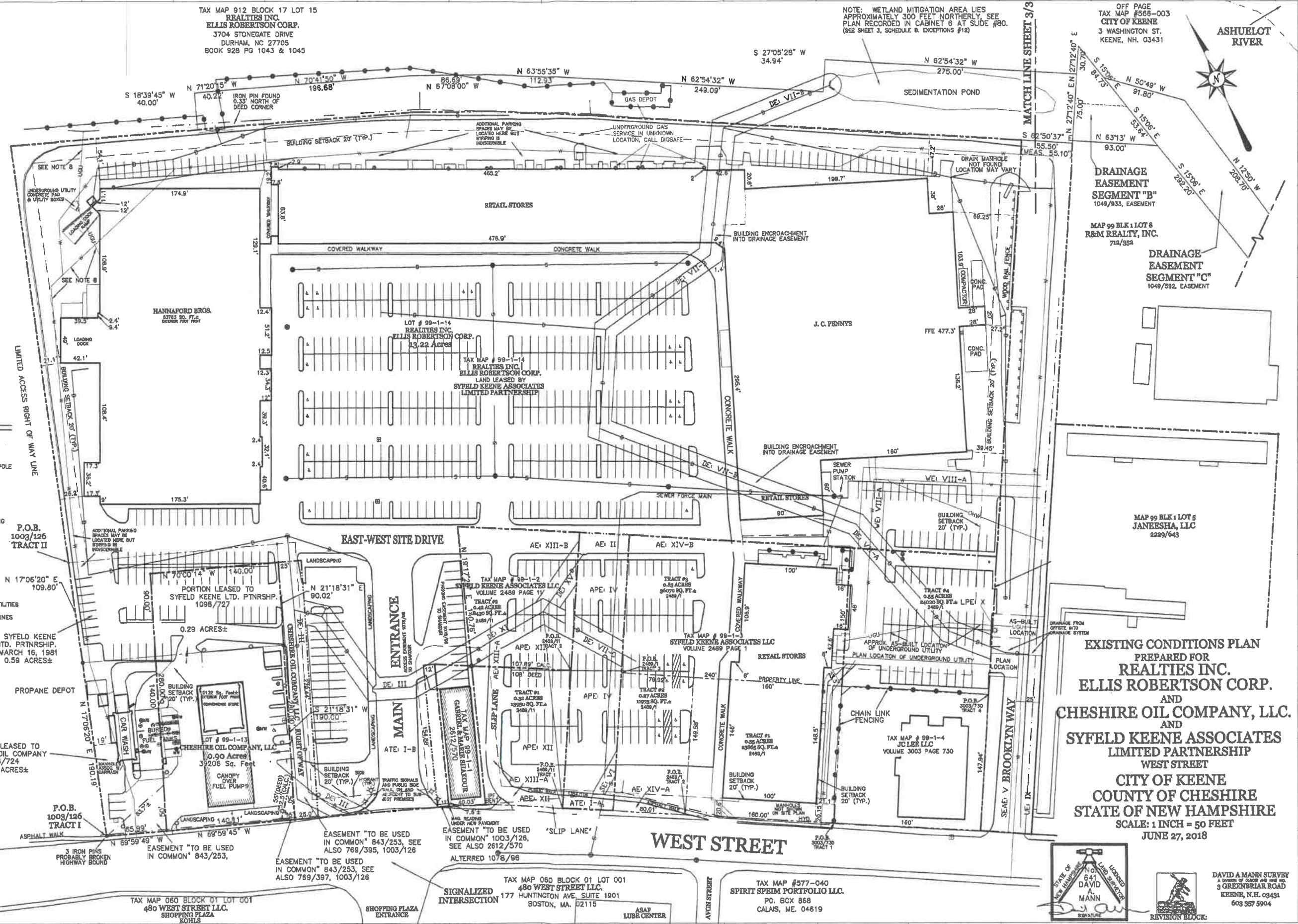
LEGEND

- IRON PIN FOUND
- MONUMENT
- ⊕ HYDRANT
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ UTILITY POLE
- ⊙ SEWER MANHOLE
- CLEAN OUT
- CATCH BASIN
- GAS VALVE
- HANDICAP PARKING
- DRAIN MANHOLE
- GUY ANCHOR
- LIGHT POLE
- DECID. TREE
- WATER LINE
- SIGN
- DRAINAGE LINE
- SEWER LINE
- POINT
- UGU UNDERGROUND UTILITIES
- OHW OVERHEAD WIRES
- EXISTING LEASE LINES

P.O.B. 1003/126 TRACT II
 LIMITED ACCESS RIGHT OF WAY LINE

LEASED TO SYFELD KEENE ASSOC. LMTD. PRNRSHP. 1003/126 MARCH 16, 1981 TRACT #1, 0.59 ACRES±

SIGNALIZED INTERSECTION



DRAINAGE EASEMENT SEGMENT "B"
 1049/933, EASEMENT

MAP 99 BLK 1 LOT 8
 R&M REALTY, INC.
 712/352

DRAINAGE EASEMENT SEGMENT "C"
 1049/592, EASEMENT

MAP 99 BLK 1 LOT 5
 JANEESHA, LLC
 2229/643

EXISTING CONDITIONS PLAN
 PREPARED FOR
REALTIES INC.
ELLIS ROBERTSON CORP.
 AND
CHESHIRE OIL COMPANY, LLC.
 AND
SYFELD KEENE ASSOCIATES LIMITED PARTNERSHIP
 WEST STREET
CITY OF KEENE
COUNTY OF CHESHIRE
 STATE OF NEW HAMPSHIRE
 SCALE: 1 INCH = 50 FEET
 JUNE 27, 2018

TAX MAP 060 BLOCK 01 LOT 001
 480 WEST STREET LLC.
 SHOPPING PLAZA
 KOHL'S

TAX MAP 060 BLOCK 01 LOT 001
 480 WEST STREET LLC.
 177 HUNTINGTON AVE., SUITE 1901
 BOSTON, MA. 02115

TAX MAP #577-040
 SPIRIT SPIRIT PORTFOLIO LLC.
 P.O. BOX 868
 CALAIS, ME. 04819

STATE OF NEW HAMPSHIRE
 DAVID A. MANN
 LICENSED SURVEYOR

DAVID A. MANN SURVEY
 A DIVISION OF DAVID AND DAVID
 3 GREENBRIAR ROAD
 KEENE, N.H. 03431
 603.357.5904

REVISION BLOCK

S-0448

TAX MAP 912 BLOCK 17 LOT 15
REALTIES INC.
ELLIS ROBERTSON CORP.
3704 STONEGATE DRIVE
DURHAM, NC 27705
BOOK 928 PG 1043 & 1045

NOTE: WETLAND MITIGATION AREA LIES APPROXIMATELY 300 FEET NORTHERLY. SEE PLAN RECORDED IN CABINET 8 AT SLIDE #80. (SEE SHEET J, SCHEDULE B, EXCEPTIONS #12)

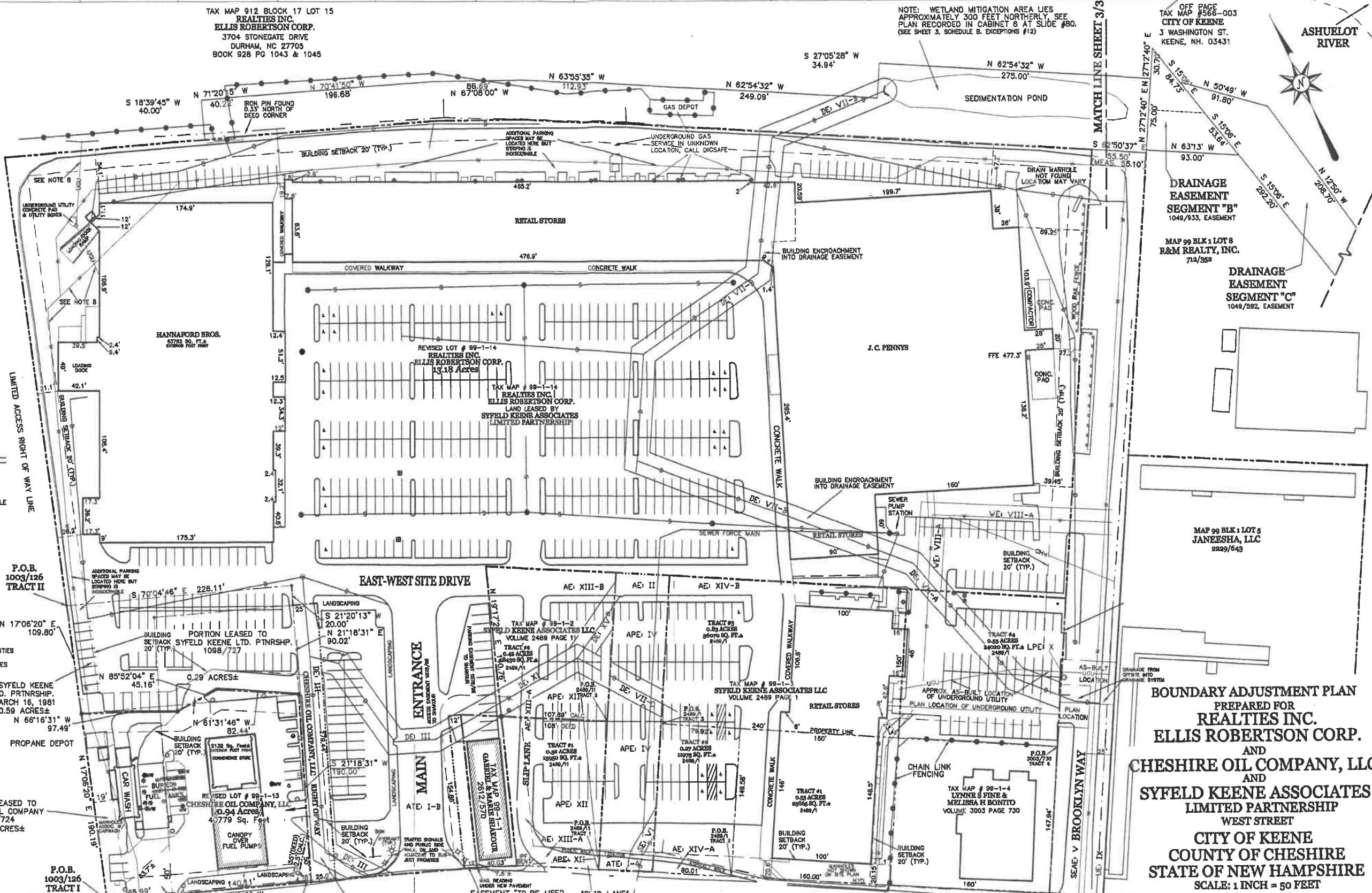
OFF PAGE
TAX MAP #566-003
CITY OF KEENE
3 WASHINGTON ST.
KEENE, NH. 03431

ASHUELOT RIVER

N.H. ROUTE #9, 10, & 12
PROJECT # KEENE U-013-1(18)-P-3436-A
STATE OF NEW HAMPSHIRE
DISTRICT 4, OFFICE
19 BASE AUL ROAD
SWANSEY, NH. 03446

LEGEND

- IRON PIN FOUND
- MONUMENT
- ⊕ HYDRANT
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ UTILITY POLE
- ⊕ SEWER MANHOLE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ⊕ GAS VALVE
- ⊕ HANDICAP PARKING
- ⊕ DRAIN MANHOLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ DECID. TREE
- ⊕ WATER LINE
- ⊕ SIGN
- ⊕ DRAINAGE LINE
- ⊕ SEWER LINE
- ⊕ POINT
- ⊕ UG UNDERGROUND UTILITIES
- ⊕ OHW OVERHEAD WIRES
- ⊕ EXISTING LEASE LINES



DRAINAGE EASEMENT SEGMENT "B" 1049/933, EASEMENT

DRAINAGE EASEMENT SEGMENT "C" 1049/592, EASEMENT

MAP 99 BLK 1 LOT 8 JANEKSHA, LLC 2229/643

BOUNDARY ADJUSTMENT PLAN
 PREPARED FOR
REALTIES INC.
AND
CHESHIRE OIL COMPANY, LLC.
 AND
SYFELD KEENE ASSOCIATES
 LIMITED PARTNERSHIP
 WEST STREET
CITY OF KEENE
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
 SCALE: 1 INCH = 50 FEET
 JUNE 27, 2018

SIGNALIZED INTERSECTION

SIGNALIZED INTERSECTION

TAX MAP 060 BLOCK 01 LOT 001
480 WEST STREET LLC.
SHOPPING PLAZA
KOHLS

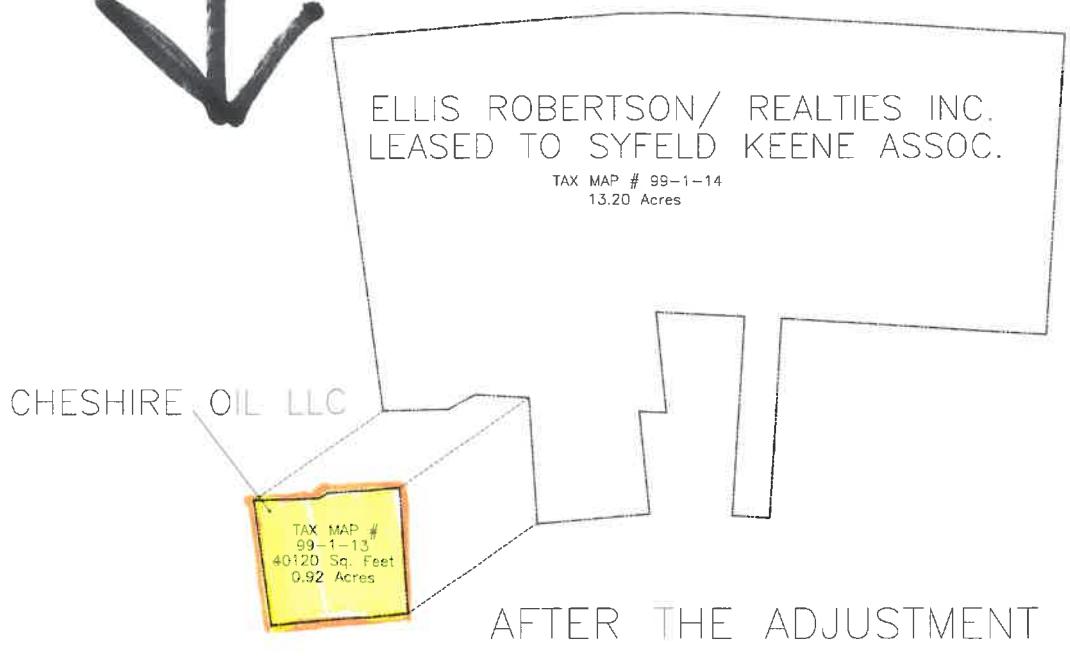
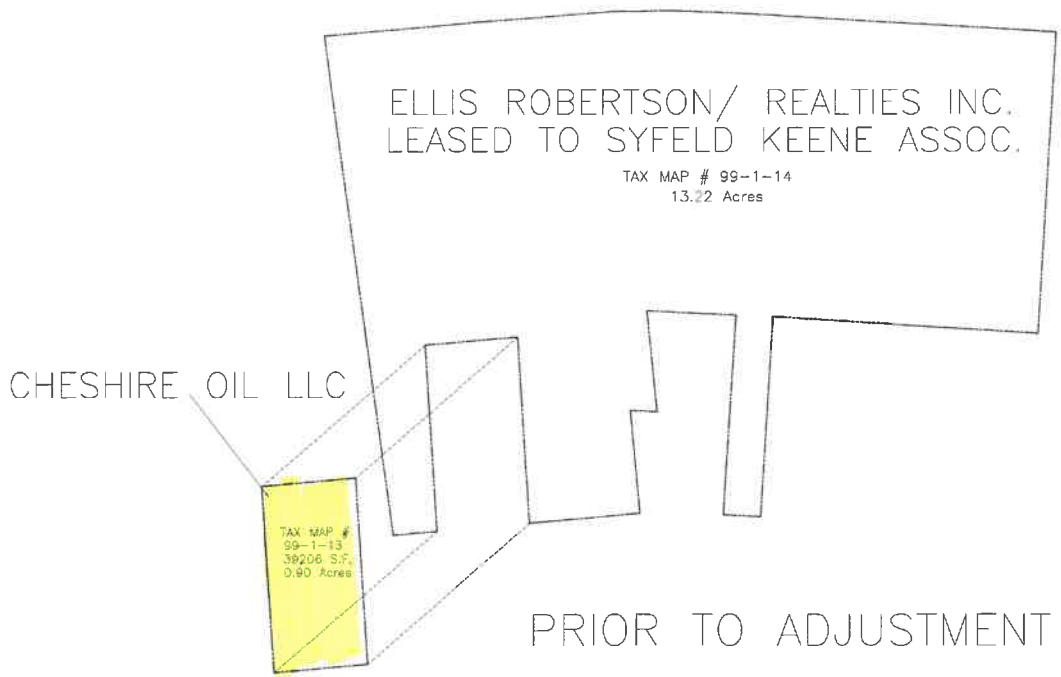
TAX MAP 060 BLOCK 01 LOT 001
480 WEST STREET LLC.
177 HUNTINGTON AVE, SUITE 1901
BOSTON, MA. 02115

TAX MAP #577-040
SPIRIT SPDM PORTFOLIO LLC.
P.O. BOX 898
CALAIS, ME. 04619

STATE OF NEW HAMPSHIRE
 DAVID A MANN SURVEY
 641 DAVID A MANN
 SIGNATURE

DAVID A MANN SURVEY
 A DIVISION OF DELOS AND SON INC.
 3 GREENBRIAR ROAD
 KEENE, N.H. 03431
 603 357 5904

REVISION BLOCK



7-12-2018, LOT CONFIG., DAM

THIS PAGE IS INTENDED TO BE BLANK.

STAFF REPORT

S-03-18 2-Lot Subdivision –139 Forest Street

Request:

Cardinal Surveying and Land Planning, on behalf of owner William Shepard, proposes a 2-lot subdivision. This proposal would subdivide the existing 0.53 acre lot (TMP# 536-074-000-000-000) located at 139 Forest Street into one 0.26 acre lot and one 0.27 acre lot. The site is located in the Medium Density Zone.

Background:

The parcel is located in a residential neighborhood about 0.7 miles north of Central Square, 0.3 miles south of Fuller Elementary School, and 0.1 miles east of Court Street. The project proposes to subdivide the original lot into two lots for an additional single family residence. The original lot is bordered by Prospect Street to the north, Armory Street to the east, and Forest Street to the west with driveway access from Forest Street. The new lot would be oriented toward Armory Street.

The existing house currently encroaches into both the front setback along Forest Street and the side setback along Prospect Street. With this proposed subdivision, the frontages will change per the calculation of setbacks for a corner lot as laid out in Section 102-826 of City code, making Prospect Street the front of the parcel and Forest Street the side. With the changes to the frontages, the existing building would be more compliant overall with the setbacks based on the overall square footage of encroachment within the setbacks going from 350.5 square feet to 299.63 square feet.

	Original Lot (prior to subdivision)	Lot 1 (after subdivision)	Lot 2 (after subdivision)
Area (acres)	0.53	0.26	0.27
Road Frontage*	Forest St.	Prospect St.	Prospect St.
Driveway Access	Forest St. (existing)	Forest St. (existing)	Armory St.
Area of existing building within setbacks (sq. ft.)	350.50	299.63	N/A

**As determined in Section 826 of Chapter 102, Zoning.*

Completeness: The Applicant has requested exemptions from providing a Grading Plan, a Landscaping Plan, a Lighting Plan, and technical reports as no site improvements or development are proposed at this time. After reviewing the requested exemptions, staff recommends that the Board grant all exemptions and accept the application as complete.

Departmental Comments:

Code: The subdivision application meets the City’s zoning requirements.

Fire: Reviewed with no comments.

Police: No issues.

*Engineering:

1. Show proposed driveway location in order to avoid a separate driveway permit process
2. Driveway should be installed on Armory (not prospect)
3. Plan shows an encroachment (retaining wall) from the existing lot onto the new lot. I recommend that they put a turn point in the boundary line to eliminate.
4. Monumentation (iron pins) shall be installed at all existing and new property corner points.

STAFF REPORT

5. Confirm that the existing residence does not have any drainage (foundation drains, roof drains, swales, etc.) that direct concentrated flows of water onto the new lot.

**Comments #1-4 were resolved with the applicant:*

1. *The applicant would prefer to get approval for a driveway through a separate driveway permit process.*
2. *See #1 above.*
3. *The applicant has agreed to shift the boundary line to avoid the retaining wall.*
4. *The applicant has stated that all existing and proposed monuments are shown on the plan, and they will be installed after Planning Board approval.*

Staff are working with the applicant to address comment #5 prior to the Planning Board meeting.

Application Analysis - Development Standards:

The subdivided parcel (Lot 2) is developable and meets the zoning requirements for the Medium Density Zoning District. Many of the Planning Board Development Standards are not relevant as there are no site improvements or development proposed. The following is a review of the Board's relevant standards in relation to the proposed application:

3. **Hillside Protection:** The applicant notes that “*work performed within the precautionary and prohibitive slope areas shall conform to the City of Keene Hillside Protection Ordinance.*” The site (Lot 2) has a usable area of 0.25 acres (10,679 square feet) after excluding 100% of prohibitive slopes and 50% of precautionary slopes.
11. **Sewer & Water:** The original parcel is served by City water and sewer, and the subdivision plan notes that “*All necessary permits will be obtained from City of Keene Public Works Departments for sewer and water connections. Private on-site sewer ejector pumps may be needed to access City sewer lines.*”
16. **Wetlands:** There are no wetlands present on the site.
17. **Surface Waters:** There are no surface waters present on the site.

RECOMMENDATION FOR APPLICATION:

If the Board is inclined to approve the Application, the following motion is recommended:

Approve S-03-18, as shown on the plan set identified as “Lot 536-074-000 139 Forest Street Keene, NH 03431” Prepared by Cardinal Surveying & Land Planning for Dazwa Properties, LLC at a scale of 1” = 20’, dated June 14, 2018 with the following conditions:

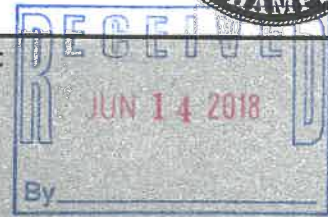
1. ***Submittal of a revised Subdivision Plan with the following changes:***
 - a. ***The boundary line between Lots #1 and #2 is adjusted to show that the existing retaining wall on Lot #1 does not encroach onto Lot #2.***
 - b. ***Note 13 be corrected to state that a driveway permit and subsequent inspection happen through the City Engineering Department.***
2. ***Owner’s signature appears on plan prior to approval.***

CITY OF KEENE | PLANNING BOARD

SUBDIVISION 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.



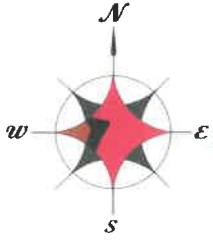
A Project Name		Date Received/Date of Submission:
Tax Map Parcel number(s) 534 - 074 - 000		Date of pre-application meeting:
Project Address: 139 FOREST ST.		Date Application is Complete:
Acreage/S.F. of Parcel: 23076 SF / 0.53 AC		Planning Department File #: S-03-18
Zoning District: MEDIUM DENSITY	Owner	Name: William Shepard
		Address: PO Box 521 Keene NH 03431
		Telephone/E-mail: 603 439 1922
	Applicant	Signature: [Signature] 6-14-18
		Name: WENDY PELLETIER CARDINAL SURVEYING & LAND PLANNING
		Address: 127 WASHINGTON ST KEENE NH
		Telephone/E-mail: WENDY@CARDINALSURVEYING.NET 603 209-1989
		Signature: Wendy A. Pelletier 6-14-18

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"/> A check to cover the costs of legal notice to advertise the public hearing, mailing notices out to abutters |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36") | |



CARDINAL SURVEYING AND LAND PLANNING, LLC

127 Washington Street
Keene, NH 03431
(603) 209-1989

www.cardinalsurveying.net

"Know Your Boundaries"

June 13, 2018

139 Forest Street
2 Lot Subdivision

Project Narrative

Map 536-074-000 is a 0.53 acre lot on the west side of Forest Street at the intersection of Prospect Street and Armory Street. There is a single family dwelling on the lot accessed from a driveway onto Forest Street.

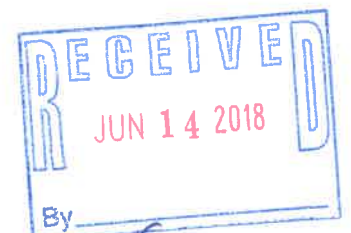
The lot is in the medium-density district. The neighborhood is comprised of modest single and multi family.

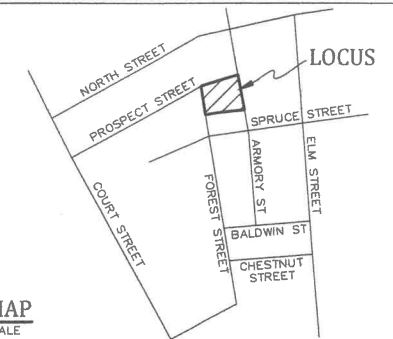
This is a proposed residential 2 lot subdivision. The existing dwelling will be on an 11,123 s.f. lot with frontage on Forest Street. The second lot will be lot of 11,953 s.f. with frontage on Armory Street.

There are not wetlands or surface water on the lot. There is a banking that runs across the entire lot with prohibitive and precautionary slopes. Proposed lot 1 has 10,402 s.f. of usable area and lot 2 has 10,679 s.f. of usable area

The existing dwelling is connected to City sewer and water. A new dwelling will be connected to City utilities as well. The elevation of the house is such that it should not need a sewer pump.

There is no building proposed at this time. The requirements for drainage, erosion control, stump and debris management are noted in the general notes and will be addressed at the time building permits are applied for.



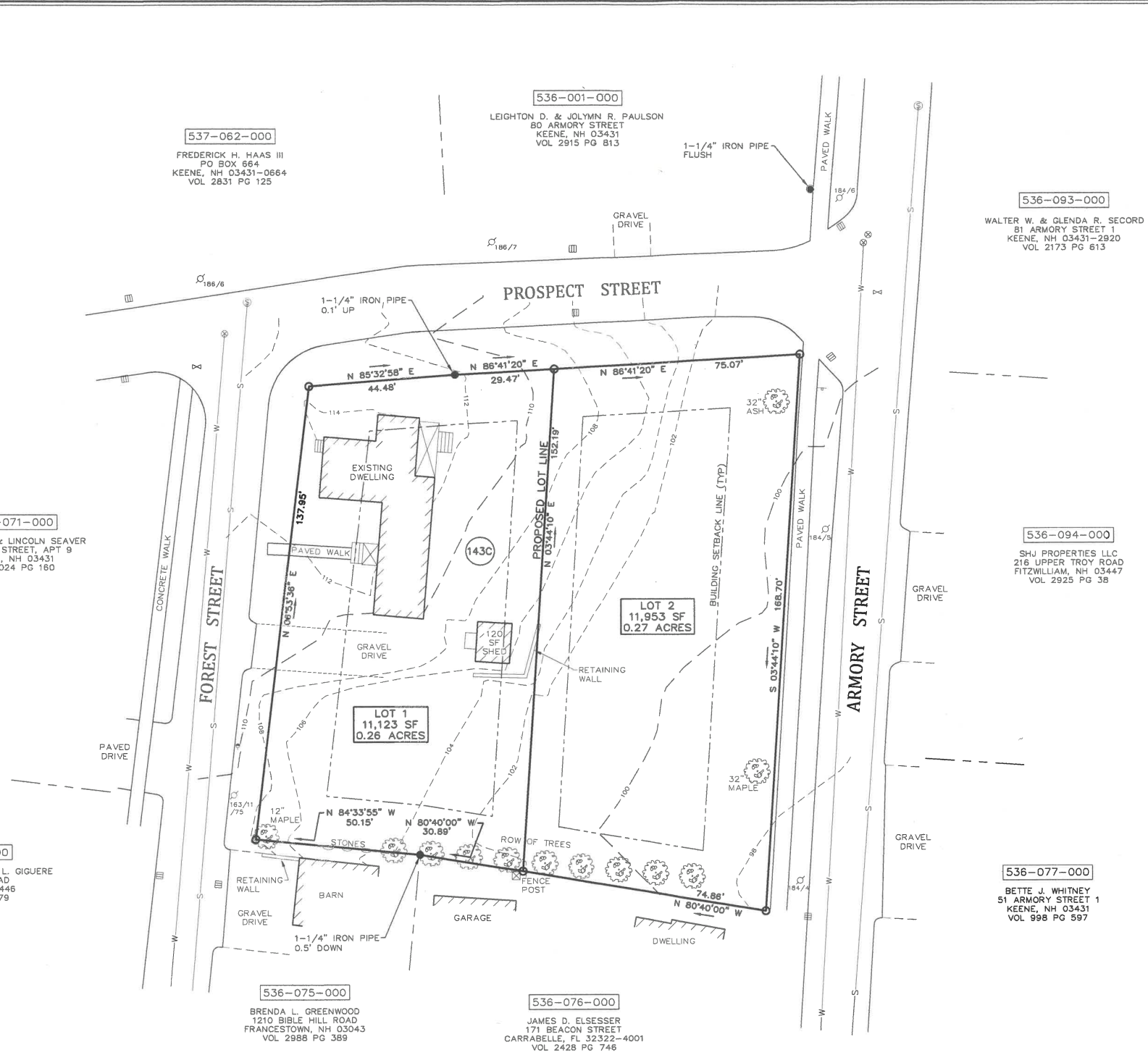


LOCUS MAP
NOT TO SCALE

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 536-074-000 INTO TWO RESIDENTIAL LOTS.
- 2) OWNERS OF RECORD: DAZWA PROPERTIES LLC
PO BOX 521
KEENE, NH 03431
VOLUME 2733 PAGE 826
- 3) EXISTING AREA OF LOT 536-074-000: 23,076 SF OR 0.53 ACRES
AREA OF PROPOSED LOT 1: 11,123 SF OR 0.26 ACRES
AREA OF PROPOSED LOT 2: 11,953 SF OR 0.27 ACRES
- 4) MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
- 5) CURRENT ZONING: MEDIUM DENSITY DISTRICT
MIN. LOT AREA - 8,000 SF
MIN. FRONTAGE - 50 FEET
MIN. WIDTH AT BUILDING LINE - 60 FEET
SETBACKS:
THE NARROWER SIDE OF A CORNER LOT IS CONSIDERED FRONT STREET SIDE SETBACK IS 10' GREATER THAN NORMAL SETBACK
FRONT - 15 FEET
SIDE - 10 FEET PLUS 10 FEET
REAR - 15 FEET
- 6) THE RIGHT OF WAY OF ARMORY STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND THE CENTERLINE OF THE EXISTING TRAVELED WAY AND IS SHOWN TO BE 40 FEET WIDE BASED ON THE LAYOUT OF JULY 12, 1872 RECORDED IN VOLUME 1 PAGE 400 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 7) THE RIGHT OF WAY OF FOREST STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND THE CENTERLINE OF THE EXISTING TRAVELED WAY AND IS SHOWN TO BE 39 FEET WIDE BASED ON THE LAYOUT OF JULY 31, 1874 RECORDED IN VOLUME 2 PAGE 7 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 8) THE RIGHT OF WAY OF PROSPECT STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND THE CENTERLINE OF THE TRAVELED WAY AND IS SHOWN TO BE 3 RODES WIDE (49.5') BASED ON THE LAYOUT OF AUGUST 1, 1874 VOLUME 2 PAGE 3 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 9) NO JURISDICTIONAL WETLANDS WERE OBSERVED.
- 10) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 2 FEET.
- 11) LOT 536-074-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 12) SOILS INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- 13) THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICE BEFORE CONSTRUCTION OF THE DRIVEWAY BEGINS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
- 14) ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLIC WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS. PRIVATE ON-SITE SEWER EJECTOR PUMPS MAY BE NEEDED TO ACCESS CITY SEWER LINES.
- 15) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.
- 16) GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
- 17) THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- 18) THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.

RECEIVED
JUN 14 2018
By S-03-18



537-062-000
FREDERICK H. HAAS III
PO BOX 664
KEENE, NH 03431-0664
VOL 2831 PG 125

536-001-000
LEIGHTON D. & JOLYMN R. PAULSON
80 ARMORY STREET
KEENE, NH 03431
VOL 2915 PG 813

536-093-000
WALTER W. & GLENDA R. SECORD
81 ARMORY STREET 1
KEENE, NH 03431-2920
VOL 2173 PG 613

537-071-000
MERECA E. & LINCOLN SEAVER
101 MAIN STREET, APT 9
KEENE, NH 03431
VOL 3024 PG 160

536-094-000
SHJ PROPERTIES LLC
216 UPPER TROY ROAD
FITZWILLIAM, NH 03447
VOL 2925 PG 38

537-070-000
RICHARD A. & BARBARA L. GIGUERE
70 ALDRICH ROAD
SWANZEY, NH 03446
VOL 2187 PG 479

536-077-000
BETTE J. WHITNEY
51 ARMORY STREET 1
KEENE, NH 03431
VOL 998 PG 597

536-075-000
BRENDA L. GREENWOOD
1210 BIBLE HILL ROAD
FRANCETOWN, NH 03043
VOL 2988 PG 389

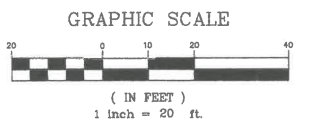
536-076-000
JAMES D. ELSESSER
171 BEACON STREET
CARRABELLE, FL 32322-4001
VOL 2428 PG 746

SOILS LEGEND

143C - MONADNOCK FINE SANDY LOAM,
8 TO 15 PERCENT SLOPES,
VERY STONY

LEGEND

- - PIN FOUND
- - REBAR SET
- D_{184/3} - UTILITY POLE
- ⊕ - GUY ANCHOR
- ⊥ - SIGN
- ⊠ - FENCE POST
- ⊙ - WATER VALVE
- ⊗ - GAS VALVE
- ⊞ - CATCH BASIN
- ⊝ - SEWER MANHOLE
- 472- - EXISTING CONTOUR LINE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - BUILDING SETBACK LINE



OWNER CERTIFICATION

WE, DAZWA PROPERTIES LLC, CERTIFY THAT WE ARE THE OWNERS OF LOT 536-074-000, AND APPROVE OF THIS SUBDIVISION.

AGENT

APPROVED AS A SUBDIVISION
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD
BY _____ CHAIRMAN

SURVEYOR'S CERTIFICATION

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN 500.1.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

TO BE STAMPED
UPON APPROVAL

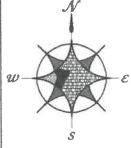
NO.	DATE	REVISION	BY
6/9/18			

SUBDIVISION PLAN

LOT 536-074-000
139 FOREST STREET
KEENE, NH 03431

DATE: JUNE 13, 2018 SCALE: 1"=20'

PREPARED FOR:
DAZWA PROPERTIES LLC
PO BOX 521
KEENE, NH 03431
CARDINAL SURVEYING & LAND PLANNING
Keene, New Hampshire 03431
Tel. (603) 499-6151 SHT 1/1



LOT AREA CALCULATIONS

LOT 1	
EXISTING:	11,123 S.F. OR 0.26 ACRES
50% OF PRECAUTIONARY SLOPES:	- 336 S.F.
PROHIBITIVE SLOPES:	- 385 S.F.
USABLE AREA:	10,402 S.F. OR 0.24 ACRES
LOT 2	
EXISTING:	11,953 S.F. OR 0.27 ACRES
50% OF PRECAUTIONARY SLOPES:	- 707 S.F.
PROHIBITIVE SLOPES:	- 587 S.F.
USABLE AREA:	10,679 S.F. OR 0.25 ACRES

537-062-000
 FREDERICK H. HAAS III
 PO BOX 664
 KEENE, NH 03431-0664
 VOL 2831 PG 125

536-001-000
 LEIGHTON D. & JOLYNN R. PAULSON
 80 ARMORY STREET
 KEENE, NH 03431
 VOL 2915 PG 813

536-093-000
 WALTER W. & GLENDA R. SECORD
 81 ARMORY STREET 1
 KEENE, NH 03431-2920
 VOL 2173 PG 613

537-071-000
 MERCEA E. & LINCOLN SEEVER
 101 MAIN STREET, APT 9
 KEENE, NH 03431
 VOL 3024 PG 160

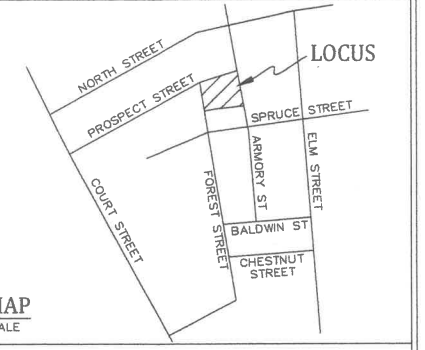
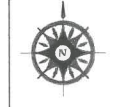
537-070-000
 RICHARD A. & BARBARA L. GIOJERE
 70 ALDRICH ROAD
 SWANZEY, NH 03446
 VOL 2187 PG 479

536-075-000
 BRENDA L. GREENWOOD
 1210 BIBLE HILL ROAD
 FRANCETOWN, NH 03043
 VOL 2988 PG 389

536-076-000
 JAMES D. ELSESSER
 171 BEACON STREET
 CARRABELLE, FL 32322-4001
 VOL 2428 PG 746

536-094-000
 SHJ PROPERTIES LLC
 216 UPPER TROY ROAD
 FITZWILLIAM, NH 03447
 VOL 2925 PG 38

536-077-000
 BETTE J. WHITNEY
 51 ARMORY STREET 1
 KEENE, NH 03431
 VOL 998 PG 597



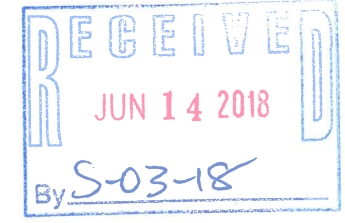
LOCUS MAP
 NOT TO SCALE

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 536-074-000 INTO TWO RESIDENTIAL LOTS.
- 2) OWNERS OF RECORD:
 DAZWA PROPERTIES LLC
 PO BOX 521
 KEENE, NH 03431
 VOLUME 2733 PAGE 826
- 3) EXISTING AREA OF LOT 536-074-000: 23,076 SF OR 0.53 ACRES
 AREA OF PROPOSED LOT 1: 11,123 SF OR 0.26 ACRES
 AREA OF PROPOSED LOT 2: 11,953 SF OR 0.27 ACRES
- 4) MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
- 5) CURRENT ZONING: MEDIUM DENSITY DISTRICT
 MIN. LOT AREA - 8,000 SF
 MIN. FRONTAGE - 50 FEET
 MIN. WIDTH AT BUILDING LINE - 60 FEET
 SETBACKS:
 THE NARROWER SIDE OF A CORNER LOT IS CONSIDERED FRONT
 STREET SIDE SETBACK IS 10' GREATER THAN NORMAL SETBACK
 FRONT - 15 FEET
 SIDE - 10 FEET PLUS 10 FEET
 REAR - 15 FEET
- 6) THE RIGHT OF WAY OF ARMORY STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND THE CENTERLINE OF THE EXISTING TRAVELED WAY AND IS SHOWN TO BE 40 FEET WIDE BASED ON THE LAYOUT OF JULY 12, 1872 RECORDED IN VOLUME 1 PAGE 400 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 7) THE RIGHT OF WAY OF FOREST STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND THE CENTERLINE OF THE EXISTING TRAVELED WAY AND IS SHOWN TO BE 39 FEET WIDE BASED ON THE LAYOUT OF JULY 31, 1874 RECORDED IN VOLUME 2 PAGE 7 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 8) THE RIGHT OF WAY OF PROSPECT STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND THE CENTERLINE OF THE TRAVELED WAY AND IS SHOWN TO BE 3 RODES WIDE (49.5') BASED ON THE LAYOUT OF AUGUST 1, 1874 VOLUME 2 PAGE 3 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 9) NO JURISDICTIONAL WETLANDS WERE OBSERVED.
- 10) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 2 FEET.
- 11) LOT 536-074-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 12) SOILS INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- 13) WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
- 14) THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICE BEFORE CONSTRUCTION OF THE DRIVEWAY BEGINS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
- 15) ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLIC WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS. PRIVATE ON-SITE SEWER EJECTOR PUMPS MAY BE NEEDED TO ACCESS CITY SEWER LINES.
- 16) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.
- 17) GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.

NOTES CONTINUED

- 18) THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- 19) THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.



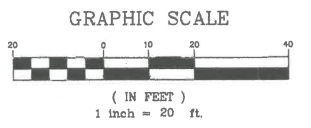
PLAN SET
 SHEET 1/2 SUBDIVISION PLAN
 TO BE RECORDED AT CHESHIRE COUNTY REGISTRY OF DEEDS.
 SHEET 2/2 TOPOGRAPHIC SUBDIVISION PLAN
 TO REMAIN ON FILE AT THE TOWN OFFICE.

SOILS LEGEND

143C - MONADNOCK FINE SANDY LOAM,
 8 TO 15 PERCENT SLOPES,
 VERY STONY

LEGEND

- - PIN FOUND
- - REBAR SET
- - UTILITY POLE
- - GUY ANCHOR
- - SIGN
- ⊕ - FENCE POST
- ⊕ - WATER VALVE
- ⊕ - GAS VALVE
- ⊕ - CATCH BASIN
- ⊕ - SEWER MANHOLE
- 104--- - EXISTING CONTOUR LINE
- --- - APPROXIMATE ABUTTER LINE
- --- --- - BUILDING SETBACK LINE
- XXXXXX - PRECAUTIONARY SLOPES
- XXXXXX - PROHIBITIVE SLOPES



OWNER CERTIFICATION

WE, DAZWA PROPERTIES LLC, CERTIFY THAT WE ARE THE OWNERS OF LOT 536-074-000, AND APPROVE OF THIS SUBDIVISION.

AGENT _____
 _____ 2018
 APPROVED AS A SUBDIVISION
 IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
 THE CITY OF KEENE PLANNING BOARD
 BY _____ CHAIRMAN

SURVEYOR'S CERTIFICATION

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN 500.1.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

TO BE STAMPED
 UPON APPROVAL

NO.	DATE	REVISION	BY

TOPORAPHIC SUBDIVISION PLAN
 LOT 536-074-000
 139 FOREST STREET
 KEENE, NH 03431
 DATE: JUNE 13, 2018 SCALE: 1"=20'
 PREPARED FOR:
 DAZWA PROPERTIES LLC
 PO BOX 521
 KEENE, NH 03431
 CARDINAL SURVEYING & LAND PLANNING
 Keene, New Hampshire 03431
 Tel. (603) 499-6151 SHT 2/2



City of Keene

New Hampshire

June 26, 2018
139 Forest Street
Two Lot Subdivision

Wendy Pelletier
Cardinal Surveying and Land Planning LLC

I am writing in response to your letter dated June 25, 2018 in regards to the subdivision of 139 Forest Street and the resulting change of frontage from front to side and vice versa of a corner lot.

This property is located in the Medium Density district where under the City Zoning Code Sec 102-791 Table 1 the setbacks for the front are fifteen feet and the side setback is ten feet, but since this is a corner lot the side setback is extended by ten more feet under Sec 102-826 (c) for a total of twenty feet.

One of the proposed lots has an existing building that currently encroaches into both the front setback along Forest Street and also encroaches along the side setback along Prospect Street. With this proposed subdivision the frontages will change per the calculation of setbacks for a corner lot as laid out in Sec 102-826 and Prospect Street will become the front and Forest will become the side.

Your letter states that with the change to the frontages that the current building, while still encroaching upon the front and side setbacks, would be overall more compliant with the setbacks based on the overall square footage within in the setbacks going from 320.50 square feet to 299.63 square feet. As the Zoning Administrator I am in agreement that the proposed subdivision would be more compliant with the setbacks and as such meets Sec 102-209 (2).

John Rogers, CBO
Acting Health and Code Director
City of Keene
3 Washington Street
Keene N.H. 03431
603-352-5440 x 6040

THIS PAGE IS INTENDED TO BE BLANK.

**SPR-11-16 MODIFICATION 5 - 99 WYMAN ROAD – HILLSIDE VILLAGE CONTINUING
CARE RETIREMENT COMMUNITY**

Request:

Applicant Prospect-Woodward Home is requesting changes to the lighting and landscape plans at the Hillside Village Continuing Care Community. To accomplish the lighting changes, they have also requested a waiver from Development Standard 10, Lighting, Section C.1. Shielding. The site is located at 99 Wyman Road, is now 36.26 acres and lies within both the Rural and the Corporate Park Zoning Districts (TMP# 919-09-024).

Background:

In November of 2016, the Planning Board approved the site plan for Hillside Village at 99 & 0 Wyman Road in the Rural Zoning District. The approved development began with three main buildings: the Woodside Apartment building, a Health Care building, and a Community building. Several modifications have followed:

1. April 7, 2017: an Administrative Approval increased the height of the Health Care Building to four stories and added a vegetative screen of Weeping Willow trees,
2. February 26, 2018: The Planning Board approved a Boundary Line Adjustment and Site Plan Modification to allow for six additional parking garages,
3. April 23, 2018: The Planning Board approved a third Site Plan Modification which substituted vinyl siding in place of cultured stone on the north facades of the Health Care Center,
4. April 26, 2018: An Administrative Approval allowed for a temporary parking area during the construction period.

This current application reflects recent input from the new residents and health care professionals prompting the requested changes. The changes are small and occur throughout the site. The overall lighting levels remain in compliance with the exception of one uplighting fixture in a tree within the Health Center's courtyard. The landscape changes result in less shade trees within the courtyards however the total number of trees and plants overall has now increased.

Completeness:

The applicant has requested exemptions from required submittal materials which have no bearing on the current application. Staff recommends the Board grant the application as complete.

Departmental comments: *The requested changes were deemed not relevant to the regulations of the Code, Police, or Public Works departments.*

Application Analysis:

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

6. Landscaping: The Applicant is proposing a variety of minor landscape changes:
 - a. The substitution of alternating Redspire Pear and Brandywine Maple. street trees along Wyman Way in the project area,

- b. The replacement of multiple ornamental trees in the Community Building's courtyard with a single shade tree to maintain views from the adjacent apartments. See Figures 1 and 2 from sheet LA-1.

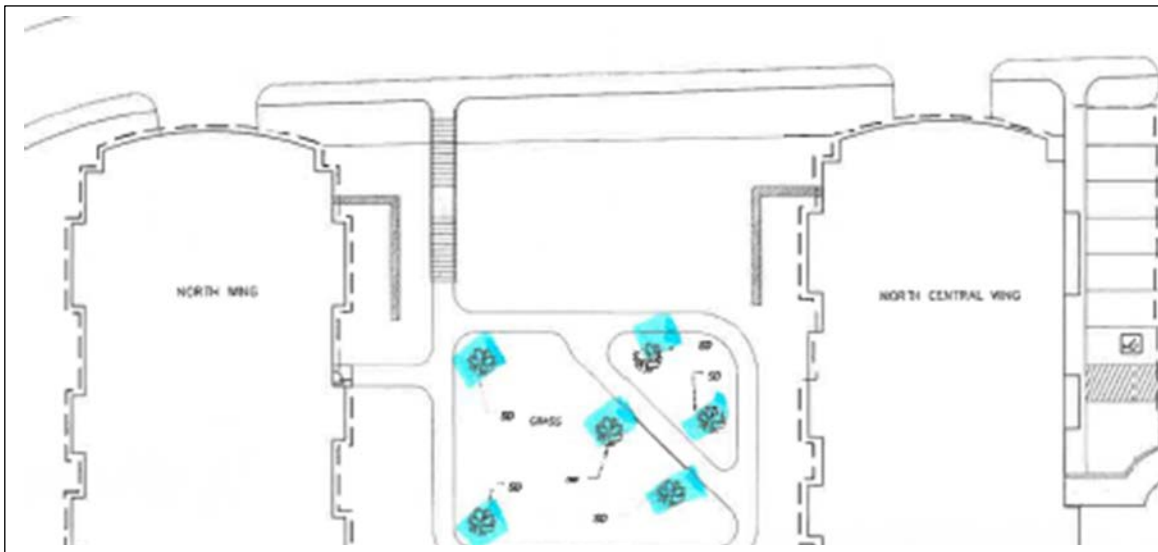


Figure 1: Approved Community Center Courtyard Landscape Design

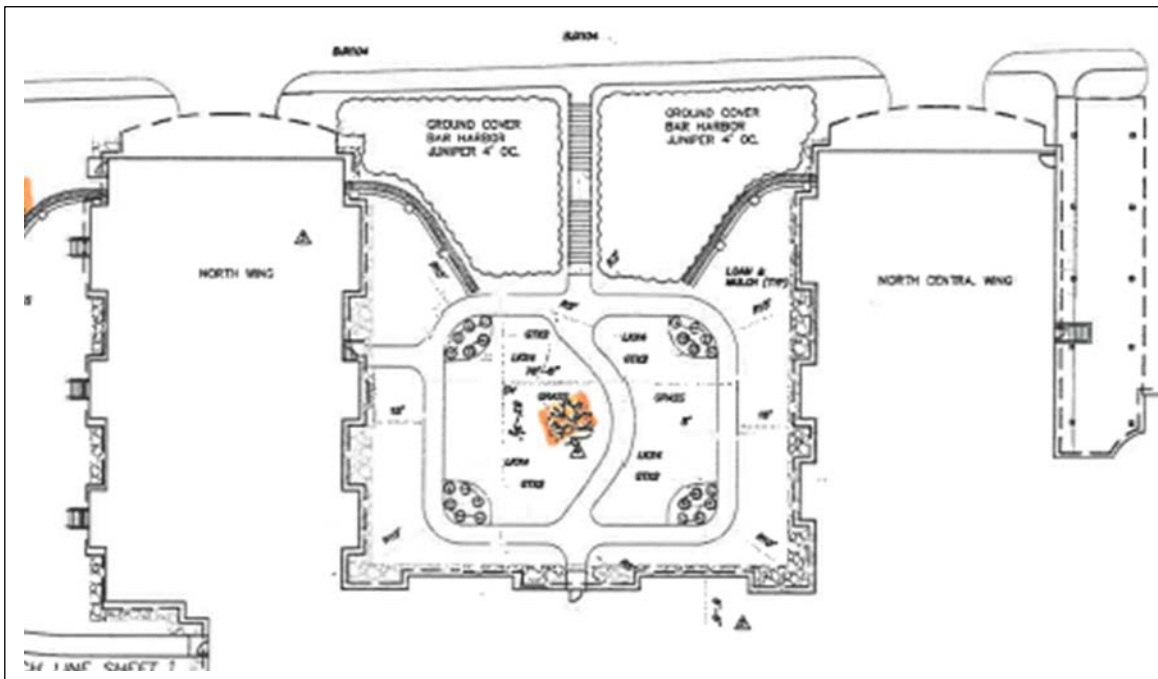


Figure 2: Proposed Community Center Courtyard Landscape Design

- c. The shift of arborvitae from the west foundation of the Community Building to the outside of its northern parking lot to lessen the visual impact of the tall retaining wall along Wyman Road. See Figures 3 and 4 below from sheet LA-2.



Figure 3: Approved Northern Parking Planting at the Community Bldg.

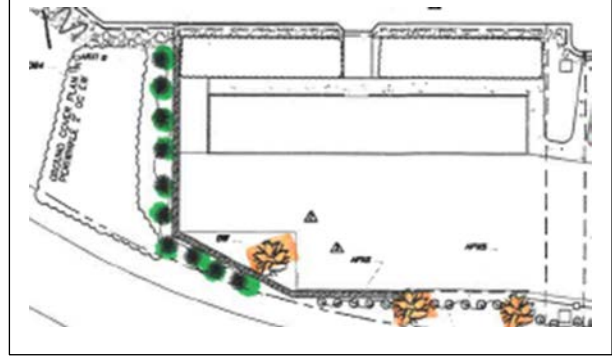


Figure 4: Proposed Northern Parking Planting at the Community Bldg.

- d. The removal of Arborvitae from the southeast side of the Community Building's parking lot. See Figures 5 and 6 below also from sheet LA-2, and

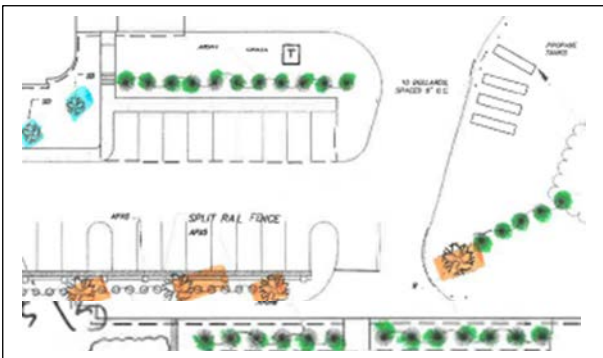


Figure 5: Approved Southern Parking Planting at the Community Bldg.

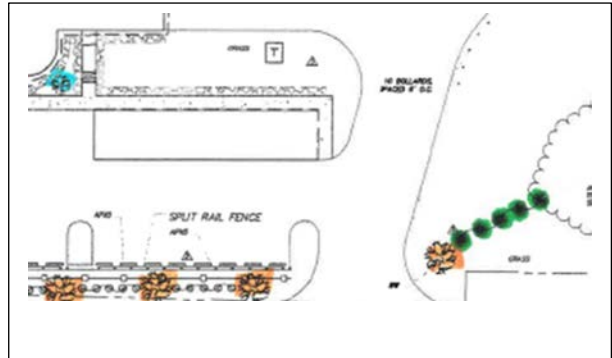


Figure 6: Proposed Approved Southern Parking Planting at the Community Bldg.

- e. The substitution of a single clump of Paper Birch for multiple ornamental trees in the east Medical Center courtyard along Wyman Way. This same courtyard is also now screened from Wyman Way by a row of Arborvitae shrubs. This screening will be discussed with regard to proposed uplighting of the Birch Trees in Section 10. See Figures 7 and 8 below from sheet LA-2.



Figure 7: Approved East Courtyard Planting at the Medical Center



Figure 8: Proposed East Courtyard Planting at the Medical Center

- f. Lastly, the Sensory Garden layout and plantings have proposed changes to better suit the intended patrons resulting in more walking options and less benches.



Figure 7: Approved Sensory Garden Planting

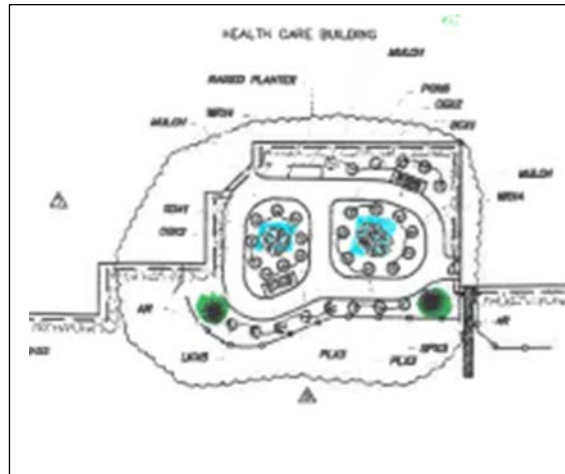


Figure 8: Proposed Sensory Garden Planting

This standard has been met.

8. Screening:

- a. Per Planning Board Standard 8. Landscape screening of Arborvitae shrubs have been shifted to reduce the visual impact of the high retaining wall outside at the Community Building's northern parking area. See Figures 3 and 4.
- b. Per Planning Board Standard 8. a. An 8' tall, solid fence has been added to surround the proposed trash compactor at the Northeast corner of the Health Center.

This standard has been met.

10. Lighting: The applicant submitted a revised lighting plan to accomplish several goals:

- a. A waiver from Standard 10. Lighting is requested due to the recommendation of uplights in the ornamental trees within both of the Health Center courtyards for the benefit of the elderly users. Additional bollards which meet the Planning Board Lighting standard have also been added in these courtyards. With regard to the proposed uplighting, the applicant has addressed all four of the waiver criteria in the attached memo. The Board will wish to speak with applicant regarding the waiver request.
- b. Additionally, two, 8' poles are proposed to be removed at two of the Community Building entrances. The resulting light levels continue to meet the Planning Board's standards.

RECOMMENDATION FOR APPLICATION:

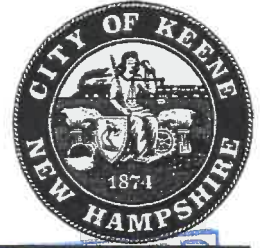
If the Board is inclined to approve the application, the following motion is recommended:

Approve SPR-11-16, modification 5 with a waiver from Development Standard #10, Site Lighting as shown on the plan set entitled "Hillside Village, Wyman Road, Keene, New Hampshire" prepared by SVE Associates, at various scales, on August 19, 2016 and last revised on June 14, 2018, with the following conditions:

- 1. Owner's representative's signature on the elevation.*
- 2. Signature by Planning Board Chair.*

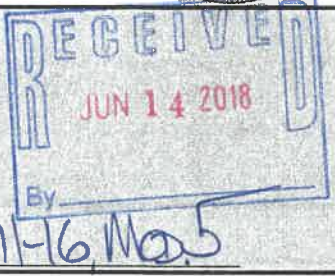
CITY OF KEENE | PLANNING BOARD

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 HILLSIDE VILLAGE CCR COMMUNITY MOD#4 Tax Map Parcel number(s) 2 2 1 - 019 - 0 0 0 2 2 1 - 018 - 0 0 0	Date Received/Date of Submission:	
	Date of pre-application meeting:	
Date Application is Complete:		Planning Department File #: <u>SPR-11-16 Mod 5</u>
Project Address: 81,95 & 100 WYMAN ROAD Acreage/S.F. of Parcel: <u>35.7 AC</u> / <u>11555.92 SF</u>	Owner	Name: THE PROSPECT - WOODWARD HOME
		Address: 194-202 COURT STREET KEENE NH 03431
Zoning District: RURAL	Applicant	Telephone\ Email:
		Signature: <u>Kirball R Temple</u>
		Name: SAME AS ABOVE
		Address:
		Telephone\ Email:
		Signature:



Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: 11-16 Date: 11/23/16

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

C A complete application must include the following

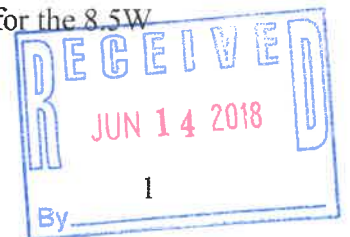
- | | |
|---|---|
| <input checked="" type="checkbox"/> Two (2) copies of completed application forms signed & dated | <input type="checkbox"/> Plans stamped/signed by reg. professional |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative | <input checked="" type="checkbox"/>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

Modification #4 to Approved Site Plan
SPR-11-16
Hillside Village
A Continuing Care Retirement Community
99 Wyman Road
Keene, NH

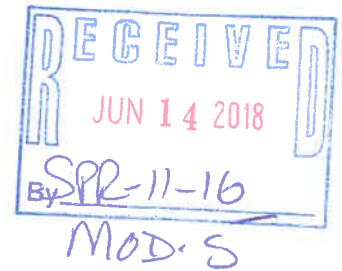
June 15, 2018

Development Standards

1. **Drainage** - No change.
2. **Sediment/Erosion Control** - No change.
3. **Hillside Protection** – No change.
4. **Snow Storage and Removal** – No change.
5. **Flooding** - No change.
6. **Landscaping** – Landscaping has been revised in several locations including the north and south courtyards at the Community building, the north parking area at the front of the Community building, the front of the Woodside Apartment building, the courtyards at the Health Center and the center island near the Health Center entrance. Tree species along Wyman Road have been changed to make half the trees Red Maples and half Redspire Pear trees.
7. **Noise** - No change.
8. **Screening** - Arbor vitae hedges have been added to provide screening on the east side of the assisted living courtyard and along the north side of the retaining wall at the front of the Community building. An 8' high solid fence will be installed surrounding a trash compactor to be located east of the Health Center, between the building and Wyman Road.
9. **Air Quality** – N/A
10. **Lighting** – Several changes are proposed. Two S-3 light poles adjacent to the Community building will be eliminated: one at the northeast corner of the south center wing and one at the southwest corner of the port cochere.
At the Health Center building courtyard on the east side three S-2 poles, two bollards and two tree lights are proposed. On the west side, in the sensory garden courtyard, two S-2 poles, two bollards and four tree lights are proposed. A waiver is requested to allow the proposed tree lights. A cut sheet for the 8.5W fixtures is attached.



11. **Sewer and Water** – No changes are proposed.
12. **Traffic** – The proposed modifications will not result in additional traffic.
13. **Comprehensive Access Management**– No change.
14. **Hazardous and Toxic Materials** – The property owner has no knowledge of existing contamination on the property.
15. **Filling/Excavation** – No change.
16. **Wetlands** – No change.
17. **Surface Waters** – No change.
18. **Stump Dumps** – None.
19. **Architecture and Visual Appearance** – No changes are proposed.



June 15, 2018

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

Re: Request for Modification #4, SPR-11-16, Hillside Village, 99 Wyman Road

Dear Rhett:

On behalf of The Prospect-Woodward Home, I am hereby submitting an application for modification #4 to SPR-11-16. The modification involves the following:

1. **Lighting - Community Building NE Corner at South Wing:** Eliminate S-3 pole north of parking garage entrance.
2. **Lighting - Community Building SW Corner of Port Cochere:** Eliminate S-3 pole.
3. **Lighting - Health Center Building East Side:** Add three S-2 poles, two bollards and two tree lights in Assisted Living Facility Courtyard.
4. **Lighting - Health Center Building West Side:** Add two bollards, two S-2 poles and four tree lights in Sensory Garden Courtyard.
5. **Landscaping Plans:** Add and modify plantings at courtyards, sensory garden, Health Center, Community building, Woodside garages and along Wyman Road.

Attached is an application for modification to an approved site plan along with copies of the modified lighting plans and modified landscaping plans. Clouds delineate the areas changed on each sheet.

A waiver is requested from Development Standard 10, Lighting, Section C.1. Shielding, to allow installation of six tree lights (uplights). The waiver criteria are addressed as follows:

- a. **Granting the waiver is not contrary to the spirit and intent of the regulations.** Four tree lights will be installed on the west side of the Health Center in the Sensory Garden courtyard. It is surrounded on three sides by the four story building and on the west side by an eight foot high fence. It is not visible from Wyman Road or from adjacent properties. Two tree lights will be installed on the east side of the Health Center in the courtyard for the Assisted Living facility. This courtyard is also surrounded on three sides by the four story building and is screened on the east side by a four foot fence and an arbor vitae hedge. The 8.5 watt lights will be over 100 feet from Wyman Road and will be shielded on the road side by the fencing and hedge.

- b. **Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment.** The uplighting in the Sensory Garden courtyard is located behind the building and will not be visible from Wyman Road or from any abutting property. The uplights in the Assisted Living Facility courtyard will be shielded from Wyman Road by the four foot high fencing, the arbor vitae hedge and be over 100 feet away. The small amount of uplight on a single tree will have no impact on abutting properties or drivers on Wyman Road.
- c. **Granting the waiver has not been shown to diminish the property values of abutting properties.** The uplighting in the Sensory Garden courtyard is located behind the building and will not be visible from Wyman Road or from any abutting property. The uplights in the Assisted Living Facility courtyard will be shielded from Wyman Road and be over 100 feet away. The small amount of uplight on a single tree will have no impact on the values of abutting properties.
- d. **Strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant.** Given the locations of the proposed uplights, there is absolutely no benefit to the public to deny this waiver. The purpose of the uplighting in the Sensory Garden courtyard and in the Assisted Living Facility courtyard is to provide an aesthetically pleasing setting which can be calming and comforting to the residents. This is especially important for the health and well-being of the elderly. It would be an unnecessary hardship to deny this request.

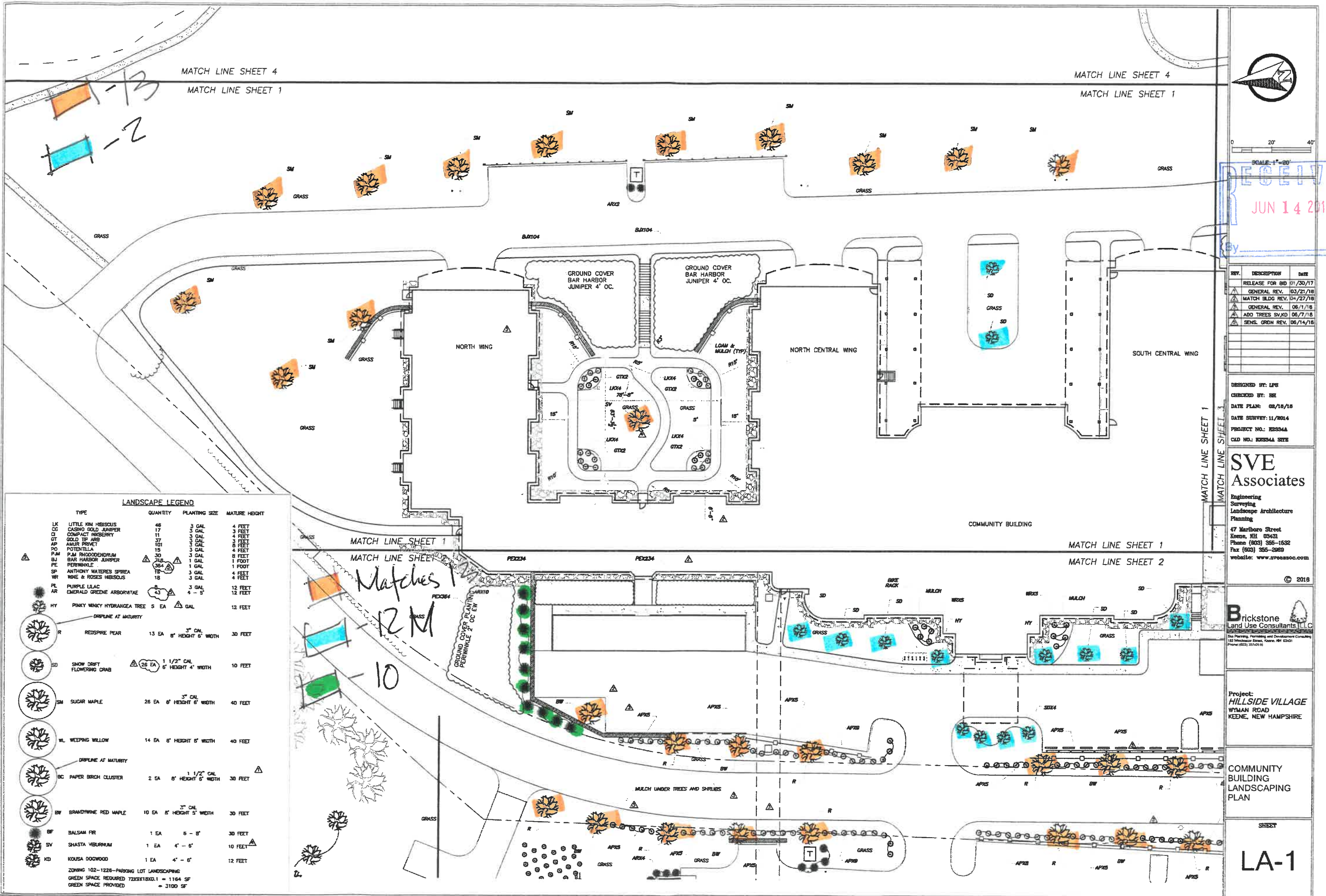
Please let me know if any additional information is needed.

Thank you for your consideration of this request.

Sincerely,



James P. Phippard, agent



RECEIVED
JUN 14 2018

REV.	DESCRIPTION	DATE
	RELEASE FOR BID	01/30/17
	GENERAL REV.	03/21/18
	MATCH BLDG REV.	03/27/18
	GENERAL REV.	06/1/18
	ADD TREES SV,KD	06/7/18
	SENS. GRDN REV.	06/14/18

DESIGNED BY: LPE
CHECKED BY: BEB
DATE PLAN: 08/16/16
DATE SURVEY: 11/2014
PROJECT NO.: K2334A
CAD NO.: K2334A SITE

SVE Associates
Engineering
Site Planning
Landscape Architecture
Planning
47 Marlboro Street
Keene, NH 03431
Phone (603) 355-1532
Fax (603) 355-2989
website: www.sveassoc.com
© 2018

Brickstone Land Use Consultants LLC
Site Planning, Permitting and Development Consulting
125 Woodbury Street, Keene, NH 03431
Phone (603) 354-0118

Project:
HILLSIDE VILLAGE
WYMAN ROAD
KEENE, NEW HAMPSHIRE

COMMUNITY BUILDING
LANDSCAPING PLAN

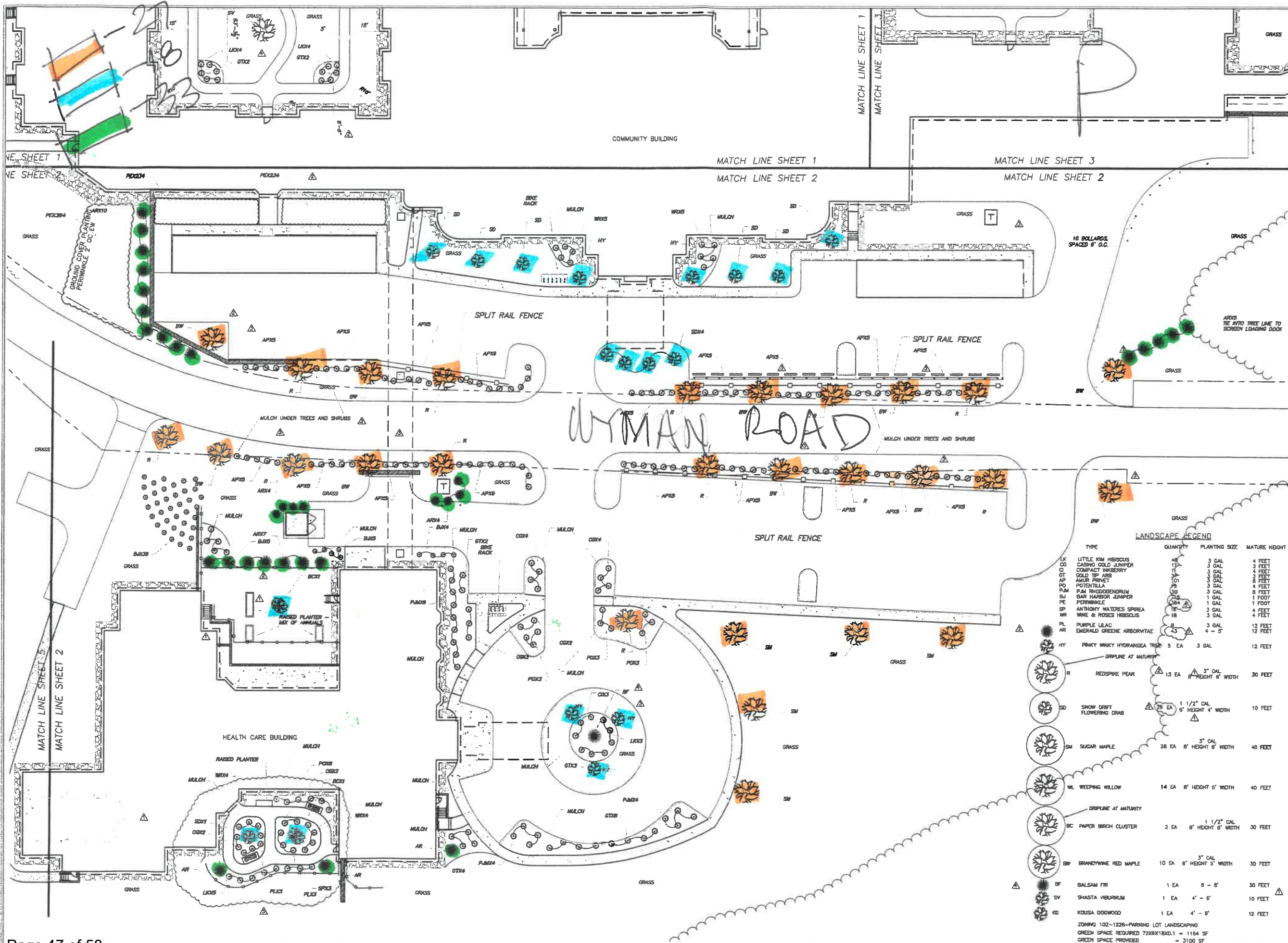
SHEET
LA-1


LANDSCAPE LEGEND

TYPE	QUANTITY	PLANTING SIZE	MATURE HEIGHT
LK LITTLE LEM HIBISCUS	46	3 GAL	4 FEET
OC CASINO GOLD JUNIPER	17	3 GAL	3 FEET
CT COMPACT HARBOR	11	3 GAL	4 FEET
GT GOLD TIP ARB	37	3 GAL	4 FEET
AP AMUR PRIVET	101	3 GAL	6 FEET
PO POTENTILLA	15	3 GAL	4 FEET
P.M RHODODENDRUM	30	3 GAL	6 FEET
BJ BAR HARBOR JUNIPER	38	1 GAL	1 FOOT
PE PERENNIALE	78	3 GAL	1 FOOT
SP ANTHONY WATERES SPIREA	18	3 GAL	3 FEET
WR WINE & ROSES HIBISCUS	18	3 GAL	4 FEET
PL PURPLE LIAC	43	3 GAL	12 FEET
AR EMERALD GREENE ARBORVITAE	43	4 - 5"	12 FEET
HY PINKY WINCY HYDRANGEA TREE	5 EA	1 GAL	12 FEET
R REDSPIRE PEAR	13 EA	3" CAL 6" HEIGHT 6" WIDTH	30 FEET
SD SNOW DRIFT FLOWERING CRAB	28 EA	1 1/2" CAL 6" HEIGHT 4" WIDTH	10 FEET
SM SUGAR MAPLE	26 EA	3" CAL 6" HEIGHT 6" WIDTH	40 FEET
WL WEeping WILLOW	14 EA	6" HEIGHT 6" WIDTH	40 FEET
BC PAPER BIRCH CLUSTER	2 EA	1 1/2" CAL 6" HEIGHT 6" WIDTH	30 FEET
BW BRADYBONE RED MAPLE	10 EA	3" CAL 6" HEIGHT 5" WIDTH	30 FEET
BF BALSAM FIR	1 EA	6 - 8"	30 FEET
SV SHASTA VIBURNUM	1 EA	4" - 6"	10 FEET
KD KOUSA DOGWOOD	1 EA	4" - 6"	12 FEET

ZONING 102-1226-PARKING LOT LANDSCAPING
GREEN SPACE REQUIRED 7239X1830.1 = 1164 SF
GREEN SPACE PROVIDED = 3180 SF

SPR-11-16 MOD. 5





0 20' 40'

SCALE: 1"=20'

REV.	DESCRIPTION	DATE
	RELEASE FOR BID	01/30/17
	GENERAL REV.	03/21/18
	MATCH BLDG REV.	04/27/18
	GENERAL REV.	06/1/18
	ADD TREES SVXD	06/7/18
	SENS. GRDN REV.	06/14/18

DESIGNED BY: LPS
 CHECKED BY: RHK
 DATE PLAN: 08/18/16
 DATE SURVEY: 11/2014
 PROJECT NO.: E83344
 CAD NO.: E83344 SITE

SVE Associates
 Engineering
 Surveying
 Landscape Architecture
 Planning
 47 Marlboro Street
 Keene, NH 03431
 Phone (603) 356-1532
 Fax (603) 356-2969
 website: www.sveassoc.com

© 2016

Brickstone Land Use Consultants LLC
 Site Planning, Permitting and Development Consulting
 140 Westchester Street, Keene, NH 03431
 Phone (603) 357-2116

Project:
HILLSIDE VILLAGE
 WYMAN ROAD
 KEENE, NEW HAMPSHIRE

HEALTH CENTER LANDSCAPING PLAN

SHEET

LA-2

LANDSCAPE LEGEND

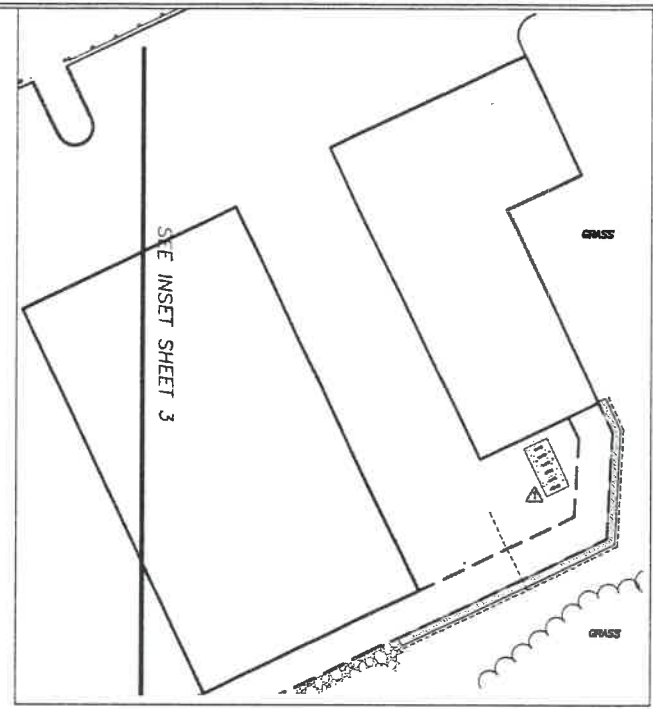
TYPE	QUANTITY	PLANTING SIZE	MATURE HEIGHT
LK LITTLE LEM HIBISCUS	46	3 GAL	4 FEET
CC CASINO GOLD JUNIPER	13	3 GAL	3 FEET
C COMPACT INKBERRY	1	3 GAL	4 FEET
GT GOLD TIP ABB	10	3 GAL	3 FEET
AP AUBURN PRIVET	10	3 GAL	6 FEET
PO POTENTILLA	10	3 GAL	4 FEET
PJM P.J.M. RHODODENDRUM	30	3 GAL	8 FEET
SJ BAR HARBOR JUMPER	218	1 GAL	1 FOOT
PE PERIWINKLE	264	1 GAL	1 FOOT
SP ANTHONY WATERS SPIREA	18	3 GAL	4 FEET
WR WINE & ROSES HIBISCUS	18	3 GAL	4 FEET
PL PURPLE LILAC	8	3 GAL	12 FEET
AR EMERALD GREENE ARBORVITAE	43	4 - 5"	12 FEET
HY PINKY WINKY HYDRANGEA TREE	5 EA	3 GAL	12 FEET
DRIFLINE AT MATURITY			
R REDSPIRE PEAR	13 EA	3" CAL 6" HEIGHT 6' WIDTH	30 FEET
SD SNOW DRIFT FLOWERING GRAB	78 EA	1 1/2" CAL 6" HEIGHT 4' WIDTH	10 FEET
SM SUGAR MAPLE	26 EA	3" CAL 6" HEIGHT 6' WIDTH	40 FEET
WL WEeping WILLOW	14 EA	6" HEIGHT 6' WIDTH	40 FEET
DRIFLINE AT MATURITY			
BC PAPER BRICH CLUSTER	2 EA	6" HEIGHT 6' WIDTH	30 FEET
BW BRANDYWINE RED MAPLE	10 EA	3" CAL 6" HEIGHT 5' WIDTH	30 FEET
BF BALSAM FIR	1 EA	6 - 8'	30 FEET
SV SHASTA VIBURNUM	1 EA	4' - 6'	10 FEET
KD KOLUSA DOGWOOD	1 EA	4' - 6'	12 FEET

ZONING 102-1226-PARKING LOT LANDSCAPING
 GREEN SPACE REQUIRED 722X818X10.1 = 1164 SF
 GREEN SPACE PROVIDED = 3100 SF

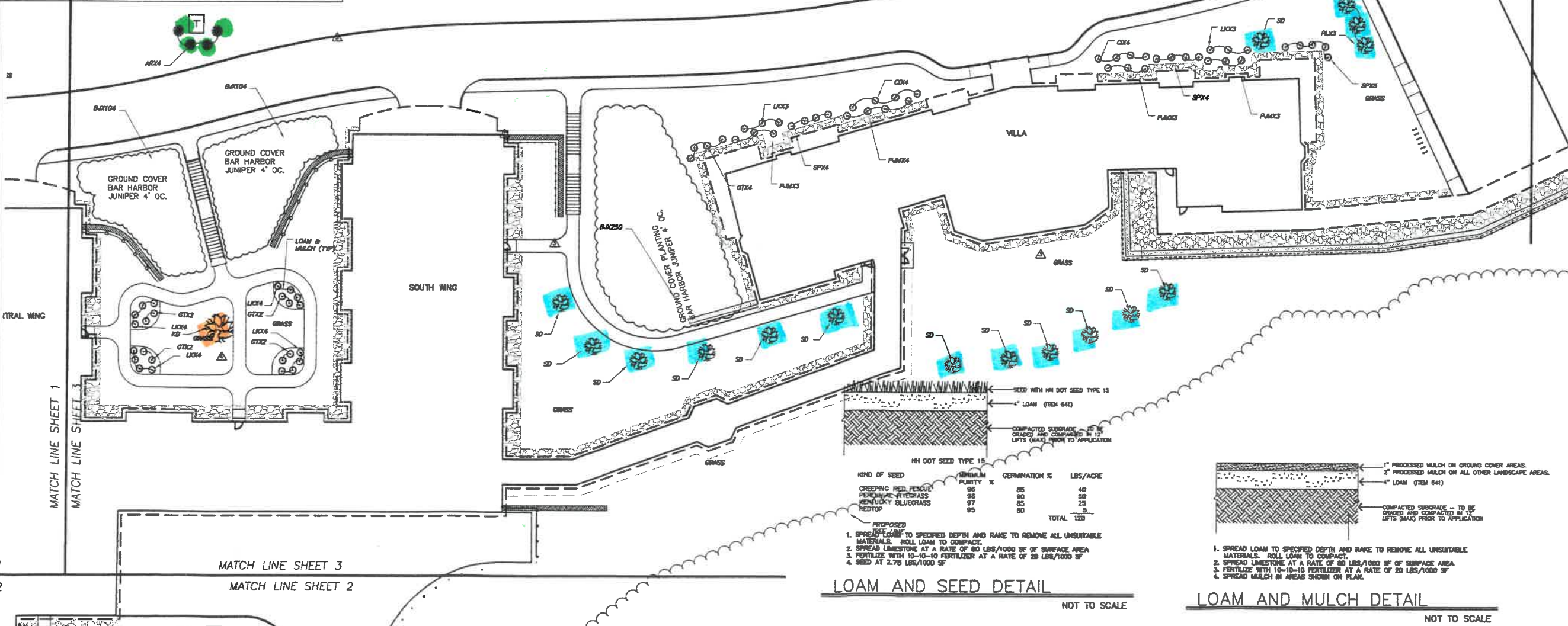
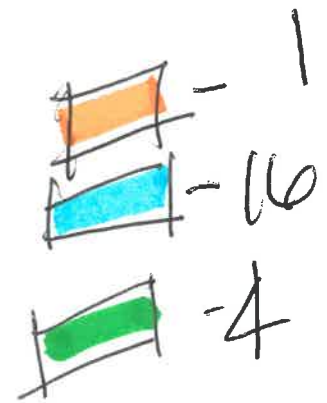
LANDSCAPE LEGEND

TYPE	QUANTITY	PLANTING SIZE	MATURE HEIGHT
LK LITTLE LEM MONSIEUR	48	3 GAL	4 FEET
CO CASINO GOLD JUNIPER	17	2 GAL	4 FEET
OT COMPACT OSBERRY	37	3 GAL	4 FEET
AP GOLD TIP ASH	101	3 GAL	8 FEET
PO AMER PRIVET	15	3 GAL	8 FEET
P-AM POTENTILLA	30	3 GAL	8 FEET
BJ BAR HARBOR JUNIPER	24	1 GAL	1 FOOT
PE PERIWINKLE	304	3 GAL	4 FEET
SP ANTHONY WATERER SPIREA	18	3 GAL	4 FEET
WR WINE & ROSES HEDERA	18	3 GAL	4 FEET
PL PURPLE LILAC	3	3 GAL	12 FEET
AR EMERALD GREENE ARBORVITAE	43	4" - 5"	12 FEET
HY PINKY SPICY HYDRANGEA TREE	5 EA	3 GAL	12 FEET
DRIFLINE AT MATURITY			
RE REDSPIRE PEAR	13 EA	3" CAL 6" HEIGHT 6" WIDTH	30 FEET
SD SNOW CRIST FLOWERING CRIM	28 EA	1 1/2" CAL 6" HEIGHT 4" WIDTH	10 FEET
SM SUGAR MAPLE	20 EA	3" CAL 6" HEIGHT 6" WIDTH	40 FEET
WL WEEPING WILLOW	14 EA	6" HEIGHT 6" WIDTH	40 FEET
DRIFLINE AT MATURITY			
BC PAPER BIRCH CLUSTER	2 EA	1 1/2" CAL 6" HEIGHT 6" WIDTH	30 FEET
BR BRANDYWINE RED MAPLE	10 EA	3" CAL 6" HEIGHT 6" WIDTH	30 FEET
BF BALSAM FIR	1 EA	8" - 6"	30 FEET
SV SHASTA NEBURNUM	1 EA	4" - 6"	10 FEET
KD KOLUSA DOGWOOD	1 EA	4" - 6"	12 FEET

ZONING 102-1226-PARKING LOT LANDSCAPING
GREEN SPACE REQUIRED 7228X180X1 = 1184 SF



INSET

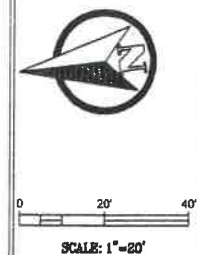
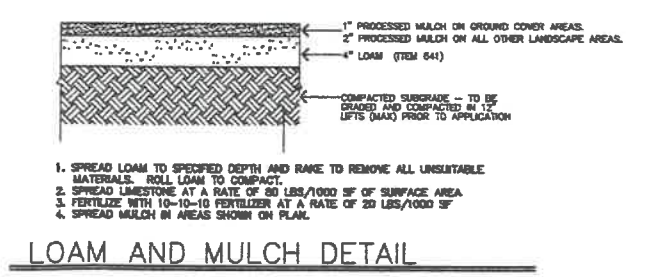


LOAM AND SEED DETAIL

NOT TO SCALE

KIND OF SEED	MINIMUM PURITY %	GERMINATION %	LIBS/ACRE
CREeping RED FENCHE	95	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
HECTOP	95	80	5
TOTAL			120

PROPOSED
1. SPREAD LOAM TO SPECIFIED DEPTH AND RAKE TO REMOVE ALL UNSUITABLE MATERIALS. ROLL LOAM TO COMPACT.
2. SPREAD LIMESTONE AT A RATE OF 80 LBS/1000 SF OF SURFACE AREA
3. FERTILIZE WITH 10-10-10 FERTILIZER AT A RATE OF 20 LBS/1000 SF
4. SEED AT 2.75 LBS/1000 SF



REV.	DESCRIPTION	DATE
	RELEASE FOR BID 01/30/17	
	GENERAL REV. 03/09/18	
	MATCH BLDG REV. 04/27/18	
	GENERAL REV. 06/1/18	
	ADD TREES SVJAD 05/7/18	
	SEDS. GRON REV. 06/14/18	

DESIGNED BY: LPB
CHECKED BY: RH
DATE PLAN: 02/16/16
DATE SURVEY: 11/2014
PROJECT NO.: K2834A
CAD NO.: K2834A SITE

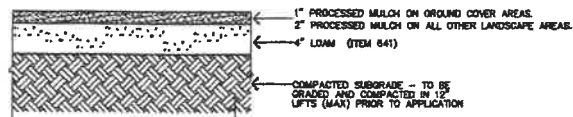
SVE Associates
Engineering
Surveying
Landscape Architecture
Planning
47 Marlboro Street
Keene, NH 03401
Phone (603) 356-1532
Fax (603) 356-2969
website: www.sveassoc.com
© 2016

Brickstone Land Use Consultants LLC
126 Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03401
Phone: (603) 357-0116

Project: **HILLSIDE VILLAGE**
WYMAN ROAD
KEENE, NEW HAMPSHIRE

VILLA
LANDSCAPING
PLAN

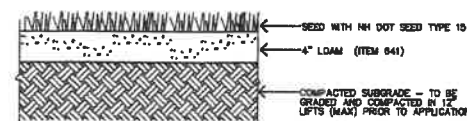
SHEET
LA-3



1. SPREAD LOAM TO SPECIFIED DEPTH AND RAKE TO REMOVE ALL UNSUITABLE MATERIALS. ROLL LOAM TO COMPACT.
2. SPREAD LIMESTONE AT A RATE OF 80 LBS/1000 SF OF SURFACE AREA
3. FERTILIZE WITH 10-10-10 FERTILIZER AT A RATE OF 20 LBS/1000 SF
4. SPREAD MULCH IN AREAS SHOWN ON PLAN.

LOAM AND MULCH DETAIL

NOT TO SCALE

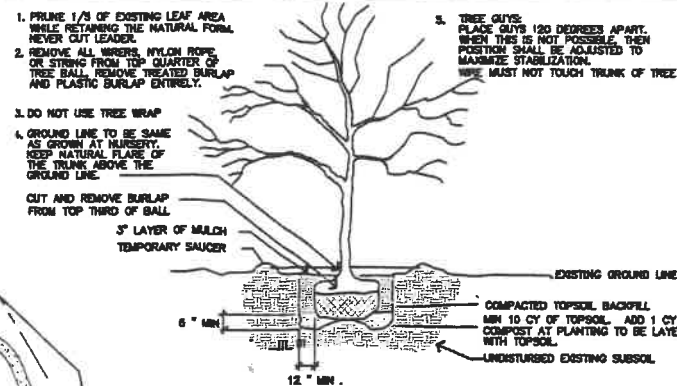


KIND OF SEED	MINIMUM PURITY %	GERMINATION %	LBS/ACRE
CREeping RED FESCUE	98	85	40
PERENNIAL RYEGRASS	98	80	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	80	5
TOTAL			120

1. SPREAD LOAM TO SPECIFIED DEPTH AND RAKE TO REMOVE ALL UNSUITABLE MATERIALS. ROLL LOAM TO COMPACT.
2. SPREAD LIMESTONE AT A RATE OF 80 LBS/1000 SF OF SURFACE AREA
3. FERTILIZE WITH 10-10-10 FERTILIZER AT A RATE OF 20 LBS/1000 SF
4. SEED AT 2.75 LBS/1000 SF

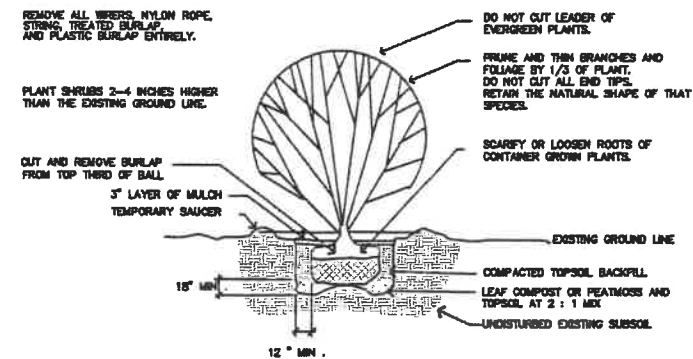
LOAM AND SEED DETAIL

NOT TO SCALE



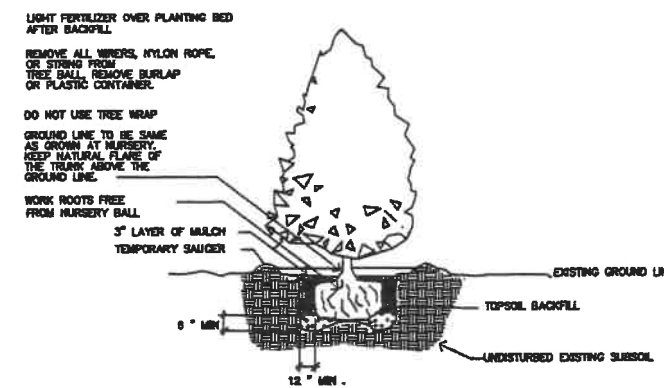
DETAIL OF TREE PLANTING AND GUYING

NOT TO SCALE



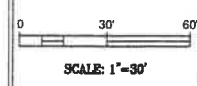
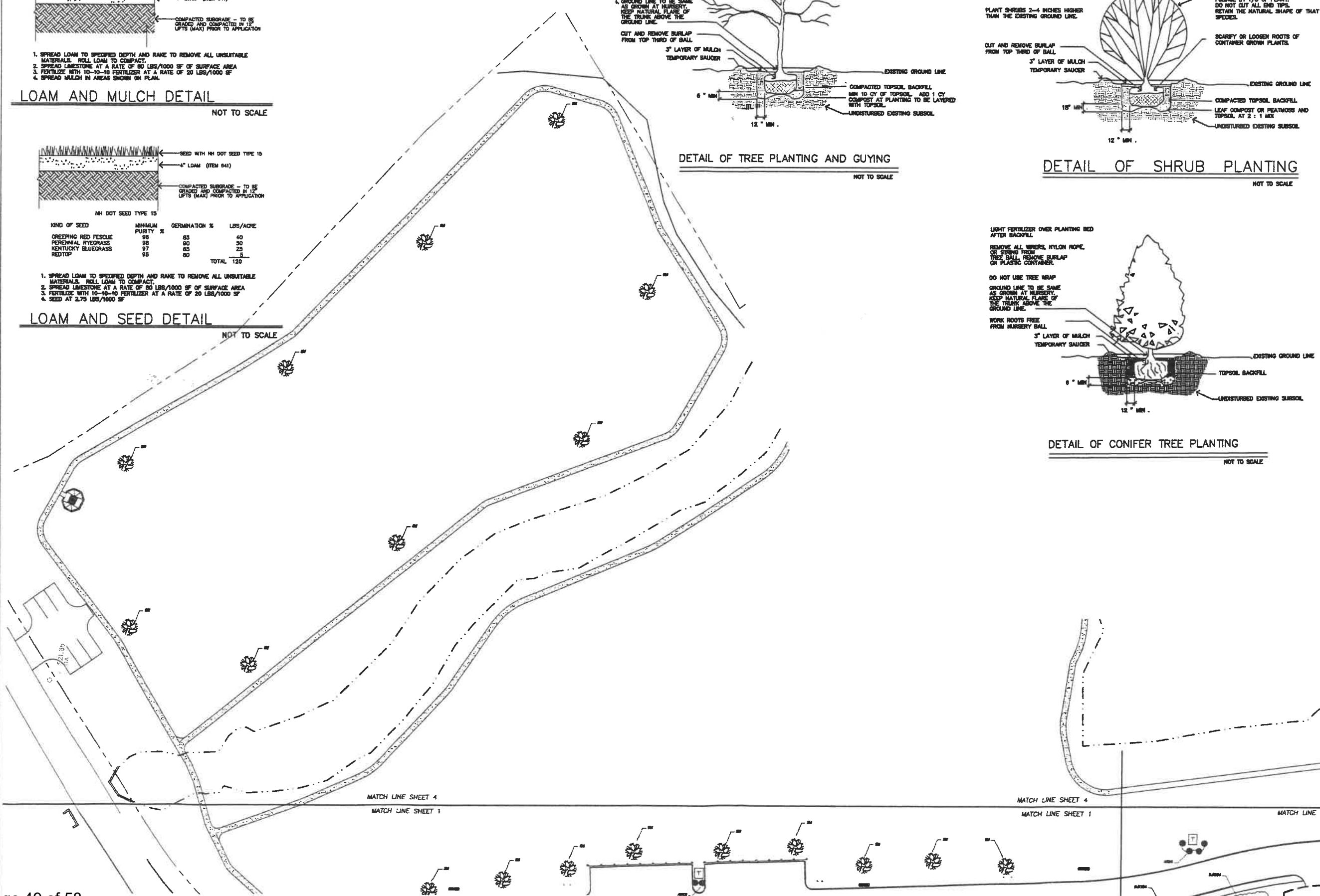
DETAIL OF SHRUB PLANTING

NOT TO SCALE



DETAIL OF CONIFER TREE PLANTING

NOT TO SCALE



REV.	DESCRIPTION	DATE
1	RELEASE FOR BID	01/30/17
2	GENERAL REV.	03/21/18
3	MATCH BLDG REV.	04/27/18
4	GENERAL REV.	08/1/18

DESIGNED BY: LPS
 CHECKED BY: RH
 DATE PLAN: 02/18/16
 DATE SURVEY: 11/2014
 PROJECT NO.: E28344
 CAD NO.: E28344 SITE

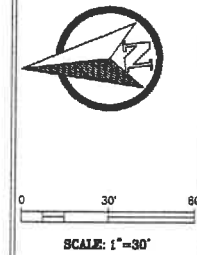
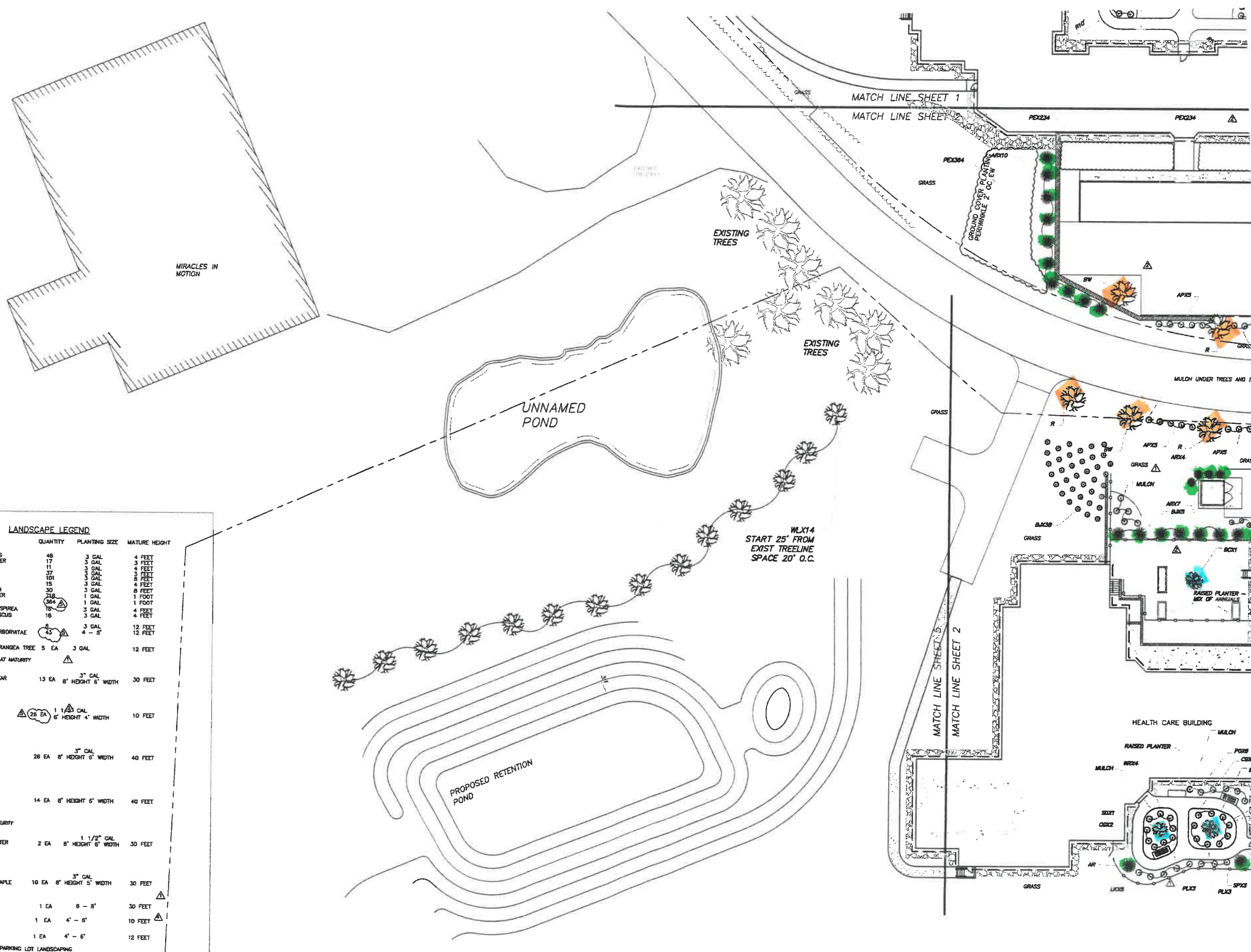
SVE Associates
 Engineering
 Surveying
 Landscape Architecture
 Planning
 47 Marlboro Street
 Keene, NH 03431
 Phone (603) 355-1032
 Fax (603) 355-2869
 website: www.sveassoc.com
 © 2016

Brickstone Land Use Consultants, LLC
 Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0118

Project: **HILLSIDE VILLAGE**
 WYMAN ROAD
 KEENE, NEW HAMPSHIRE

WALKING TRAIL
 LANDSCAPING
 PLAN

SHEET
LA-4



REV.	DESCRIPTION	DATE
	RELEASE FOR BID	01/30/17
	GENERAL REV.	03/21/18
	MATCH BLDG REV.	04/27/18
	GENERAL REV.	06/1/18
	ADD TREES SV, KD	06/7/18
	SENS. GRDN REV.	06/14/18

DESIGNED BY: LPS
 CHECKED BY: EIS
 DATE PLAN: 02/16/16
 DATE SURVEY: 11/2014
 PROJECT NO.: E2334A
 CAD NO.: E2334A SITE

SVE Associates
 Engineering
 Surveying
 Landscape Architecture
 Planning
 47 Marlboro Street
 Keene, NH 03401
 Phone (603) 355-1532
 Fax (603) 355-2969
 website: www.sveassoc.com

© 2016
Brickstone
 Land Use Consultants, LLC
 Site Planning, Permitting and Development Consulting
 155 Winchester Street, Keene, NH 03401
 Phone: 603.287.0116

Project:
HILLSIDE VILLAGE
 WYMAN ROAD
 KEENE, NEW HAMPSHIRE

LANDSCAPING
 PLAN AT
 MIRACLES IN
 MOTION

SHEET

LA-5

LANDSCAPE LEGEND			
TYPE	QUANTITY	PLANTING SIZE	MATURE HEIGHT
LK	46	3 GAL	4 FEET
CG	17	3 GAL	3 FEET
CG	11	3 GAL	4 FEET
OT	37	3 GAL	3 FEET
AP	101	3 GAL	8 FEET
PO	15	3 GAL	4 FEET
PLM	30	3 GAL	4 FEET
BJ	718	1 GAL	8 FEET
PE	364	1 GAL	1 FOOT
SP	16	3 GAL	4 FEET
WR	16	3 GAL	4 FEET
PL	8	3 GAL	12 FEET
AR	43	4" - 6"	12 FEET
HY	5 EA	3 GAL	12 FEET
DROPLINE AT MATURITY			
R	13 EA	3" CAL 8" HEIGHT 6" WIDTH	30 FEET
SD	26 EA	1 1/2" CAL 6" HEIGHT 4" WIDTH	10 FEET
SM	26 EA	3" CAL 8" HEIGHT 6" WIDTH	40 FEET
WL	14 EA	6" HEIGHT 6" WIDTH	40 FEET
DROPLINE AT MATURITY			
BC	2 EA	1 1/2" CAL 8" HEIGHT 6" WIDTH	30 FEET
BW	10 EA	3" CAL 8" HEIGHT 5" WIDTH	30 FEET
BF	1 EA	8" - 8"	30 FEET
SV	1 EA	4" - 6"	10 FEET
KD	1 EA	4" - 6"	12 FEET
ZONING 102-1225-PARKING LOT LANDSCAPING			
GREEN SPACE REQUIRED 72X52X18X0.1 = 1164 SF			
GREEN SPACE PROVIDED = 3100 SF			



July 12, 2018

Michele Chalice, Planner
City of Keene
3 Washington Street
Keene, NH 03431

Re: Modification #~~4~~⁵ SPR-11-16, Hillside Village, 99 Wyman Road

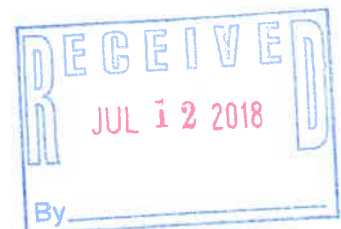
Dear Michele:

In response to your request for additional information regarding the brightness of the proposed up lights to be used in the sensory garden and the assisted living courtyard, I submit the following letter and support documents from Reno Engineering & Light Design. Vic Reno is a lighting engineer with decades of experience and he indicates that there will be "little or no adverse impact on human perception and the area and the neighborhood in general".

Please review the attached information and let me know if additional information is needed.

Sincerely,

James P. Phippard, agent



12 July 2018

To: James Phippard and the Keene Planning Board
From: Victor Reno
Re: Hillside Village Project – Lighting effects and impact of the Lumiere 303 ground mounted up light

Mr. Phippard has asked me to review and evaluate the performance, impact and effect of using two small ground mounted LED up lights for tree illumination. The fixture in question is the Lumiere 303-A1-LEDB1-3000-TA-DIMELV 18". This fixture measures 4.8" x 3.3" and is mounted on an 18" post anchored in the ground (18" AG). This fixture draws 8.5 watts and produces 541 lumens (approximately the lumen output of a 40 or 50 watt incandescent lamp) with a correlated color temperature (CCT) of 3000 K and an R based color rendering (CRI) of 80. It is a forward throw optic with a beam angle of approximately 90 degrees.

My observations follow –

The amount of light – illuminance – in foot candles (fc) landing on a surface, depends on the light output of the fixture (lumens) and the direction and distance to the surface. For this fixture, the maximum light output in candelas (cd) is a direct line from the center of the fixture (vertical and horizontal angle of zero). The chart below shows the light levels in foot candles (fc) at specific angles and distances from the fixture –

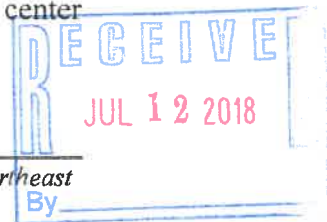
Angle/cd	FC at 5' from source	At 10'	At 15'
0 / 168.7cd	6.75fc	1.68fc	.75fc
33 deg./125cd	5fc	1.25fc	.55fc
60 deg./40cd	1.6fc	.4fc	.18fc

Please note that the amount of light falling on a surface (the branches and leaves of the tree) is only 6.75 fc if there is anything within 5' of the fixture and drops off with the square of the distance ($I = cd/D^2$) – so the illumination at a 10' distance is down to 1.68fc and 0.75fc at 15' and this is at the maximum center beam angle with light off of this angle substantially less.

So how does all this relate to appearance or “brightness”?

“Brightness is the perceptual response to a source of light.” (The Lighting Handbook of the Illuminating Engineering Society of North America, 10th Ed., 4.3).

The fixture itself is constructed with an optical assembly that limits perceived light from the fixture itself to a total beam angle of ~90 degrees or 45 degrees on either side of the center beam angle with the majority of the light (>70%) between a 70 angle.



The lighting of the tree as perceived by the human eye would be minimal since the perceived brightness is a factor of the illuminance on the surface (minimal) and the color and texture of the surface itself. It is also a factor of the surrounding ambient light and the area will not be in total darkness.

So, based on this information and my many years as a lighting professional, my opinion is that the up lighting of the trees at Hillside Village will be a very pleasant effect with little or no adverse impact on human perception and the area and neighborhood in general.

Please see reference material attached – Fixture spec sheet and the Cooper Lighting Photometric report for the fixture.

Sincerely,

A handwritten signature in black ink that reads "Victor Reno". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Victor Reno, PE, IES-NA, LEED-AP

DESCRIPTION

The Lumière Eon LED 303-A1-LEDB1 is a compact, low profile, dimmable, ground mounted LED accent lighting luminaire. It is provided with diffused lens and has been designed to allow the head to rotate 180° for accurate aiming. The luminaire mounts directly to an integral recessed junction box and comes standard with an ELV, reverse phase dimming, universal input LED driver (120 - 277V, 50/60 Hz). An optional 0 - 10V dimming driver is available. The 303-A1-LEDB1 fixture may be used indoors or outdoors and carries an IP66 rating.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

The 303-A1-LEDB1 is precision machined from corrosion-resistant 6061-T6 aluminum. It is available with either a 6", 12" or 18" length extruded stem. Consult factory for additional lengths. The head of the luminaire can be adjusted for easy aiming. The base of the 303-A1 can be rotated 360° and locked in position. Stainless steel hardware is included.

Mounting

The luminaire mounts directly to an integral black polyester powder coated recessed junction box. Located on the bottom of the integral recessed junction box are two (2) 1/2 NPSM threaded conduit entries. A direct mount stability plate is also provided.

For further mounting information see technical notes section on page 2.

Optical

LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical

The 8.5W 303-A1-LEDB1 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C [-40°F to

122°F]. The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

Finish

The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester powder coat paint finish. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish. The LightBAR™ cover plates are standard white.

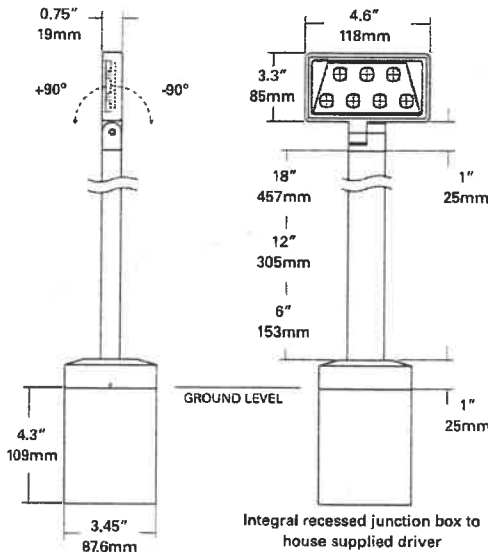
Warranty

Lumière warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



303-A1-LEDB1
EON LED

APPLICATIONS:
ACCENT
GROUND MOUNT



Integral box has two 1/2 NPSM threaded conduit entries located on the bottom.

CERTIFICATION DATA

UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingress Protection Rated

TECHNICAL DATA

50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

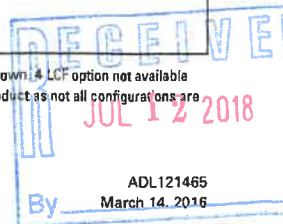


ORDERING INFORMATION

Sample Number: 303-A1-LEDB1-2700-UNV-T2-DIM10-BK-12-EDGE

Series ⁵	Color Temperature	Input Voltage	Optics	Dimming	Finish ¹	Stem Length ²	Options ^{3,4}
303-A1-LEDB1 Head contains one (1) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000=4000K TSAM =Turtle Safe Amber (585-595nm)	UNV=Universal 120-277, 50/60Hz	T2=Type II, Lateral Throw T4=Type IV, Forward Throw T5X=Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase DIM10=0-10V Dimming	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Finish BA=Brushed	6=6" Stem 12=12" Stem 18=18" Stem	EDGE=Edge lit glass lens LCF=LightBAR cover plate matches housing finish

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. 2 Stem lengths are nominal (shown in inches). 3 Add suffix in the order shown. 4 LCF option not available when WT (white) finish is selected. 5 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-A1-LEDB1 product as not all configurations are DLC classified.



March 22, 2018

To City of Keene,

This is a letter of intent for the property at 26 Water St.

Using the existing building as is, already classified as a "Group Home" we intend to use it as a Sober Living (Social Model) Men's Group home.

Since a Group home is allowed at this property, we propose that our use would fall into that classification.

Definition from Keene City Code:

Group home means any premises, privately or publicly sponsored, where board and supervision are given to five or more persons not related by blood or marriage to the owner or primary occupant thereof, for the purpose of **social rehabilitation and/or long term sheltered care**.

We hope to provide board and supervision to five or more persons not related by blood or marriage. Residents would apply to live in the home that are in need of housing with support and structure and supervision so that they may better achieve their desire to remain drug and alcohol free while rebuilding and/or building their life and learning how to live, work, interact and flourish as strong, confident, responsible sober people.

The home would provide "**long term sheltered care**" to the residents, they would pay a fee weekly or monthly and stay as long as needed when engaging properly within the house parameters.

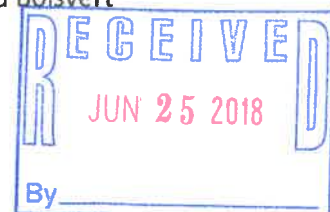
The use of the home would be for "Social based Model Sober Living" We would manage the home and property as well as the live-in manager. The house would have rules and supervision for the purpose of "**social rehabilitation**". A Social model relies heavily on peer to peer support. Peer support involves interpersonal sharing of information and personal experiences, offering practical help, and interacting in ways that enhance emotional and social well-being. The resident is required to sign a sobriety and house rules contract, be dedicated and motivated to stay abstinent, engage with their fellow residents/peers, have a sponsor and attend meetings in the recovery community, submit to drug screening, and participate in house maintenance and chores. Residents will be required to work towards resuming and maintaining school or employment. We would also offer the resident social based support in the form of helping with transportation, job applications, continuing education, access to local services, banking, grocery shopping, cooking, cleaning, chores, Mass or chapel, relationship rebuilding, healthy interactions and sobriety support within the structure of a monitored, safe, clean, sober, calm, loving, supportive learning environment.

We plan to meet local and state regulations for occupancy and safety by working with Keene Fire Department for approvals and guidelines under the Life Safety code.

To clarify, this differs from the "halfway house" proposal at 361 Court St as that was a "Clinical based model"

Please let us know if you need further clarification.

Suzanne and David Boisvert



Prospect House
26 Water St
Keene, NH 03431

Parking Plan:

Use Existing paved parking lot and garage. Lot will be marked out (stripped) and will have curb stops.

6 total:

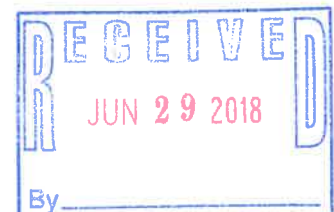
- 1 ADA
- 1 Manager (garage)
- 2 Residents (will be designated by manager)
- 2 Guests

No other residents or guests will be allowed to park on property or on street, this will be a house rule and will be enforced. Residents will use public transportation, car pooling, taxi's, bicycles, walking and shared rides (residents/manager) as mode of transportation. Typically, residents would not own a vehicle at this stage of recovery.

Prospect House
26 Water St
Keene, NH 03431

House garbage Plan:

55 gallon trash cans will be inside right side of garage, which will be disposed of off site once per week by either owner or contracted waste service.





Keene, NH



1 inch = 33 Feet

www.cai-tech.com

Page 57 of 58

June 15, 2018



RECEIVED
JUN 25 2018
BY

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

26 Water Street
 Parking plan
 scale 1 in = 10 ft
 6 parking spots
 1 ADA
 1 Manager
 2 Resident
 2 Guest

