



Planning Board – Monday, September 24, 2018, 6:30PM
City Hall Council Chambers – 3 Washington Street, 2nd floor
AGENDA

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – August 27, 2018 Meeting
- III. **Public Hearings**
 1. **S-07-18 – 3-Lot Subdivision – 15 Langley Road** – Applicant Russell Huntley of Huntley Survey & Design, PLLC, on behalf of owners, Nicholas and Donna Kellar, proposes to subdivide the existing 17.37-acre parcel at 15 Langley Road into three separate lots. The proposed lots will be 5.30 acres, 6.09 acres, and 5.98 acres in size and are subject to the Hillside Protection and Surface Water Protection Ordinance. The site is located in the Rural District (TMP# 243-021-000-000-000).
 2. **SPR-11-16, Mod. 6 – Hillside Village – 81, 95 & 100 Wyman Road – Site Plan** – Applicant Brickstone Land Use Consultants, on behalf of owner Prospect Woodward Home, requests modifications to the west-facing façade of the Hillside Village Community Building including changes to fenestration, exterior materials, and screening of roof-mounted mechanical equipment. The site is 35.7 acres in size and is located in the Rural District (TMP# 221-019-000-000-000).
 3. **SPR-930, Mod. 4 – Subaru of Keene – 11 Production Ave – Site Plan** – Owner, Wilco Realty Corp., is proposing a 2,940 sf single-story addition to the west-side of the existing Subaru building to house six additional auto service bays. The site is 5.67 acres in size and is located in the Industrial District (TMP# 242-002-000-000-000).
- IV. **Community Development Director Report**
 - a. Protocol for temporary Chair of Planning Board meetings
 - b. Other
- V. **New Business**
- VI. **Upcoming Dates of Interest – October 2018**

Planning Board Meeting – October 22, 6:30 PM
Planning Board Steering Committee – October 9, 12:00 PM
Joint PB/PLD Committee – **TUESDAY**, October 9, 6:30 PM
Planning Board Site Visits – October 17, 8:00 AM – To Be Confirmed

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**CITY OF KEENE
NEW HAMPSHIRE**

**PLANNING BOARD
MEETING MINUTES**

Monday, August 27, 2018

6:30 PM

Council Chambers

Members Present

Nathaniel Stout, Chairman *pro tem*.
Michael Burke
Martha Landry
Councilor George Hansel
Chris Cusack

Staff:

Rhett Lamb, Asst. City Manager/Community
Development Director
Tara Kessler, Senior Planner
Mari Brunner, Planning Technician

Members Not Present:

Gary Spykman, Chairman
Douglas Barrett, Vice-Chair
Mayor Kendall Lane
Pamela Russell Slack

Councilor Hansel made a motion to elect Nathaniel Stout as the Chairman *pro tem*. The motion was seconded by Martha Landry and was unanimously approved.

I. Call to order – Roll Call

Acting Chair Stout called the meeting to order at 6:30 PM and roll call was taken.

II. Minutes of previous meeting – July 23, 2018 Planning Board Meeting

A motion was made by Councilor George Hansel to accept the July 23, 2018 meeting minutes. The motion was seconded by Martha Landry.

Michael Burke offered the following correction:
His name should be listed as Michael not Matthew.

The amended minutes were unanimously approved.

III. Boundary Line Adjustment

1. **S-06-18 – Boundary Line Adjustment – 7 Pinehurst Ave & 366 Park Ave** – Applicant Wendy Pelletier of Cardinal Surveying & Land Planning on behalf of owner Thomas Perrault proposes to adjust the boundary between 2 adjacent properties owned by Mr. Perrault. The sites are 10,272 SF and 26,355 SF in size and located in the Low Density Zoning District (TMP#s 539-048-000-000-000 & 539-049-000-000-000).

A. Board Determination of Completeness.

Planning Technician Mari Brunner stated the applicant has requested site specific exemptions from all of the plan requirements as there is no development being proposed. As a result staff is recommending the Board grant the request and accept Application S-06-18 as complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Chris Cusack and was unanimously approved.

B. Public Hearing

Ms. Wendy Pelletier of Cardinal Surveying stated this property is located at the corner of Park Street and Pinehurst Avenue. The existing property line goes right through the garage and the request is to move this line should this property be sold any time in the future. The existing shed on the lot will be ten feet from the lot line. After this new line adjustment, both lots will be conforming.

Staff comments were next. Planning Technician Mari Brunner stated this was a pretty straightforward boundary line adjustment to make sure the lot line exists where it is supposed to be located. The applicant has addressed the concern raised by code enforcement regarding the side setback of the shed. The site meets the 10,000 minimum square foot requirements for the low density zone and because no development is being proposed the Planning Board standards don't apply to this application.

Chair Stout asked for public comment, with no comment from the public the Chairman closed the public hearing.

C. Board Discussion and Action

A motion was made by George Hansel that the Planning Board approve S-06-18, as shown on the plan identified as "Boundary Line Adjustment Plan, Lots 539-048-000 & 539-049-000, 7 Pinehurst Avenue & 366 Park Avenue, Keene NH 03431", dated July 20, 2018 and received on the same day at a scale of 1" = 20', prepared by Cardinal Surveying and Land Planning with the following conditions:

1. Owner's signature on plan prior to approval.

The motion was seconded by Martha Landry and was unanimously approved.

IV. Public Hearing

1. SPR-847, Mod. #1 – Site Plan – 58 Optical Avenue – Applicant Jim Phippard of Brickstone Land Use Consultants, LLC on behalf of owner RJ Hall Company is proposing two small additions to the existing building. On the south side, a 2000 SF (20' x 100') single-story addition warehouse space and a 430 SF single-story office addition. The site is approximately 2.27 acres in size and is located in the Industrial Park Zoning District (TMP# 241-008-000-000-000).

. Board Determination of Completeness.

Senior Planner Tara Kessler recommended to the Board that Application SPR-847 was complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Chris Cusack and was unanimously approved.

B. Public Hearing

Mr. Jim Phippard addressed the Board and stated he was before the Board representing RJ Hall Co. who own property at 58 Optical Avenue. This property is located in the Industrial Park district and is an existing small business with residential areas to the east and other businesses located to the west and to the south. This proposal is to build two additions to the existing building, which was constructed in the late 1970's. The applicants purchased this property in 1994.

The existing property is 2.3 acres in size and is an existing non-conforming lot which doesn't meet the minimum lot size requirements, but meets most of the other dimensional and setback requirements. There is one location where the existing parking lot is within the setback, however this condition existed prior to the zoning change. The proposal is to construct a 434 foot addition to the front corner which would consist of an office area and a 2000 square foot addition to the southwest side which would be for warehouse use.

Mr. Phippard referred to the existing parking on the left side of the existing building, and noted that in order to accommodate the expansion these spaces are going to be moved to the rear of the building. There will be no additional runoff due to this expansion because the building additions will be placed in areas that are already paved. There will be additional runoff at the rear due to the 17 spaces being added, however the applicant is proposing to add an infiltration strip to handle this additional runoff.

The building itself would be a metal building to match what exists in terms of material and color. Mr. Phippard referred to the rendering and noted that the warehouse expansion is shown on the left of the rendering with metal siding in an ash grey color. The Staff Report had a question about the air handling unit located on top of the office expansion. Because the addition is lower in elevation than the existing building, there is room to place the unit on the roof of the addition against the wall of the main building and paint it to blend in with the color of the wall behind it. He stated that he does not feel screening is necessary because the unit will be camouflaged and hidden in plain sight.

Where new parking is being added at the rear of the property, two clusters of birch trees are proposed which will be ten to twelve feet in height.

As far as lighting is concerned, the existing wall packs are being replaced and new wall packs are being added over the entryways. All light fixtures will be full cutoff LED fixtures. The lights will not be left on during the night, however the lights will be on motion sensors and hence will come on when there is a need. There is a request from staff to add lighting in the parking area in the front of the building but the applicant does not feel it is necessary as this is an employee parking location (not retail), employees arrive at 7 in the morning and leave by 3 in the afternoon, and it is the one area of the property that

is visible from a residential property to the east during the winter time when the deciduous trees are bare. Lighting is not necessary in this area and would not have any positive impact. This concluded Mr. Phippard's presentation.

Staff reports were next. Ms. Kessler addressed the recommendation in the staff report regarding lighting and stated after further review and in looking at the 1996 site plan approval, staff have determined that the applicant is in compliance with the Board's standard. She prepared a revised version of the recommended motion that removes the condition for providing a revised lighting plan.

The drainage plan meets the Board's standard and is to the satisfaction of the city engineer. With regards to architecture and visual appearance, the effort to camouflage the heating and cooling element meets staff's approval for the Industrial Park Zoning District.

Dr. Cusack stated he is familiar with this site; it has woods on three sides of the site and asked whether the trees being proposed for the rear of the site, which is already wooded, could be moved to the front to provide some screening from the road. Ms. Kessler said that, if the applicant is willing to relocate the trees, staff would have no issues with that change. Mr. Phippard agreed with Dr. Cusack, and noted that the business gets truck deliveries on a daily basis, so the owner would not be interested in installing the trees in an island in the parking lot but may be interested in placing them out front in the grass between the parking lot and road.

Jane Hall, owner of the property at 58 Optical Avenue stated there is already one or two clusters of birch trees at the front corner of the property and felt additional trees would cause sight line issues for trucks exiting the site. Ms. Hall further stated that she is proposing to install landscaping, including shrubs, perennials, and birch trees in front of the building. Ms. Kessler stated staff would be comfortable removing the two tree clusters from the rear of the site as the wooded buffer would meet the zoning landscaping standard, and the landscaping proposed in front of the building would screen the proposed addition.

Chair Stout asked for public comment, and hearing none, the public hearing was closed. He asked for discussion from the Board. Councilor Hansel commended this project and was pleased to see the business expand.

C. Board Discussion and Action

A motion was made by George Hansel that the Planning Board approve SPR-847, Mod. #1 as shown on the plan entitled proposed expansion, Sunset Tool, parcel # 218-004-000, 58 Optical Ave., Keene, NH, dated July 20, 2018, last revised August 9, 2018 drawn by Brickstone Land Use Consultants and DB Architects at scales of predominantly 1" = 20' and 1/4" = 1'0"; with the following conditions:

1. Prior to signature by Planning Board Chair:

- a. Submittal of security for site stabilization, landscaping and an “as-built” plan in a form and amount acceptable to the Community Development Director and City Engineer, and
- b. Owner’s signature on plan.

The motion was seconded by Martha Landry and was unanimously approved.

2 **S-05-18 – Subdivision – 8 Green Acres Road** – Applicant Wendy Pelletier of Cardinal Surveying & Land Planning on behalf of owners Joshua & Leanna Hamlin propose a residential 2-lot subdivision. The existing dwelling will be on a 13,855 SF lot with frontage on Green Acres Road. The site is 0.58 acres in size and is located in the Low Density Zoning District (TMP# 521-002-000-000-000).

A. Board Determination of Completeness.

Planning Technician Mari Brunner recommended to the Board that Application S-05-18 was complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Chris Cusack and was unanimously approved.

B. Public Hearing

Ms. Wendy Pelletier addressed the Board again and stated this is an existing corner lot with a dwelling on it. The applicant is proposing to subdivide the lot to build second unit for their parents. There is a steep slope area in the rear of the property which is less than 20,000 square feet and the applicant is not proposing to go near this area. Engineering is requesting the driveway come in on Elm Street and the applicant is agreeable to this.

Chair Stout asked whether there were any existing curb cuts on site which would need to be closed. Ms. Pelletier answered in the negative, and noted that the city engineer has requested that the existing pine trees on Elm Street be removed when the driveway is installed to create better sight lines.

Staff comments were next. Ms. Brunner stated the engineering comments regarding the location of the driveway on Elm Street came in after the staff report went out, which would require the removal of three mature Pine Trees. With respect to the Planning Board development standards, the only applicable standard is Hillside Protection and according to staff calculation the applicant has met this standard.

The Chairman asked for public comment.

Ms. Joan Brosnahan of 6 Marshall Street stated her concern with locating the driveway on Elm Street due to the heavy traffic that already exists on Elm Street. She noted trying to get out of her own property is difficult and she has come very close to getting in an accident exiting her site. She referred to sight line issues, particularly on Barrett Street where shrubs create unsafe sight lines, which is adding to this problem.

Mr. Cusack asked Chair Stout if he could ask the applicant a question. Chair Stout reopened the public hearing and asked the applicant to approach the Board. Mr. Cusack asked if the applicant is satisfied with the boundary line location in the case that the driveway is located on Green Acres Road. Ms. Pelletier said that the boundary line was originally drawn with the thought that the driveway location would be on Green Acres Road. They did not anticipate that the city engineer would ask for the driveway access to be on Elm Street. Chair Stout closed the public hearing.

Councilor Hansel asked for the rationale for requesting the driveway on Elm Street. Ms. Brunner stated the city engineer felt if the driveway was located on Green Acres Road the proximity of the driveway to the intersection could create a conflict point for vehicles backing out of the driveway with vehicles turning onto the road from Elm Street. Mr. Lamb added the Board does have authority to dictate driveway locations during the subdivision process but staff does not recommend this because it could be sometime in the future when this land is built upon. If a driveway location is dictated during a subdivision process the only way to change it would be to come back before the Board and hence staff asks that this item be addressed by the city engineer under his authority for granting a driveway permit to provide more flexibility for the applicant.

Ms. Landry stated she agrees with Ms. Brosnahan as she would not back onto Elm Street and stated she was surprised the city engineer recommended a curb out onto Elm Street, but felt if the pine trees were removed there might be better sight possibilities. Councilor Hansel said he is fine with not specifying the driveway location and this time and stated he hoped the concerns raised would be passed onto the city engineer, especially those comments from the people who live in this area. The Chairman asked about conveying the message regarding the vegetation on Barrett Street. Mr. Lamb stated staff can convey the message; however trimming bushes on private property is not something the city can compel a property owner to do.

C. Board Discussion and Action

A motion was made by George Hansel that the Planning Board approve S-05-18, as shown on the plans identified as “Subdivision Plan and Topographic Subdivision Plan”, sheets 1 and 2 for Lot 521-002-000, 8 Green Acres Road, prepared by Cardinal Surveying and Land Planning, Scale 1” = 20’, dated July 20 2018, received July 20, 2018 with the following conditions:

1. Owner’s signature on plan prior to approval.

The motion was seconded by Martha Landry and was unanimously approved.

Ms. Pelletier noted the applicant intends to construct a driveway that would allow vehicles to turn around for safety purposes.

V. Community Development Director Report

Mr. Lamb stated the only item staff has is to request approval from the Board for the Chairman to sign a letter of support for an application the city is submitting for NHDOT

transportation alternatives program. This grant is available every two years, and the city has taken advantage of the grant multiple times in the past to help fund rail trail and other bicycle and pedestrian projects. The grant would be used for improvements on Marlboro Street. He turned the presentation over to Ms. Brunner.

Ms. Brunner explained two years ago the city submitted an application to make improvements to the Marlboro Street corridor; however the city did not receive the grant. The city is applying again for the same project, which was competitive at the regional level. The Planning Board submitted a letter of support in the previous grant round for this same project, and staff is asking the Board to resubmit a letter of support for this grant round. The proposed project location is on Marlboro Street between Grove Street and Baker Street (approximately 0.6 miles).

The goal of the project is to implement some of the complete street recommendations that came out of a 2015 study to make the street safe for everyone who uses the street. Some of these recommendations include installing bicycle lanes, chicanes (a traffic calming measure), improved pedestrian crossings (especially at the Grove Street intersection), new sidewalks, etc. One difference from the last round is the inclusion of a transit pull-out in anticipation of the proposed new City Express route on Marlboro Street. The project also includes a connection to the Industrial Heritage Trail along Bartholomew Court and through the public works parking lot. This would include wayfinding/directional signs and creating a clear path of travel for bicyclists. Mr. Lamb stated should the city prevail, the city council will be involved with the design process.

Chair Stout stated he wanted it noted the Planning Board Chairman Gary Spykman has expressed support for the grant in the past.

Ms. Landry asked about the funding available for the grant. Ms. Brunner said that the project minimum set by NHDOT is \$400,000 and the maximum is \$1,000,000. She noted that there are very limited funds available statewide; about 45 letters of intent were submitted from communities around the state requesting approximately \$29 million, however only about \$5 million is available statewide. The City is requesting about \$600,000 with a 20% match provided through funds that have already been allocated in the FY 2017-2022 CIP. Dr. Cusack asked for the timeline on the decision. Ms. Brunner said the city should hear by January 2019.

Councilor Hansel stated he was in favor of this project, but in the long term the city needs to decide how they are going to handle bicycles downtown. He stated he has come close to hitting someone riding their bicycles illegally in a crosswalk downtown. The city can build great bike paths leading to the downtown but the city is creating a potentially dangerous situation by directing them there without providing safe facilities for them. Mr. Lamb stated this is something the city has been discussing and would be part of the reconstruction of the downtown.

With reference to this project, Ms. Brunner went over some preliminary ideas that are being considered.

Chair Stout asked whether there is anything related to this for the Kingsbury property the Board could be looking for. Mr. Lamb stated the Kingsbury Street property is a different issue but it is part of the city's initiative to focus attention onto Marlboro Street and the east side; there have been at least three different type of economic initiatives for this area. He added public investment in the street would certainly help the area.

Dr. Cusack thanked staff for their work and asked and whether they have reached out to area schools to get support for this project. Ms. Brunner stated they have reached out to the principal of Wheelock School who has agreed to provide a letter of support as well as Keene State College, HCS, the Southeast Keene Neighborhood Group, Healthy Monadnock, the Chamber of Commerce, and a couple local businesses in the area.

A motion was made by Chair Stout that the Planning Board grant the Chairman authority to sign a letter of support for the application the city is making for the 2018 transportation alternatives program grant to the NHDOT. The motion was seconded by Councilor George Hansel and was unanimously approved.

Mr. Lamb stated Michele Chalice who has been with the city since 2012 has taken a position with the Cheshire Career Center. He extended his appreciation for her service. The Chairman asked whether the Board could send Ms. Chalice a letter of appreciation. The Board agreed they should.

VI. New Business

VII. Upcoming Dates of Interest – September 2018

Planning Board Meeting – September 24, 6:30 PM

Planning Board Steering Committee – September 11, 12:00 PM

Joint PB/PLD Committee – September 10, 6:30 PM

Planning Board Site Visits – September 19, 8:00 AM – To Be Confirmed

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Krishni Pahl
Minute Taker

Reviewed and edited by Mari Brunner, Planning Technician

STAFF REPORT

S-07-18 – 15 LANGLEY ROAD SUBDIVISION

Request:

Applicant Russell Huntley of Huntley Survey & Design, PLLC, on behalf of owners, Nicholas and Donna Kellar, proposes to subdivide the existing 17.37-acre parcel at 15 Langley Road into three separate lots. The proposed lots will be 5.30 acres, 6.09 acres, and 5.98 acres in size. The site is located in the Rural District (TMP# 243-021-000).

Background:

The Applicant proposes to subdivide the existing 17.37-acre lot at 15 Langley Road into three residential building lots. The lot is located on the north side of Langley Road near its intersection with Daniels Hill Road, and is in the Rural District, which requires a 5-acre minimum lot size. The site is described by the Applicant as consisting predominantly of “sloping meadows with a small portion of wooded area, surrounded by stone walls and fences in western Keene.” There are steep slopes and wetlands present on the site, which are delineated on the plans submitted by the Applicant.

Currently, there is a 1,393 sf single-family home located on the property that was built in 1968 with a driveway on Langley Road. This residential structure would remain on a 5.295 acre on Lot 1, as shown on the Subdivision Plan submitted by the Applicant. The remaining land would be subdivided into a 6.09-acre lot and a 5.98-acre lot, which will share a common driveway on Langley Road. Each lot would have approximately 5 acres after subtracting the areas of steep slopes and wetlands present, and would exceed the 50-foot road frontage requirement for the Rural District. No new development is proposed as part of this application.

Completeness:

Since this application is not associated with any new development, the Applicant has requested exemptions from having to provide the following technical reports / plans: Grading, Landscaping, Lighting, Drainage, and Traffic. 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:

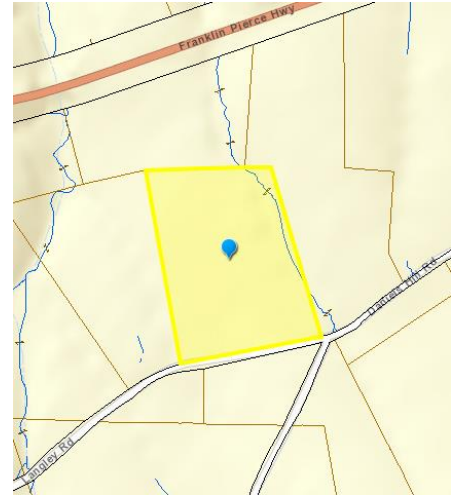
Staff from the City’s Fire, Police, and Code Departments did not identify any issues with this proposal. Comments from the Engineering Division, which are included below, have been addressed.

“1. The common driveway should be recorded as a deeded easement.

“2. The proposed boundary line adjustment may disturb existing wetland and the Engineering Division.” recommends that this aspect be reviewed by the City’s Wetland/Floodplain Administrator.”

Application Analysis:

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



Above image: The yellow rectangle and blue marker indicate the location of 15 Langley Road in Western Keene. Below image: An aerial view of 15 Langley Road, which is bounded by orange lines.



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1. Drainage: Although no new development is proposed at this time, the Applicant has included on the submitted Subdivision Plan the location and dimensions of a 100' long x 40' wide common driveway easement area, with a 15' wide curb cut on Langley Road at the center of this area, for proposed Lots 2 and 3. It will be the responsibility of the owner and any future owners to adhere to all applicable standards related to the installation and construction of driveway and parking areas at the time of development.

The current drainage standards that apply to driveway construction are included in Section 70-135 and Section 102-794 of the City Code of Ordinances. These standards require that driveways must not block the flow of drainage in gutters or drainage ditches or pipes and that driveways must not direct stormwater across sidewalks or onto city streets, except that the portion of a *driveway* within the public right of way may drain towards the street.

2. Sedimentation & Erosion Control: No new development is proposed at this time.
3. Hillside Protection: There is approximately 0.787 acres of precautionary slopes and 0.231 acres of prohibitive slopes present on the existing lot as shown on Sheet 2 - Supplemental Plan, submitted by the Applicant. Precautionary slopes are slopes between 15-25% and are presented on the plan in yellow. Prohibitive slopes are greater than 25% and are presented on the plan in orange. The Applicant has noted that the total area of prohibitive slopes and 50% of the area of precautionary slopes has been excluded from the calculation of minimum lot size for each lot per Section III.C.6 of the Planning Board Site Plan and Subdivision Regulations. After accounting for the areas of steep slopes and wetlands, each of the proposed lots will be 5 acres.
4. Snow Storage & Removal: The proposed lots would have ample space for snow storage on site.
5. Flooding: This property is not located within the 100-year floodplain.
6. Landscaping: No new landscaping is proposed at this time.
7. Noise: No noise impacts would be generated as a result of this proposal.
8. Screening: This standard is not applicable to this proposal.
9. Air Quality: No impacts to air quality would be generated as a result of this proposal.
10. Lighting: No new lighting is proposed at this time.
11. Sewer and Water: City sewer and water services are not currently available in this area. The existing lot is currently serviced by a private septic system and private well. Unless City services are extended to this area at the time of development, the proposed lots would be serviced by a private well and septic system.
12. Traffic: This proposed subdivision would not generate a significant increase in traffic on the surrounding road network.
13. Comprehensive Access Management: According to the Applicant, it is the intent of the current owner to seek approval for a 15' wide curb-cut for a shared driveway, which would be located within a common driveway easement area of 100' long x 40' between proposed Lots 2 and 3 as part of subdivision plan approval. This approval would be allowed per Sec. 70-135 of the City Code of

STAFF REPORT

Ordinances. If the current or future owner(s) proposes any changes to the common driveway from what is presented on the approved subdivision plan, a driveway permit would need to be obtained from the City.

Prior to the installation and construction of the proposed common driveway, the owner(s) of Lots 2 and 3 would need to: obtain an excavation permit from the City to perform any work in the public right-of-way; demonstrate compliance with all applicable ordinances and regulations related to driveways and vehicle parking areas; and coordinate with the City on the removal of any trees within the public right-of-way.

The Applicant notes that a common driveway easement will be recorded between the owners of Lot 2 and Lot 3. Lot 1 will retain the existing driveway on Langley Road.

As the Applicant is seeking approval of the driveway as part of this Subdivision Plan, the Board may consider the following City standards (Sec. 70-135 of the City Code of Ordinances) related to driveways.

“Driveways must be placed so as to ensure that vehicles entering and exiting the driveway have an all season safe sight distance in all directions not only of the road, but also of bicycle and pedestrian traffic on the sidewalk. For purposes of this section, an all-season safe sight distance shall be at least 200 feet in all directions within which there are no visual obstructions”

The proposed common driveway is located approximately 180’ from the intersection of Daniels Hill Road and Langley Road. There appears to be safe sight distance to the east from the proposed driveway location. To the west of the proposed driveway, there is a hill that drops in elevation towards the existing house on the site. This grade change may impact sight lines looking west; however, the speed and traffic volume on Langley Road, which dead ends to the west, are low and there is some sight distance between the crest of the hill and the proposed driveway entrance.

“No more than two single-family homes can share a common driveway.”

Only two lots would be sharing the common driveway.

“Driveways for single-family homes and duplexes, including shared drives, shall not be more than 20 feet wide at the property line and 30 feet wide at the curblin.”

The proposed curb-cut on Langley Road for Lots 2 and 3 would be 15’ wide.

“New driveways must be placed so as not to conflict with existing driveways.”

There are no existing driveways within close proximity to the proposed common driveway that may pose a potential conflict.

“All driveways shall be constructed to standards approved by the city engineer. Portions of a driveways lying outside of the public right-of-way shall additionally comply with the design standards described in [section 102-794](#).”

At the time the driveway is constructed, it will need to conform with the driveway standards of Section 70-135 as well as the standards for parking space requirements in Section 102-794 of the City Zoning Ordinance.

“When the installation of a driveway requires the cutting of trees or the disturbance of stone walls which are within the public right-of-way, separate permission for such cutting or disturbance must be obtained, in accordance with sections [82-158](#) and [82-187](#) of this Code, RSA 472:6, or other applicable law.”

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Prior to the removal of any trees in the public right-of-way and/or any alteration of boundary markers, including stone walls, for the installation of the proposed common driveway, the current or future owner(s) will need to coordinate with the City of Keene and may need to obtain approval from City Council.

14. Hazardous & Toxic Materials: The Applicant notes that there will be no storage or use of hazardous or toxic materials as part of this proposal.
15. Filling & Excavation: No filling and excavation is proposed at this time.
16. Wetlands: There are approximately 1.34 acres of wetlands located on the existing lot. There is a wetland located on the northern portion of the proposed Lot 2 (approximately 0.582 acres) and a small portion of the proposed Lot 3. There is a separate wetland that runs along the eastern boundary of the proposed Lot 3, encompassing approximately 0.7 acres. The Applicant has delineated the boundary of these wetlands as well as the associated 75-foot Surface Water Buffer on the Subdivision Plan. The Applicant has noted that the area of jurisdictional wetlands has been excluded from the calculation of minimum lot size per Section 102-1494 (a) of the City of Keene Zoning Ordinance. This standard appears to be met.
17. Surface Waters: There is a small stream running along the eastern boundary of the proposed Lot 3. The Applicant has delineated the boundary of these wetlands as well as the associated 75-foot Surface Water Buffer on the Subdivision Plan. The Applicant has noted that the area of surface water has been excluded from the calculation of minimum lot size per Section 102-1494 (a) of the City of Keene Zoning Ordinance. This standard appears to be met.
18. Stump Dumps: The Applicant has noted that no stump dumps are proposed as part of this application.
19. Architecture & Visual Appearance: This standard is not applicable to this proposal.

RECOMMENDATION FOR APPLICATION:

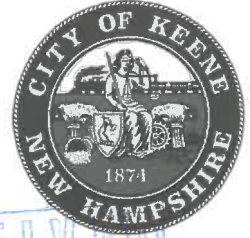
If the Board is inclined to approve this application, the following motion is recommended:

Approve S-07-18, as shown on the plan identified as “Three Lot Subdivision Plat, Land of Nicholas L. & Donna A. Kellar located at Tax Map Parcel No. (243-021) 15 Langley Road, Keene, Cheshire County, New Hampshire” prepared by Huntley Survey & Design, PLLC, dated July 18, 2018 at a scale of 1” = 60’ with the following conditions:

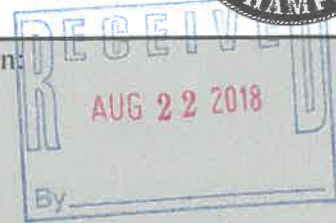
1. *Owner’s signature appears on plan prior to signing by Planning Board Chair.*
2. *Prior to the installation and construction of the common driveway, the owner must:*
 - A. *Obtain all necessary permits for work within the public right-of-way; and,*
 - B. *Demonstrate compliance with all City of Keene ordinances and regulations related to driveways and vehicle parking areas at the time of installation and construction with the appropriate official or City body; and,*
 - C. *Coordinate with the City of Keene prior to the removal of any trees within the public right-of-way.*

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 <u>3-LOT SUB</u> Kellar Subdivision	Date Received/Date of Submission:	
	Date of pre-application meeting:	
Tax Map Parcel number(s)	Date Application is Complete:	
<u>243 - 21 -</u>	Planning Department File #: <u>S-07-18</u>	
Project Address: 17 Langley Road	Owner	Name: Nicholas & Donna Kellar
		Address: 12841 Midori Drive, Anchorage, Alaska 99516
		Telephone/E-mail: (907) 830-5217 studeblazer@gmail.com
		Signature: <i>Donna Kellar</i>
Acreage/S.F. of Parcel: <u>17.37 / 756,597</u>	Applicant	Name: Huntley Survey & Design, PLLC
		Address: 659 West Road, Temple, NH 03084
		Telephone/E-mail: (603) 381-3227 Russ@huntleysurvey.com
		Signature: <i>Russ</i>
Zoning District: Rural SWPD HPD		

B Descriptive Narrative Including

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

C A complete application must include the following

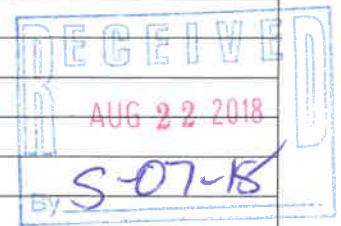
- | | |
|--|--|
| <input checked="" type="checkbox"/> Two (2) copies of completed application forms signed & dated | <input type="checkbox"/> Plans stamped/signed by reg. professional |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative | <input type="checkbox"/> Two (2) copies 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 checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36") | |

Required Items for Submittal	N/A	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Soils report prepared by a licensed NH engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Documentation of all test pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedrock within 48" of ground level	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poorly drained soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highly erosive soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL TECHNICAL REPORTS (Section IV.D.2.g)

The Planning Board may request additional technical studies from the Applicant; including, but not limited to, Natural Heritage Documentation, Historic Evaluation, Screening Analysis, detailed Architectural Study.

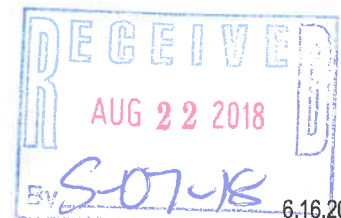
Waivers from the Planning Board's 19 Development Standards? Y N
(If yes, please provide a detailed list in the space below.)



The Planning Board Development Standards are to be met for all applications. Please review the development standards and provide a brief narrative description for how your application addresses each and/or indicate where on the plan or in the application proof of compliance can be found. Applicants can either supply the information in the space provided, or attach a brief narrative (use of a separate sheet is recommended).

- 1) **Drainage:** No development is planned at this time, so there will be no changes to the drainage
- 2) **Sedimentation & Erosion Control:** No development or construction is planned, so sediment and erosion control measures are not necessary
- 3) **Hillside Protection:** The subdivision has been calculated so that there is enough land so there is no need to impact steep slopes in the hillside district. NO development is planned.
- 4) **Snow Storage & Removal:** There is no parking lots or plan that requires snow storage or removal.
- 5) **Flooding:** No development is planned at this time and the lots are not in a a flood zone.
- 6) **Landscaping:** There is no development planned at this time and no requirement for additional landscaping
- 7) **Noise:** There is no development or changes planned that will impact noise levels. If houses are built in the future, noise levels would be consistent with rural residential neighborhoods
- 8) **Screening:** The proposed subdivision is residential, in nature, if developed, and would not require screening

- 9) **Air Quality:** The proposed development would be rural residential in nature if lot were developed and would meet Federal and local standards for air quality.
- 10) **Lighting** Lighting is not anticipated as the lots will remain undeveloped or would become residential lots without lighting other than normal residential and rural uses.
- 11) **Sewer & Water:** Sewer and water will be on site, through private wells and permitted septic systems that meet local and state requirements. Municipal services are not available.
- 12) **Traffic:** There is no development planned at this time. If the two undeveloped lots area built, they will share a common driveway and traffic will be minimal, typical for rural residential development
- 13) **Driveways** The existing house is serviced by a driveway. If the two undeveloped lots are built, they will be serviced by a common driveway.
- 14) **Hazardous & Toxic Materials:** No storage or use of hazardous materials is proposed
- 15) **Filling & Excavation:** Filling and excavating would only occur if the tow vacant lots were developed and would be minimal; limited to house, driveway and on site utility construction
- 16) **Wetlands:** There are some wetlands on the property. They are shown and the buffers required will be maintained.
- 17) **Surface Waters:** There is a small stream and a wetland area and they are protected by the 75' buffer
- 18) **Stump Dumps:** NO development is planned at this time, stump dumps are not planned and in any case unlikley, since the only development that could occur is in the meadows.
- 19) **Architecture & Visual Appearance:** The lots will visually remain the same by this proposal. Should they be conveyed or developed i the future, they will be residential building lots, with their appearance in keeping with the neighborhood.



Huntley Survey & Design, PLLC

New Hampshire & Vermont ~ Land Surveying * Wetlands Delineation & Permitting * Septic System Design

Three Lot Subdivision

Land of Nicholas L. & Donna A. Kellar
15 Langley Road, Keene, New Hampshire

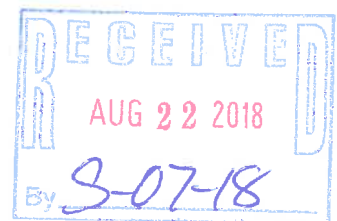
August 17, 2018

Project Narratives

15 Langley Road is a 17.37-acre parcel of land owned by Nicholas and Donna Kellar of Anchorage, Alaska. It consists mostly of sloping meadows with a small portion of wooded area, surrounded by stone walls and fences in the western part of Keene. The Kellars would like to subdivide the parcel into three separate building lots to provide each of their three children with a lot for a future inheritance. The proposed lots vary in size, 5.295 acres, 6.090 acres and 5.983 acres, in order to provide at least 5 acres required by zoning, excluding lands subject to the Hillside Protection and Surface Water Protection District regulations.

They retained Russell Huntley of Huntley Survey and design to survey, delineate wetlands and prepare a three-lot subdivision plan that will meet the City of Keene subdivision regulations and zoning ordinances.

The three lots meet all the dimensional requirements of the zoning ordinance. Lot 1 is serviced by a septic system and a recently installed drilled well. Lots 2 & 3 will also be serviced by a drilled well and septic system if municipal sewer and/or water is not available at the time of any future development. Lot 1 has an existing driveway. Lots 2 & 3 will be accessed via a common driveway curb cut and a common driveway easement. At this time there is no plan for development or conveyance. The Kellars plan to retain the lots in their current state.



659 West Road, Temple, New Hampshire 03084

Phone: (603) 381-3227

Email: russ@huntleysurvey.com

F:\Huntley Survey & Design, PLLC\Projects\H18-013 Kellar Sub\Application\H18-013 Project Narrative.docx

Kellar Sudivision
Area Calculations

Unsubdivided Lot Totals

	Square Feet	Acres
Total Lot Area	756,597	17.369
Total Wetlands	58,505	1.343
Total 25% slopes	10,049	0.231
50% of 15% slopes	34,302	0.787
Total Usable Area	653,742	15.008

Lot 1

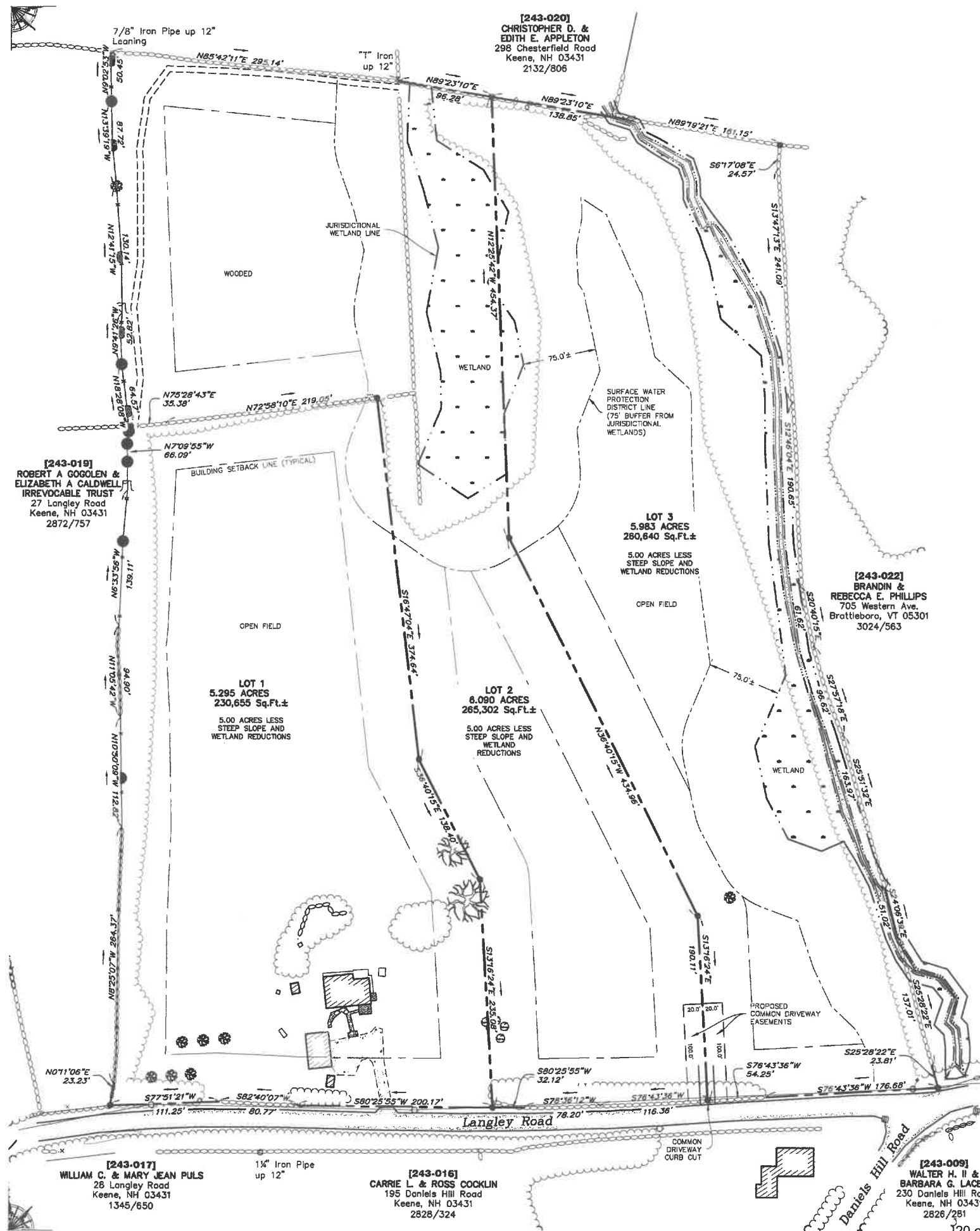
<i>Total Lot 1 Area</i>	230,655	5.295				
Wetland area	-	-				
25% slope area	1,700	0.039				
15% slope area	<table style="display: inline-table; border: none;"> <tr> <td style="padding-right: 10px;">Total</td> <td style="text-align: center;">22,150</td> </tr> <tr> <td style="padding-right: 10px;">Half (50%)</td> <td style="text-align: center;">11,075</td> </tr> </table>	Total	22,150	Half (50%)	11,075	0.254
Total	22,150					
Half (50%)	11,075					
	12,775	0.293				
Usable area	217,880	-				
Excess (+)/Deficit(-) area	80	0.002				

Lot 2

Total Area	265,302	6.090				
Wetlands	25,354	0.582				
25% slopes	4,786	0.110				
15% slopes	<table style="display: inline-table; border: none;"> <tr> <td style="padding-right: 10px;">Total</td> <td style="text-align: center;">34,397</td> </tr> <tr> <td style="padding-right: 10px;">Half (50%)</td> <td style="text-align: center;">17,199</td> </tr> </table>	Total	34,397	Half (50%)	17,199	0.395
Total	34,397					
Half (50%)	17,199					
	47,339	1.087				
Usable area	217,964	-				
Excess (+)/Deficit(-) area	164	0.004				

Lot 3

Total Area	260,640	5.983				
Wetlands	33,151	0.761				
25% slopes	3,563	0.082				
15% slopes	<table style="display: inline-table; border: none;"> <tr> <td style="padding-right: 10px;">Total</td> <td style="text-align: center;">12,056</td> </tr> <tr> <td style="padding-right: 10px;">Half (50%)</td> <td style="text-align: center;">6,028</td> </tr> </table>	Total	12,056	Half (50%)	6,028	0.138
Total	12,056					
Half (50%)	6,028					
	42,742	0.981				
Usable area	217,898	-				
Excess (+)/Deficit(-) area	98	0.002				



Plan References

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- RODNEY S ELLIS & CHARLES S KIRK, KEENE, N.H., TO BE CONVEYED TO RODNEY S. & HARRIET K. ELLIS, DATED NOVEMBER 15, 1971, BY WILLIAM P. HOUSE (Pb.21, Pg.50b CCRD)
 - LAND OF THOMAS H. RUDOLPH, KEENE, N.H., RECONNAISSANCE SURVEY, DATED DECEMBER 1966, FOR G.W.STONE & SON, BY ROY K. PIPER (RECORDED AT)
 - LAND OF HERBERT E. GOLDBERG AND FRANCIS L. GOLDBERG, KEENE, NEW HAMPSHIRE, A COMPASS AND TAPE RECONNAISSANCE SURVEY, DATED APRIL 1967, BY R.K. PIPER (RECORDED AT)

ROW Notes

LANGLEY ROAD - A CLASS V PUBLIC WAY, LAID OUT AS ELI DORT'S RD. IN 1836, VOL. 1, PG. 53, 3 RODS WIDE, 147 RODS LONG, FROM DANIELS HILL RD. - ALSO SEE WHICH, 35' TO 38' BETWEEN STONE WALLS IN 1974, NAMED LANGLEY RD., MARCH 2, 1978, COUNCIL RESOLUTION #R-78-8, WEST END WIDENED TO 50 FEET, JUNE 21, 1990, RESOLUTION R-90-15, RECORDED C.C.R.D., VOL. 1336, PGS. 575-582.

Symbol Legend

- STONE WALL
- BARBED WIRE FENCE
- TREE LINE
- IRON PINPIPE
- DRILL HOLE
- 58" REBAR WITH CAP (TO BE SET)
- TAX MAP PARCEL NUMBER
- DEED VOLUME & PAGE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LANDSCAPE SHRUB
- UTILITY POLE W/GUY WIRES, OVERHEAD LINES
- JURISDICTIONAL WETLAND LINE AND AREA SYMBOL
- TREE LINE

Zoning Districts

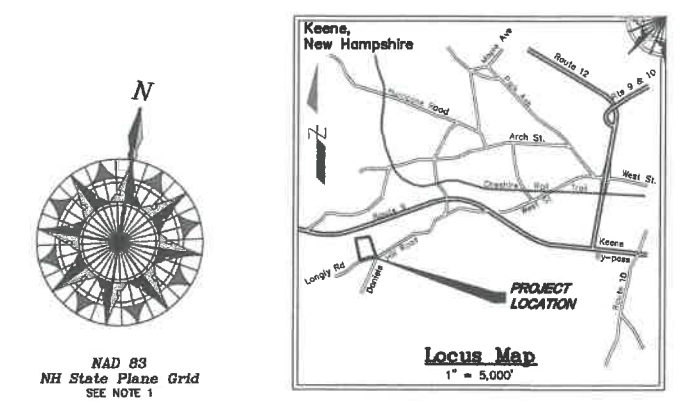
ZONE: R (Rural)
REQUIREMENTS

LOT SIZE	5 Ac./2 Ac. WITH CITY WATER & SEWER NOT INCLUDING WETLANDS
LOT WIDTH AT BUILDING FRONTAGE	200' 50'
BUILDING SETBACKS	FRONT 50' SIDE 50' REAR 50'
MAX BUILDING COVERAGE	10%
MAX IMPERMEABLE COVERAGE	20%

OVERLAY DISTRICTS
SURFACE WATER PROTECTION DISTRICT: 75' SETBACKS FROM SURFACE WATERS
JURISDICTIONAL WETLANDS DO NOT COUNT TOWARD MIN. LOT SIZE

HILLSIDE PROTECTION DISTRICT:
PRECAUTIONARY- SLOPES BETWEEN 15 & 25% - 50% COUNTS TOWARD MIN. LOT SIZE
PROHIBITIVE - SLOPES 25% OR GREATER - 0% COUNTS TOWARD MIN. LOT SIZE

SEE CITY OF KEENE CODE CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL.



Notes

- THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED ON APRIL 6, 2018 USING AN IGS3 GNSS RECEIVER.
- THE BEARINGS AND DISTANCES SHOWN ALONG STONE WALLS AND BARBED WIRE FENCES ARE MEANT TO SERVE AS TIE LINES. THE ACTUAL BOUNDARIES ARE THE PHYSICAL ENTITIES OF WALLS AND FENCES.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY SVE, DURING THE MONTH OF JUNE, 2018 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2. WETLANDS WERE DELINEATED VIA FIELD SURVEY AT TIME OF DELINEATION.
- LOT 1 IS SERVED BY AN ON SITE SUBSURFACE SEWERAGE DISPOSAL SYSTEM AND A DRILLED WELL. SUBSURFACE DISPOSAL SYSTEMS AND WELLS WILL SERVE LOTS 2 & 3 IF THEY ARE DEVELOPED.
- LOTS 1 & 2 WILL SHARE A COMMON CURB CUT AND EACH BENEFIT FROM A 20X100' DRIVEWAY COMMON EASEMENT.

Owner Certification

I CERTIFY THAT I AM THE CURRENT OWNER OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.

OWNER'S SIGNATURE _____ DATE _____

OWNER'S SIGNATURE _____ DATE _____

Owner of Record

[243-021]
NICHOLAS L. & DONNA A. KELLAR
12841 Midori Drive
Anchorage, Alaska 99516
2828/153

TOTAL AREA
17.37 Acres±

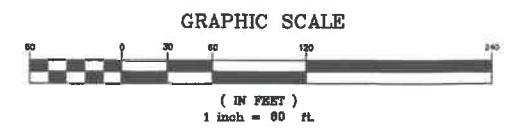
Surveyor's Certification

THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

THIS IS A SUBDIVISION AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.

APPROVED BY THE KEENE PLANNING BOARD

BY _____ CHAIRMAN
AND _____ SECRETARY
ON _____



NO.	DATE	REVISION	BY

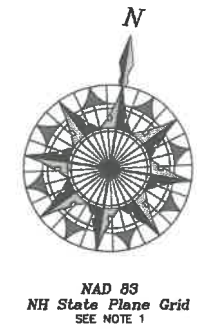
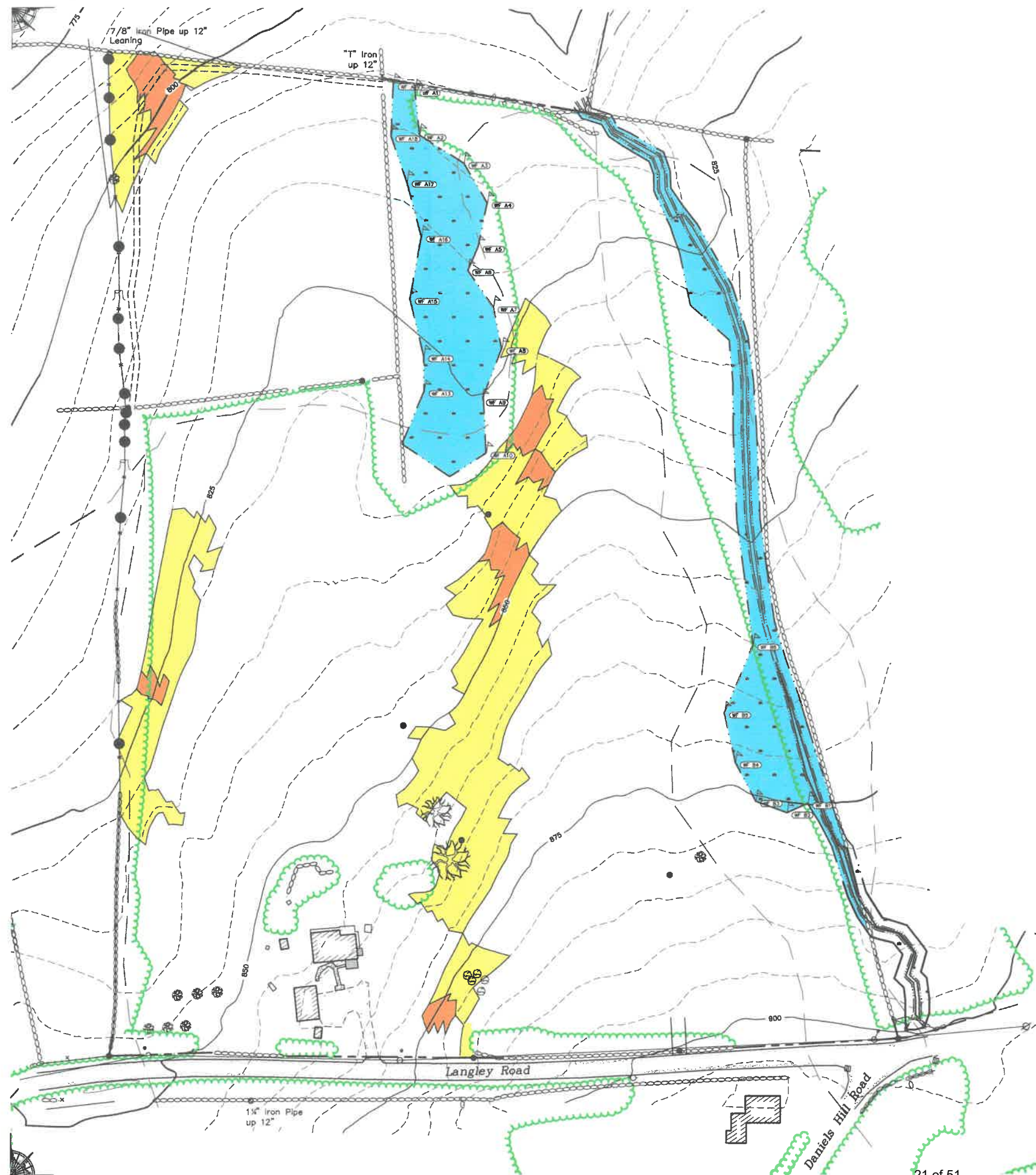
Three Lot Subdivision Plat

LAND OF
Nicholas L. & Donna A. Kellar
located at
Tax Map Parcel No. [243-021]
15 Langley Road, Keene, Cheshire County, New Hampshire
Book 2928, Page 153

Sheet No.1 of 2 - Boundary Plan

Scale 1"=60'
Surveyed 04/2018 Plan prepared 07/18/2018
Project No. 18-013 Cad File No. 18-013A.dwg

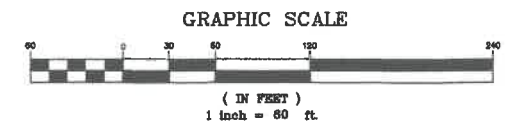
Huntley Survey & Design, PLLC
NH & VT Land Surveying, Wetlands & NH Septic System Design
859 West Road, Temple, NH 03084 (803) 381-3227 WWW.Huntleysurvey.com



- Notes**
1. THE NORTH SHOWN ON THIS PLAN IS REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED ON APRIL 6, 2018 USING AN IGSS GNSS RECEIVER.
 2. TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON A DIGITAL MODEL CREATED FROM AN OVERLAY OF CITY OF KEENE 2003 AERIAL TOPOGRAPHY. CONTOUR INTERVAL IS TWO (2) FEET.
 3. JURISDICTIONAL WETLANDS WERE DELINEATED BY SVE, DURING THE MONTH OF JUNE, 2018 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1997 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2. WETLANDS WERE LOCATED VIA FIELD SURVEY AT THE TIME OF DELINEATION.
 4. THE PARCELS SHOWN ARE NOT IN A 100 YEAR FLOOD AREA PER FEMA PANEL 33006C0262E EFFECTIVELY DATED 5/23/2006.
 5. THE SOILS DATA SHOWN HEREON WAS OBTAINED FROM NRCS WEB SOIL SURVEY ONLINE PROGRAM, SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY. AVAILABLE ONLINE AT [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov), ACCESSED MARCH 13, 2018.

- Soils**
- 295 MARLOW FINE SANDY LOAM, 3-8% SLOPES, WELL DRAINED
 - 307 MARLOW FINE SANDY LOAM, 8-15% SLOPES, VERY STONY, WELL DRAINED
 - 420 MONADNOCK FINE SANDY LOAM, 3-8% SLOPES, WELL DRAINED
 - 460 MONADNOCK FINE SANDY LOAM, 15-25% SLOPES, VERY STONY, WELL DRAINED
 - 870 LYME AND MOOSILAUKE SOILS, 0-5% SLOPES, VERY STONY, POORLY DRAINED

- Site Hatching Key**
- SURFACE WATER PROTECTION DISTRICT
 - JURISDICTIONAL WETLAND AREA
 - HILLSIDE PROTECTION DISTRICT
 - SLOPES BETWEEN 15-25% (PROHIBITIVE - 50% AREA ALLOWED FOR LOT SIZE)
 - SLOPES GREATER THAN 25% (PROHIBITIVE - AREA NOT ALLOWED FOR USE IN LOT SIZE CALCULATIONS)



**Existing Conditions
Three Lot Subdivision Plat**
 LAND OF
Nicholas & Donna Kellar
 located at
 Tax Map Parcel No. (Number)
 15 Langley Road, Keene, Cheshire County, New Hampshire
 Book 2926, Page 163

Sheet No.2 of 2 - Supplemental Plan

Scale 1"= 60'
 Surveyed 04/2018 Plan prepared 07/12/2018
 Project No. 18-013 Cad File No. 18-013A.dwg

Huntley Survey & Design, PLLC
 NH & VT Land Surveying, Wetlands & NH Septic System Design
 669 West Road, Temple, NH 03084 (603) 381-3227 WWW.Huntleysurvey.com

NO.	DATE	REVISION	BY

STAFF REPORT

SPR-11-16 MODIFICATION #6 – 81, 95 & 100 WYMAN ROAD – HILLSIDE VILLAGE CONTINUING CARE RETIREMENT COMMUNITY

Request:

Applicant Brickstone Land Use Consultants, on behalf of owner Prospect Woodward Home, requests modifications to the west-facing façade of the Hillside Village Community Building including changes to fenestration, exterior materials, and screening of roof-mounted mechanical equipment. The site is 35.7 acres in size and is located in the Rural District (TMP# 221-019-000-000-000).

Background:

In November of 2016, the Planning Board approved the site plan for Hillside Village, a Continuing Care Retirement Facility located at 81, 95 and 100 Wyman Road. The project site includes a 37.5-acre parcel on the east side of Wyman Road and a 12.6 acre parcel directly across the street. The approved development includes three main buildings: the Woodside Apartment building (~15,910 sf), a Health Care building (~20,005 sf), and a Community building (~71,690 sf). The project is currently under construction.

Since receiving site plan approval in November of 2016, several modifications to this site plan have been approved. These modifications are described below.

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 the use of 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.
5. July 31, 2018: The Planning Board approved changes to landscaping and site lighting including a waiver from Development Standard #10, Site Lighting, to allow for uplighting of a tree in the Health Care Building Courtyard. The landscape changes resulted in a reduction in shade trees within the courtyards; however, the total number of trees and plants overall increased.

With this application, the Applicant is proposing a number of minor changes to the fenestration and exterior materials on the west-facing façade of the Community Building. An outlined summary of these proposed changes is included under “Application Analysis” below and are identified on the plan submitted by the Application entitled, “Community Center & ILU West Elevation, 8-17-18 Revisions Marked, 9-05-18 Revisions Marked.”

Completeness:

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

Departmental comments: *Staff from the Community Development, Police, and Public Works Departments reviewed the application and commented that there are “no issues” with the application.*

Application Analysis:

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

STAFF REPORT

Architecture & Visual Appearance:

The original site plan included two areas of covered parking in front of the south and north wings of the Community Building's west-facing façade. Due to the proximity of these structures to the main building, the Fire Code requires these parking structures have a solid rear wall between the parking and the front of the Community Building. As such, the Applicant proposes the following modifications to the areas of the west-facing façade of the Community Building that will be screened from view from Wyman Road by the enclosed parking structures:

- Replacement of the cultured stone from the first story
- Addition of two egress doors to the north wing and one egress door to the south wing
- Removal of curved/arched window heads on the first story windows
- Reduction in the window size of two windows on the south wing and six windows on the north wing
- Removal of a clerestory window and lowering/shortening of a clerestory window on the south wing
- Addition of window wall at the stairwell on the north wing

In addition to the modifications described above, the Applicant is also proposing the following changes to the west-facing façade of the Community Building. The following changes would be visible from Wyman Road.

- Addition of skylight on the roof of the center of the building
- Removal of mullions in the windows of the main entryway curtain wall
- Addition of roofed structures with vinyl siding on the roof of the north and south wings to screen three elevator hoistways
- Replacement of a glass wall/solarium on the southern-most end of the building with windows and roofing
- Installation of mechanical systems to a lower roof on the south wing that would be covered with a vinyl screen
- Removal of the pergola to the south of the building's main entryway
- Replacement of vinyl clapboard with vinyl shingle on the false-front gable to the south of the main entryway
- Addition of six windows at the northernmost end of the facade
- Removal of a tall window with arched head to the north of the main entryway

The proposed changes appear to be consistent with the materials, colors, and overall architectural appearance of the design for the Community Building that was previously approved by the Planning Board. Many of the changes proposed are minor and will not be visible from the public way. The modifications presented do not appear to present significant visual impacts to or significantly alter the visual appearance of the approved building design or the surrounding site.

RECOMMENDATION FOR APPLICATION:

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

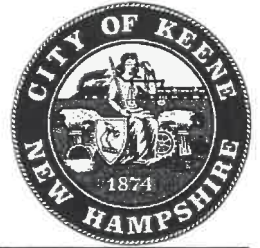
Approve SPR-11-16, modification 6 as shown on the elevation entitled "Community Center Front (West)" for Hillside Village, Wyman Road, Keene, New Hampshire prepared by Tsomides Associates Architects Planners at a scale of 1/8"=1' on August 10, 2018 with the following conditions:

1. Prior to signature by Planning Board Chair:

- a. Submittal of revised elevation with stamp from a NH licensed Architect.*
- b. Owner's signature on the revised elevation.*

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#6		Date Received/Date of Submission: Date of pre-application meeting: Date Application is Complete: Community Development Dept File #	
Tax Map Parcel number(s) 2 2 1 - 0 1 9 - 0 0 0 - 0 0 0 - 0 0 0 2 2 1 - 0 1 8 - 0 0 0 - 0 0 0 - 0 0 0		SPR-11-16, Mod 6	
Project Address: 81, 95 100 WYMAN ROAD	Owner	PRINTED Name: THE PROSPECT WOODWARD HOME	Address: 194-202 COURT STREET KEENE NH 03431
Acreage/S.F.of Parcel: 35.7 AC / 11555.92 SF		Telephone\ Email:	Signature: <i>Kimball B. Teph</i>
Zoning District: RURAL	Applicant	PRINTED Name: SAME AS ABOVE	Telephone\ Email:
		Signature:	

Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: 11-16 Date: 11/29/16

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 | N/A | <input type="checkbox"/> Sedimentation Control | N/A | <input type="checkbox"/> Scope/scale of development |
| <input checked="" type="checkbox"/> Proposed uses | N/A | <input type="checkbox"/> Vegetation | | <input checked="" type="checkbox"/> Parcel size |
| <input checked="" type="checkbox"/> Location of access points | N/A | <input type="checkbox"/> Debris management | N/A | <input type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| <input checked="" type="checkbox"/> Any other descriptive information | N/A | <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 | N/A | <input checked="" type="checkbox"/> Plans stamped/signed by reg. professional |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative | N/A | <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"/> Two (2) color architectural elevations on 11" x 17" |
| N/A 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 |
| <input checked="" type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36") | | |

RECEIVED
 AUG 17 2018
 By _____

**Modification #6 to Approved Site Plan
SPR-11-16
Hillside Village
A Continuing Care Retirement Community
81, 95 & 100 Wyman Road
Keene, NH**

August 17, 2018

Project Narrative

The applicant is proposing to remove the cultured stone from the north wing and south wing areas on the west façade on the Community Building and replace it with vinyl siding to match the rest of the building. The north wing and south wing areas are directly behind the covered parking structures located between the Community Building and Wyman Road. Because the Fire Code required that the covered parking have a solid rear wall between the parking and the Community Building, the west facade at the north wing and south wing areas is screened from view from Wyman Road. The added expense of the cultured stone is no longer justified due to the screening effect of the covered parking. Cultured stone will still be applied to the central portion of the west façade on the Community Building and on both sides of the main entry where the façade is most visible from Wyman Road. Other changes to the west façade of the Community Building include:

- Removal of the curved window heads on north and south wings.
- Add egress doors to covered parking on north and south wings.
- Add window wall at stairwell on north wing.
- Add skylight at center of building.
- Revise/add several windows per resident requests on north and south wing.
- Remove pergola south of main entry.
- Add elevator hoistways on north and south.
- Replace glass wall on south wing with windows and roofing.

Attached are color copies of the proposed changes. Exemptions are requested from providing information on items not present on the site, not applicable to the project, and items not changed by this proposed modification.

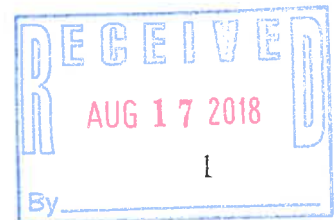


**Modification #6 to Approved Site Plan
SPR-11-16
Hillside Village
A Continuing Care Retirement Community
81, 95 & 100 Wyman Road
Keene, NH**

August 17, 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** – No change.
7. **Noise** - No change.
8. **Screening** - No change.
9. **Air Quality** – N/A
10. **Lighting** – No change.
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.

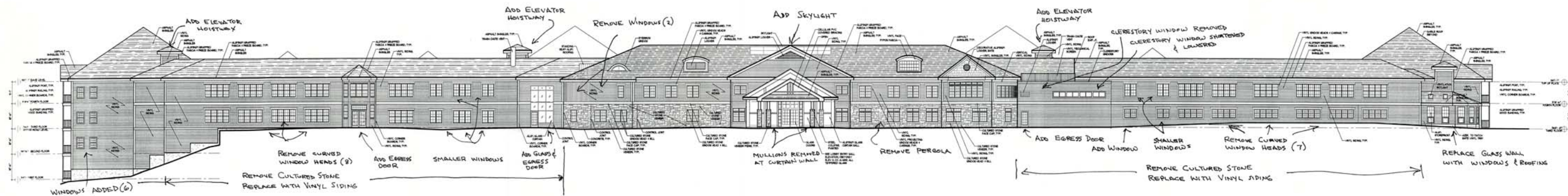


19. Architecture and Visual Appearance – The applicant is proposing to remove the cultured stone from the north wing and south wing areas on the west façade on the Community Building and replace it with vinyl siding to match the rest of the building. The north wing and south wing areas are directly behind the covered parking structures located between the Community Building and Wyman Road. Because the Fire Code required that the covered parking have a solid rear wall between the parking and the Community Building, the west facade at the north wing and south wing areas is screened from view from Wyman Road. The added expense of the cultured stone is no longer justified due to the screening effect of the covered parking. Cultured stone will still be applied to the central portion of the west façade on the Community Building and on both sides of the main entry where the façade is most visible from Wyman Road. Other changes to the west façade of the Community Building include:

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- Add egress doors to covered parking on north and south wings.
- Add window wall at stairwell on north wing.
- Add skylight at center of building.
- Revise/add several windows per resident requests on north and south wing.
- Remove pergola south of main entry.
- Add elevator hoistways on north and south.
- Replace glass wall on south wing with windows and roofing.

Attached are color copies of the proposed changes.





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HILLSIDE VILLAGE
 PROPOSED RETIREMENT
 COMMUNITY
 Wyman Road, Keene, NH

**COMMUNITY CENTER & ILU WEST
 ELEVATION**

8-17-18 REVISIONS MARKED
 9-05-18 " " "

Tsonides
 Associates
 Architects
 Planners



The following 3 pages are the original elevations approved as part of SPR 11-16 Hillside Village for the West Elevation of the Community Building.

These elevations are included in this packet of materials for comparison to the modified elevations submitted as part of SPR 11-16 Modification 6, which are included in the previous two pages.

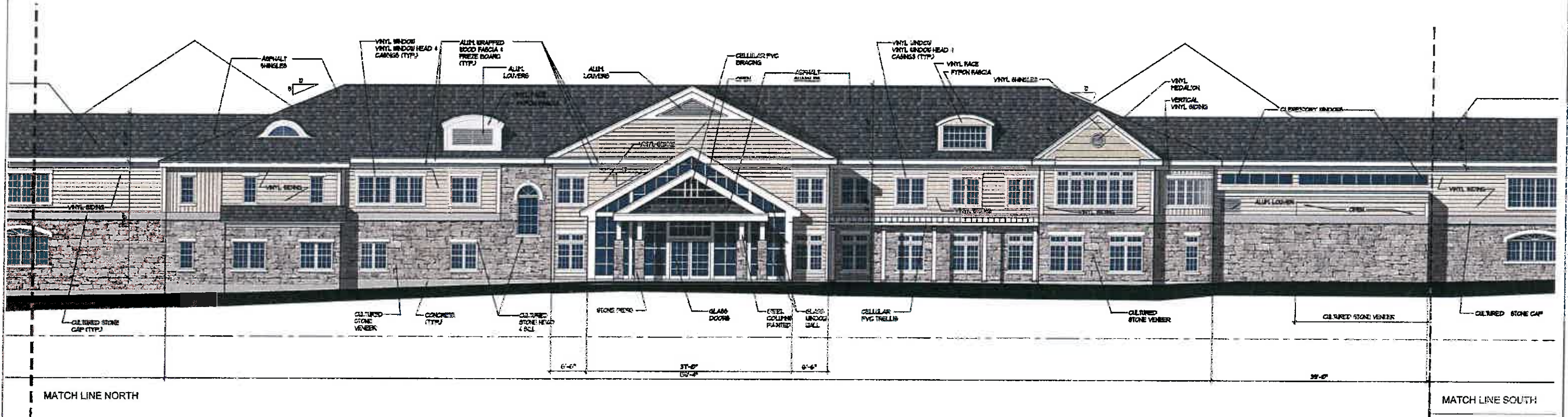


COMMUNITY CENTER FRONT (West)
SEE THE FOLLOWING LARGE SCALE FOR LABELS AND DIMENSIONS

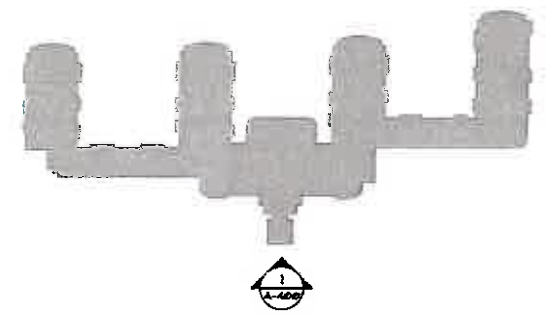


COVERD PARKING STRUCTURE



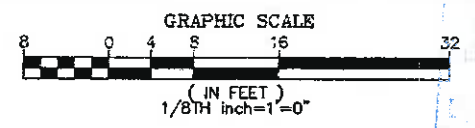


**1 WEST ELEVATION
COMMUNITY CENTER**



HILLSIDE VILLAGE
PROPOSED CCRC
Wyman Road, Keene, NH

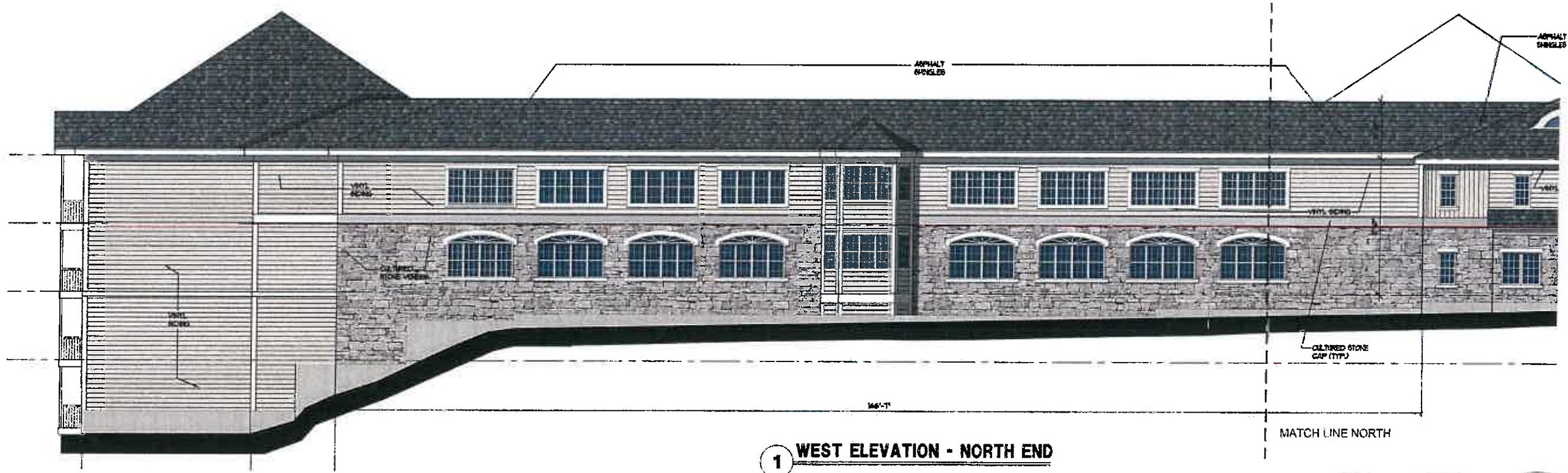
**COMMUNITY CENTER
FRONT(WEST)**
DATE: 08/12/2016



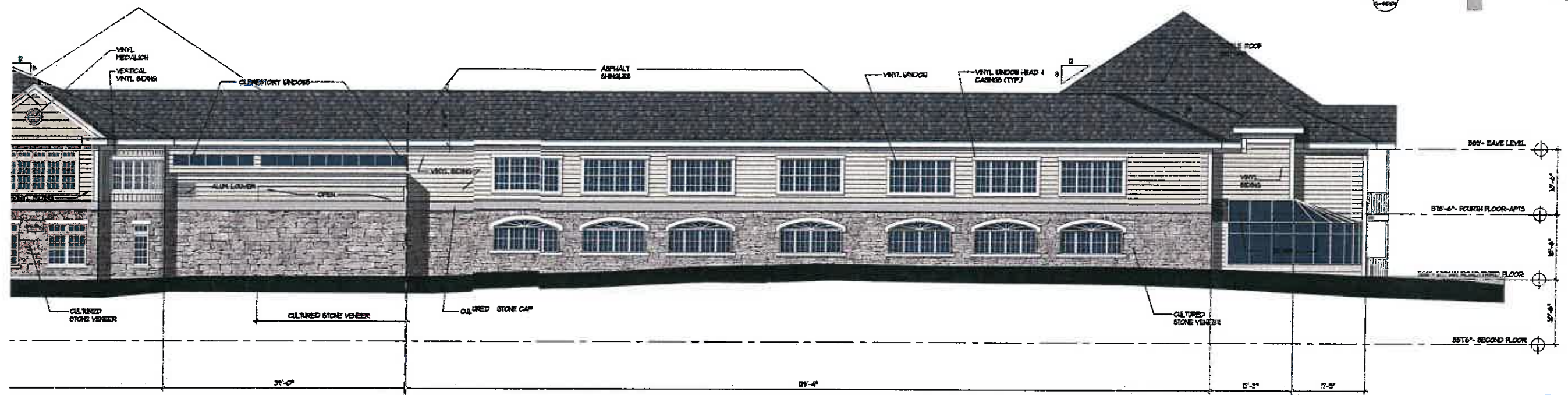
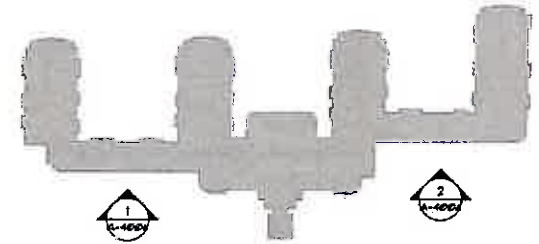
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AUG 19 2016

A-400

Tsomidis Associates
Architects
Planners



1 WEST ELEVATION - NORTH END

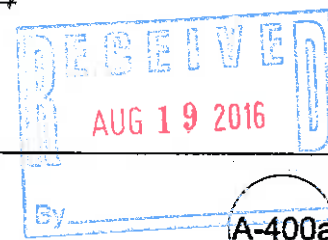
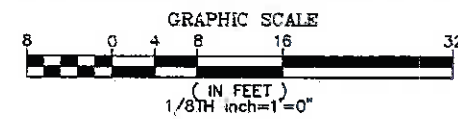


2 WEST ELEVATION - SOUTH END

HILLSIDE VILLAGE
 PROPOSED CCRC
 Wyman Road, Keene, NH

**COMMUNITY CENTER
 FRONT (WEST)**

DATE: 08/12/2016



Tsomidis
 Associates
 Architects
 Planners

STAFF REPORT

SPR-930 MODIFICATION 4 - SITE PLAN REVIEW – 11 PRODUCTION AVE – ADDITION TO SUBARU OF KEENE

Request:

Owner, Wilco Realty Corp., is proposing a 2,940 sf single-story addition to the west-side of the existing Subaru building to house six additional auto service bays. The site is 5.67 acres in size and is located in the Industrial District (TMP# 242-002-000-000-000).

Background:

The Applicant is proposing to remove an existing 400 sf wash bay on the west side of the Subaru of Keene at 11 Production Ave and replace it with a 2,940 sf (42' x 70') addition. This single-story addition will accommodate six additional auto service bays. This addition would expand the footprint of the existing building to 16,940 sf.

The site at 11 Production Ave contains two buildings. The other business on the property is Monadnock Flooring. There are no changes proposed to Monadnock Flooring's existing building as part of this application. However, the Applicant is proposing to pave an existing 20,000 sf gravel parking area, which is located to the rear of the Monadnock Flooring building.

The area of proposed work is within the State of New Hampshire 250' Surface Water Quality Protection District.

Completeness:

The Applicant is requesting an exemption from providing a lighting plan as no significant changes to lighting are proposed as part of this application. Staff recommends the Board grant this exemption and accept the application as complete.

Departmental Comments:

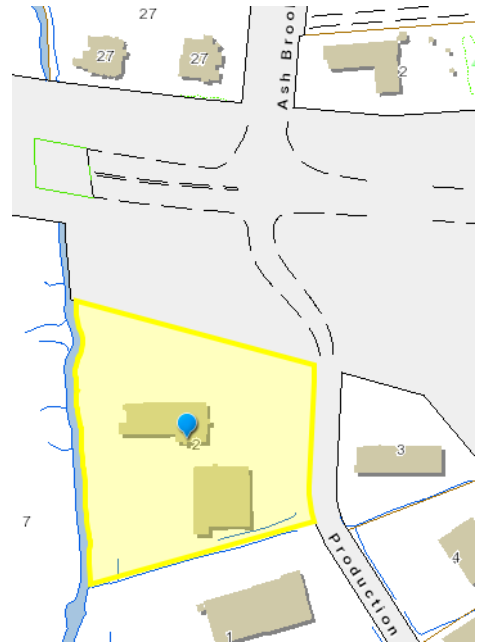
Staff from the Community Development and Police Departments reviewed the application and commented that there are "no issues" with the application. The following comments were provided by the Engineering Division of the Public Works Department:

- "The proposed oil/water separator shall be reviewed by the Superintendent of the Wastewater Treatment Plant, who will determine if the oil/water separator is sized properly."
- "Provide maps of drainage area sub-catchments for pre- and post-development conditions."

Application Analysis:

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

1. Drainage: The Applicant notes that the existing onsite drainage patterns will be maintained and has provided a drainage report that demonstrates that the paving of the existing gravel parking area will not result in additional



Above photo: the blue marker indicates the location of Subaru of Keene at 11 Production Ave. Below photo: The red rectangle represents the approximate location of the proposed addition and the yellow rectangle represents the existing parking area that is proposed to be paved.



STAFF REPORT

runoff that exceeds the pre-development runoff to the site. The proposed addition will be constructed in an area that is currently paved.

The Applicant has proposed installing an oil/water separator, which is a device designed to separate large amounts of oil and suspended solids from wastewater effluent. Each of the new service bays will be connected to a trench drain that is serviced by the oil/water separator before the effluent enters the City sewer system. The City's Industrial Pretreatment Coordinator has reviewed the design for the oil/water separator and has noted that it looks adequate for the proposed addition.

At the time this staff report was issued, the City's Engineering Division had yet to provide comments on additional information supplied by the Applicant related to pre- and post-development drainage conditions. Staff will provide any comments from this Division at the meeting on September 24.

2. Sedimentation and Erosion Control: The Applicant proposes to install silt-fencing around the western edge of the existing paved and gravel parking areas closest to Ash Swamp Brook both prior to and throughout the construction phase. The Applicant notes that the silt fence will be maintained until all disturbed areas have been stabilized. Sheet 3 "Grading and Utility Plan" includes more detailed notes related to sediment and erosion control methods for this project. This standard appears to be met.
3. Hillside Protection: No precautionary or prohibitive slopes are present on the site. This standard is not applicable.
4. Snow Storage: The Applicant proposes to store snow in the grassed and gravel areas along the north, west, and south sides of the site, and notes that excess snow will be removed from the site as needed. Snow storage areas are delineated on the submitted Site Plan. This standard appears to be met.
5. Flooding: A portion of the site is located within the 100-YR Floodplain. However, no filling or construction in the floodplain is proposed as part of this application and a floodplain permit is not required. This standard appears to be met.
6. Landscaping: The Applicant does not propose to install any new landscaping as part of this project. As the Applicant is not proposing to install additional parking as part of this proposal, this standard appears to be met.
7. Noise: No significant increase in noise level is anticipated as a result of this proposal. In addition, this site is not located in proximity to residential areas where noise impacts may be of greater concern. This standard appears to be met.
8. Screening: No changes are proposed to the existing dumpster areas on the site for either Monadnock Flooring or Subaru of Keene at this time. The Applicant notes that the existing dumpsters for Subaru are screened with 6' high solid fencing. The dumpster for Monadnock Flooring is located in the loading dock to the west of the building and is not visible from the public right-of-way. This standard appears to be met.
9. Air Quality: This standard appears to be met.
10. Lighting: The Applicant proposes to install two wall-mounted lights to the south side of the addition and to relocate one wall-mounted light from the west side of the existing building to the west side of the proposed addition. All of the lights are LED, full cut-off fixtures, which will be controlled by a watt stoppage sensor. No changes are proposed to the parking lot lighting. This standard appears to be met.

STAFF REPORT

11. Sewer and Water: The site is currently served by an existing sewer and water lines. As noted above, the proposed addition will have floor drains installed each of the new service bays, which will be connected to an oil/water separator and discharged to the existing City sewer at the site. This standard appears to be met.
12. Traffic: No significant changes to traffic entering and exiting the site are anticipated as part of this proposal. The Applicant notes that only one new service technician will be hired as a result of this addition. This standard appears to be met.
13. Comprehensive Access Management: The entrance into and out of the site from Production Avenue is shared with Monadnock Flooring. This driveway has safe lines of sight in both directions. The proposed addition will utilize the same traffic pattern as is present on the site today. Vehicles will enter the building through the two existing doors and exit the building through the rear center door on the new addition. There will be an overhead door over the two new service bays and the single wash bay on the south side of the addition, which can be utilized by vehicles. It appears that the path of travel of vehicles entering and exiting the proposed service bays is located predominantly at the rear of the building (west side of the site) and the potential for conflict between pedestrians and vehicles entering and exiting the site in this area would be limited. This standard appears to be met.
14. Hazardous and Toxic Materials: The Applicant notes that the property owner has no knowledge of environmental contamination at this property. The proposal does not involve the storage of hazardous or toxic materials. This standard appears to be met.
15. Filling / Excavation: The Applicant notes that filling and excavation normal for the construction of a small addition will be performed and that approximately 250 cubic yards of new gravels will be hauled to the site. The truck route that will be utilized is NH Route 9 / NH Route 12 to Production Avenue. This standard appears to be met.
16. Wetlands: Ash Swamp Brook is adjacent to the west side of the site. The Applicant does not propose to impact the stream or its 30' Surface Water Protection Buffer as part of this proposal. This standard appears to be met.
17. Surface Waters: As noted above, Ash Swamp Brook is located within close proximity to the west side of the project site. The Applicant notes that the proposed addition will be approximately 60' from the stream and that erosion and sedimentation control measures will be utilized to protect against sedimentation of this waterbody.

Ash Swamp Brook falls under the jurisdiction of the 250' NH Shoreland Water Quality Protection District. The Applicant will be submitting a shoreland permit to the NH Department of Environmental Services for the work that is being proposed as part of this application. Per Section 102-1484(c) of the City of Keene Surface Water Protection Ordinance, "when state and federal permits are required, local conditional use permits shall only be required for those areas within the overlay district that are not covered by the state and/or federal permits."

18. Stump Dumps: As this project does not involve any tree clearing, this standard appears to be met.
19. Architectural and Visual Appearance: The Applicant is proposing to construct the addition out of CMU (Concrete Masonry Units), which will be painted to match the existing building. Parts of the building will be covered with a new exterior EIFS (Exterior Insulation and Finish System) treatment that will also match the existing building's color pattern. Three new overhead doors will be installed

STAFF REPORT

on the south side of the addition and painted white. These doors will not be visible from the public right of way. One new overhead door will be located on the west-facing side of the addition and will be of a color that matches the EIFS wall treatment.

The Applicant has submitted elevations for the proposed addition. The colors and architectural style proposed for this addition match the existing Subaru of Keene building very closely and appear to be in keeping with the character and architectural design of this area of Keene, which are predominately industrial style buildings. This standard appears to be met.

RECOMMENDATION FOR APPLICATION:

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

Approve SPR 930 Modification 4 as shown on the plan set entitled “Modification #3 to SPR 930 Proposed Addition for Subaru of Keene 11 Production Avenue, Keene, NH 03431” prepared by Brickstone Land Use Consultants LLC on August 17, 2018 and last revised on September 5, 2018 at a scale of predominantly 1” = 30’ and as shown on the elevations entitled “Subaru of Keene Addition” prepared by Bruce Ronayne Hamilton Architects on August 15, 2018 with the following conditions:

- 1. Prior to signature by Planning Board Chair the applicant shall submit:**
 - a. Owner’s signature on plan;**
 - b. An approved NH DES Shoreland Protection Permit; and,**
 - c. A security for landscaping, site stabilization and an “as-built” plan in a form and amount acceptable to the Community Development Director and City Engineer.**

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 Addition to Subaru of Keene SPR 930 #3	Date Received/Date of Submission: AUG 17 2018
	Date of pre-application meeting:
Tax Map Parcel number(s) 2 4 2 - 0 0 2 - 0 0 0 - 0 0 0 - 0 0 0	Date Application is Complete: SPL 930, Mod 4
	Community Development Dept File #:

Project Address: 11 Production Avenue	O w n e r	PRINTED Name: Willco Realty Corporation
Acreage/S.F. of Parcel: 5.87 / 246,985 sf		Address: 591 Monadnock Highway Swanzey NH 03446
Zoning District: Industrial	A p p l i c a n t	Telephone\ Email:
		Signature: <i>Willco Realty</i>
		PRINTED Name: Same as above
		Address:
		Telephone\ Email: c/o 357-0116
		Signature:

Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: 930 Date: 09/22/03

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

B Descriptive Narrative Including

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Type of development | <input checked="" type="checkbox"/> Sedimentation Control | <input checked="" type="checkbox"/> Scope/scale of development |
| <input checked="" type="checkbox"/> Proposed uses | <i>N/A</i> <input type="checkbox"/> Vegetation | <input checked="" type="checkbox"/> Parcel size |
| <input checked="" type="checkbox"/> Location of access points | <i>N/A</i> <input type="checkbox"/> Debris management | <input checked="" type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| <input checked="" type="checkbox"/> Any other descriptive information | <i>N/A</i> <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 checked="" type="checkbox"/> Plans stamped/signed by reg. professional |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative | <input checked="" type="checkbox"/> Two (2) copies on 11" x 17" |
| <input checked="" type="checkbox"/> Notarized list of all owners of property within 200' | <input checked="" type="checkbox"/> Three (3) copies of all technical reports |
| <input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter | <input checked="" type="checkbox"/> Two (2) color architectural elevations on 11" x 17" |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36") | <input checked="" type="checkbox"/> A check to cover the costs of legal notice to advertise |
| <input checked="" type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36") | the public hearing, mailing notices out to abutters |

**Site Plan Review Application Narrative
Modification #3 to SPR-930
Additions to Subaru of Keene
11 Production Avenue
Keene, NH**

August 17, 2018

Project Narrative

Wilco Realty Corporation is the owner of TMP 242-002-000, a 5.67 acre site located at 11 Production Avenue. The property is in the Industrial District and is currently occupied by Subaru of Keene in an existing 14,400 sf building, and Monadnock Flooring in a second building of 7500 sf.

The owner is proposing a small addition to the existing Subaru building. On the west side of the building, an existing 400 sf wash bay will be removed and replaced with a 2940 sf (42' x 70') single story addition. The addition will house six additional auto service bays.

The owner is also proposing to pave an existing gravel parking area located to the rear of Monadnock Flooring. The gravel parking area is approximately 20,000 sf. The resulting small increase in runoff will not increase runoff to a level greater than the pre-development runoff on the site. A drainage report is attached.

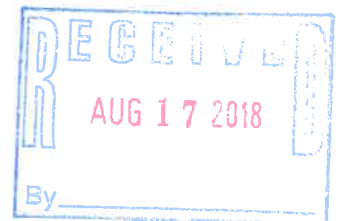
The expanded building will contain 16,940 sf. Including Monadnock Flooring, 79 parking spaces are required by zoning. 80 parking spaces designated for customers and employees will be provided. 153 spaces are designated for vehicle display.

This site is serviced with city water and city sewer and adequate capacity exists to support the proposed additions. Floor drains in the proposed addition will discharge to an oil/water separator and then into the city sewer system.

Two new wall mounted LED lights (full cutoff) will be installed on the building addition on the south side. One existing wall mounted light (full cutoff LED) will be relocated to the west wall of the addition. All of the LED fixtures are dimmable and controlled by a watt stoppage sensor. After 60 minutes of no activity lights will automatically dim to 30%. If there is no activity for an additional 60 minutes, lights will automatically shut off. Any activity and the lights will automatically reactivate at 100%.

No other changes to site lighting are proposed. An exemption is requested from providing photometrics since no significant changes to lighting are proposed.

No changes to the Monadnock Flooring building are proposed.

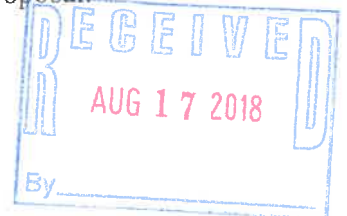


Site Plan Review Application Narrative
Modification #3 to SPR-930
Proposed Renovations and Addition to Subaru of Keene
11 Production Avenue
Keene, NH

August 17, 2018

Development Standards

1. **Drainage** - Onsite drainage patterns are being maintained with this proposal. The proposed addition is in an area already paved and will not result in an increase in runoff. Approximately 20,000 sf of an existing gravel parking area behind Monadnock Flooring will be paved. A review of the drainage analysis for SPR-930 shows that the previous site plan reduced runoff from the site, and the change from gravel to pavement will not result in additional runoff which exceeds the pre-development runoff on the site. See attached drainage report.
2. **Sediment/Erosion Control** - Temporary sediment and erosion control measures will be implemented to prevent sediment from entering Ash Swamp Brook to the west. These measures will include installation of silt fence along the west edge of the pavement prior to the removal and replacement of the existing pavement to the west of the existing building. Sediment and erosion control measures will be maintained until all disturbed areas have been stabilized.
3. **Hillside Protection** - N/A
4. **Snow Storage and Removal** - Snow from the parking and display areas will be stored at the grassed areas and gravel areas along the north, west and south sides of the site as designated on the site plan. Excess snow will be removed from the site as needed.
5. **Flooding** - The property is partially located in the 100-year floodplain as designated on FEMA Flood Insurance Rate Map 33005C0266E dated May 23, 2006 and LOMR dated March 20, 2008. The 100-year flood elevation is 473.5 and only affects the south edge of the property and the west edge of the property at Ash Swamp Brook. The balance of the site is in Zone X. No filling or construction in the floodplain is proposed. No net loss of flood storage will result from this proposal. A Flood Permit is not required.
6. **Landscaping** - No new landscaping is proposed. No parking is being added and no existing landscaping is being removed.
7. **Noise** - No excess noise is expected to be generated from this proposal.



8. Screening – The existing dumpsters for Subaru are screened with 6’ high solid fencing. The Monadnock Flooring dumpster trailer is located in the loading dock to the west of the Monadnock Flooring building. No screening is needed in this location. No changes to existing screening are proposed.

9. Air Quality – N/A

10. Lighting – Only minor changes to the existing site lighting are proposed. The existing light fixtures are full cutoff LED dimmable fixtures. Two wall mounted lights will be added to the south side of the addition and one existing wall mounted light will be relocated from the west side of the existing building to the west side of the proposed building addition.

All of the LED fixtures are dimmable and controlled by a watt stoppage sensor. After 60 minutes of no activity lights will automatically dim to 30%. If there is no activity for an additional 60 minutes, lights will automatically shut off. Any activity and the lights will automatically reactivate at 100%.

An exemption is requested from providing photometric plans since no significant changes to lighting are proposed and the dimmable fixtures exceed the reduced lighting requirements for this standard.

11. Sewer and Water – This property is serviced by city water and city sewer. Floor drains in the six new service bays will be connected to an oil/water separator and discharged to the existing city sewer at the site. The existing water and sewer mains are adequate for this proposal.

12. Traffic – It is anticipated that one new service tech will be hired. As a result, no significant change in traffic is expected. An exemption from providing a traffic analysis is requested.

13. Driveways – The existing driveway to this property will be maintained. The existing driveway is shared with Monadnock Flooring, the occupant of the second building on the site. The existing driveway has excellent line of sight in both directions and will continue to provide safe access for both businesses.

14. Hazardous and Toxic Materials – The property owner has no knowledge of environmental contamination at this property.

15. Filling/Excavation – Filling and excavation normal for the construction of the small addition will be performed. Approximately 250 CY of new gravels will be hauled to the site. The truck route for this project will be Rt. 9/12 to Production Avenue.

16. Wetlands – Ash Swamp Brook exists along the west side of the site. No impacts to the stream or to the wetland buffer are proposed.

17. Surface Waters – Ash Swamp Brook is adjacent to the site on the west. No work is proposed adjacent to the stream outside the existing paved area. The



proposed building addition is approximately 60 feet from the stream on an existing paved area at the west end of the building. Erosion control measures as described under Standard 2 will be utilized to prevent sedimentation or the direct discharge of runoff into the stream.

18. Stump Dumps – None

19. Architecture and Visual Appearance – The existing color patterns on the Subaru building will be maintained. The CMU building addition will be painted to match the existing building and/or covered with a new exterior EIFS treatment to also colored to match the existing building. Three new overhead doors (colored white) will be installed on the south side of the addition and will not be visible from the public right of way. One new overhead door (colored to match the EIFS wall treatment) will be located on the west wall of the addition.

The color banding and the change of materials break up the appearance of a long flat façade and create visual interest.



CITY OF KEENE
NEW HAMPSHIRE

Date: August 31, 2018

To: Jim Phippard, Brickstone Land Use Consultants;

From: Tara Kessler, Senior Planner

Subject: City of Keene Department Comments on SPR 930 Mod. 4 – Proposed Addition to Subaru Dealership

Included below is a list of questions/comments from the Community Development and Public Works Departments on the elevations and associated application materials submitted for the proposed modification to SPR 930 Mod. 4 – Proposed addition to Subaru of Keene at 11 Production Ave.

Please, feel free to submit additional information and/or revised drawings until the deadline of September 12. Conversely, you may also choose not to do any revisions and instead, discuss your proposed plan / design choices with the Planning Board at its meeting on September 24, 2018. Please, feel free to contact me with any questions at 603-352-5440 or tkessler@ci.keene.nh.us.

Planning Comments:

- Please include elevations stamped by an architect registered in NH per Planning Board Site Plan Regulation Section IV.D.2.a.1.
- Sheet 2 of the plan set labels the proposed addition as 4,350 sf. However, the narrative and elevations confirm that it is 2,940 sf. Please, revise the plan sheet to include the correct square footage.
- Will a permit be required from NH DES for work in the Shoreland Protection Zone?
- On Sheet 3, please extend the silt fence to wrap around the southwest edge of the parking area to provide added protection against sedimentation of Ash Swamp Brook.
- There is a bollard detail included in the plan set, however, I do not see the location of proposed bollards. Will there be new bollards installed and if so, where on the site?
- How do vehicles enter and exit the proposed wash bays?
- Please confirm if the existing dumpster enclosure in the parking area will be torn down / replaced? If so, will the concrete pad/dumpster enclosure in the parking area be replaced to look the same as the existing?

Engineering Comments:

- “Please confirm that all symbology used in the drawaings is defined correctly in the legend (e.g. proposed sewer cleanout, grading, silt fence, etc).”
- “The proposed oil/water separator shall be reviewed by the Superintendent of the Wastewater Treatment Plant, who will determine if the oil/water separator is sized properly.”
- “Provide maps of drainage area sub-catchments for pre- and post-development conditions.



September 5, 2018

Tara Kessler, Senior Planner
City of Keene
3 Washington Street
Keene, NH 03431

Re: SPR 930 Modification 4 – Proposed Addition to Subaru

Dear Tara;

Attached please find revised plans to address the staff questions and comments in your letter of August 31, 2018. We have addressed the comments below:

Planning:

1. The building elevations with the architects' stamp will be supplied at the planning board meeting.
2. The square footage on the plans has been changed to 2,940 SF.
3. A shoreland permit will be required for the proposed work that is within the 250 foot protected shoreland. That permit is being worked on now and will be submitted shortly.
4. The silt fence has been revised to wrap around the southwest side of the parking area.
5. The bollards are shown on the plan and have been labeled.
6. The existing building has overhead doors on the north and south side of the building that are the entrance points for vehicles entering the service bays and has an overhead door on the rear for exiting cars. The proposed addition will utilize the same traffic pattern with vehicles entering the building through the two existing doors and exiting the building through the rear center door on the new addition. Also, the two new service bays and the single wash bay on the south side of the addition will each have an overhead door.
7. The dumpster enclosure will not be revised, the concrete pad is existing.

Engineering Comments:

1. The legends on the plan sheets have been revised.
2. The proposed oil/water separator will service a center trench drain in the new addition and a floor drain in the new wash bay.
3. Attached are plans of the drainage sub-catchment areas for the pre and post development areas.

Please let us know if you have any other questions or comments.

Sincerely;

David Bergeron

THAYER R. FELLOWS

PO Box 428, County Road
Walpole, NH 03608

REGISTERED PROFESSIONAL ENGINEER
Civil - Structural

(603) 756-4811
trifel@myfairpoint.net

August 14, 2018

David Bergeron
Brickstone Land Use Consultants, LLC
185 Winchester Street
Keene, NH 03431

Re: Stormwater Management, 11 Production Ave., Keene, NH – Revision 1

I have reviewed the site plan for the proposed Subaru dealership building expansion on Production Avenue in Keene, NH. This is a revision to a previously approved site plan for this site. This site plan revision will add additional service work bays to the rear of the existing building and pave a portion of the site that is currently use as a gravel parking lot. The previous site plan changed the use of the site from dealership that specialized in the sale of construction and farm equipment to the Subaru dealership. The original drainage study used for the site plan change to the Subaru dealership was used as a basis for this revision to the existing site.

The proposed building expansion will be approximately 2550 sf. The proposed building addition is to the west of the existing building and is the area is currently paved. Therefore, constructing the addition will not increase runoff from the site. The existing gravel parking area is in the southwest corner of the property. Paving this area will result is a small increase in runoff however this small increase in runoff will not result in an increase that will make the total runoff from this area larger than the pre-development runoff.

The site drains in three directions. The northwest and northeast drainage areas have no change in impervious coverage and are unchanged by from the previous report. The change of the parking area from gravel to pavement in the southwest area will result in a small increase in runoff from this area however the runoff will remain below the pre-development runoff number.

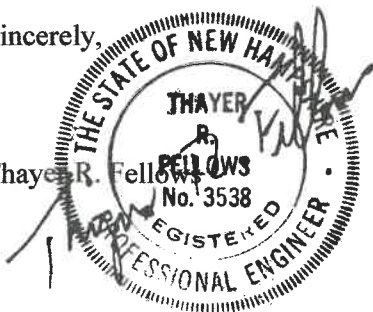
The original drainage report was done using a 25 year design storm to handle the runoff from the changes to the site. We increased the design storm to a 50 year storm and reviewed the results and determined that the existing drainage design will still decrease the site runoff for a 50 year design storm below the pre-development conditions. Please see the below table for the pre and post runoff from each area.

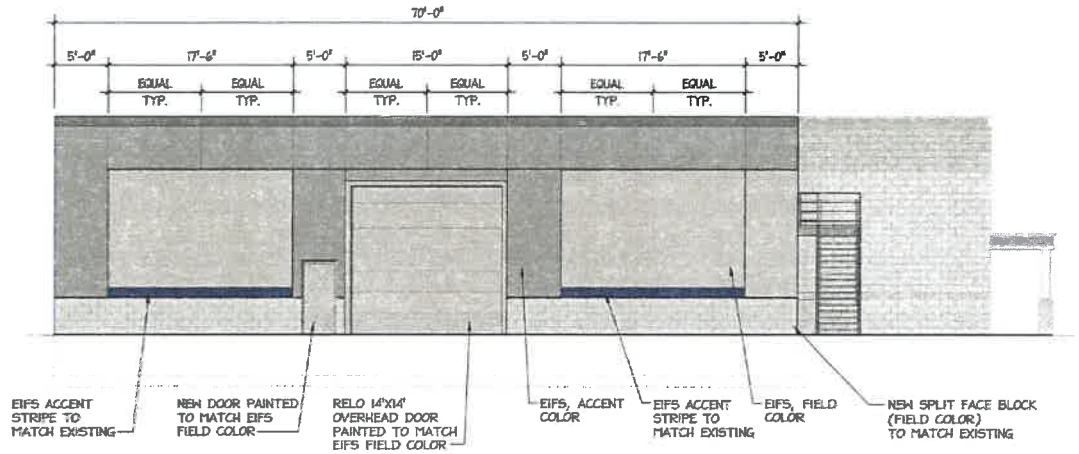
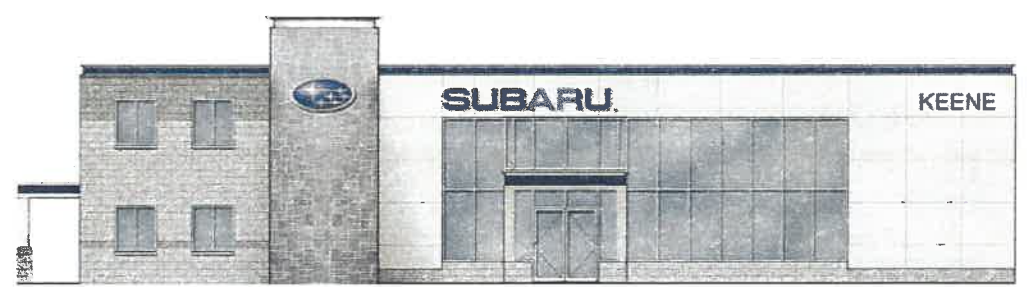
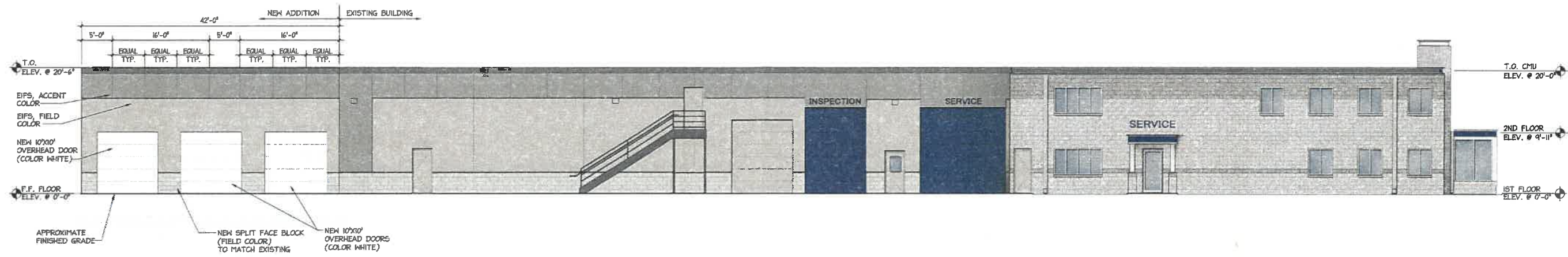
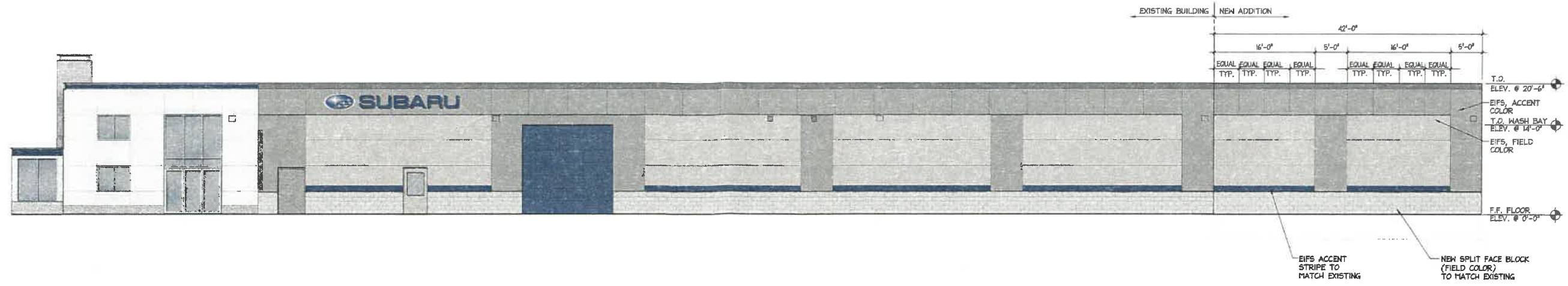
Storm Event	Northwest	Northeast	Southwest
50 Yr Pre Devel.	5.01 CFS	5.93 CFS	10.22 CFS
50 Yr Post Devel.	5.01 CFS	4.77 CFS	8.51 CFS

If you or others have comments or questions, please feel free to contact me.

Sincerely,

Thayer R. Fellows





ALL SIGNAGE SHALL COMPLY
W/ACTY OF KEENE SIGN CODE

EIFS

- ALL EIFS SYSTEMS, MATERIALS & APPLICATIONS SHALL BE COMPLIANT W/ IRC SECTION 1403
- LOWER 6" OF EIFS TO BE REINFORCED W/ HEAVY DUTY FIBER

SCHEMATIC EXTERIOR ELEVATIONS



**SUBARU OF KEENE
ADDITION**
KEENE, NEW HAMPSHIRE
AUGUST 15, 2018

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION
513 TURNPIKE ROAD P.O. BOX 124
NEWSPHIRE NEW HAMPSHIRE 03771



SPR-930.m.4

MODIFICATION #3 TO SPR 930 PROPOSED ADDITION

FOR:

SUBARU OF KEENE
11 PRODUCTION AVENUE, KEENE, NH 03431

OWNER:

WILLCO REALTY, LLC

591 MONADNOCK HIGHWAY
SWANZEY, NH 03446

AUGUST 17, 2018

REV. - SEPT. 5, 2018

DEVELOPMENT CONSULTANT:

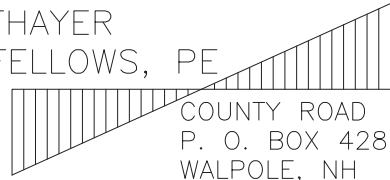
Brickstone
Land Use Consultants, LLC



Site Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

ENGINEER

THAYER
FELLOWS, PE



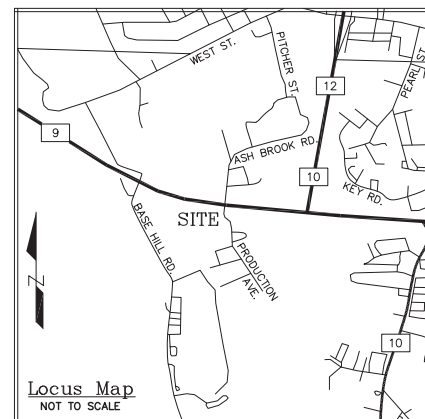
COUNTY ROAD
P. O. BOX 428
WALPOLE, NH
03608-0428



ARCHITECT



BRUCE
RONAYNE
HAMILTON
ARCHITECTS



SHEET INDEX	REVISION #
1 EXISTING CONDITIONS PLAN	1
2 PROPOSED CONDITION PLAN	1
3. GRADING, DRAINAGE & EROSION CONTROL PLAN	1
4. SITE DETAILS	

APPROVED BY THE KEENE
PLANNING BOARD

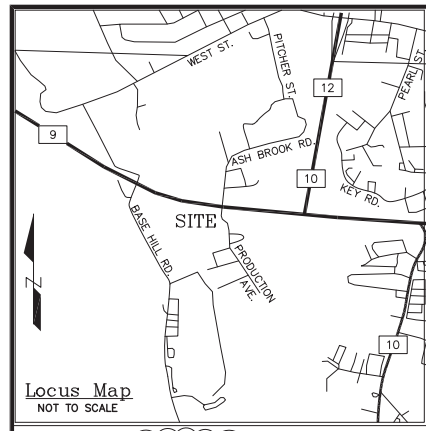
CHAIRMAN _____ DATE _____

OWNERS CERTIFICATION:

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

OWNER: _____

DATED _____



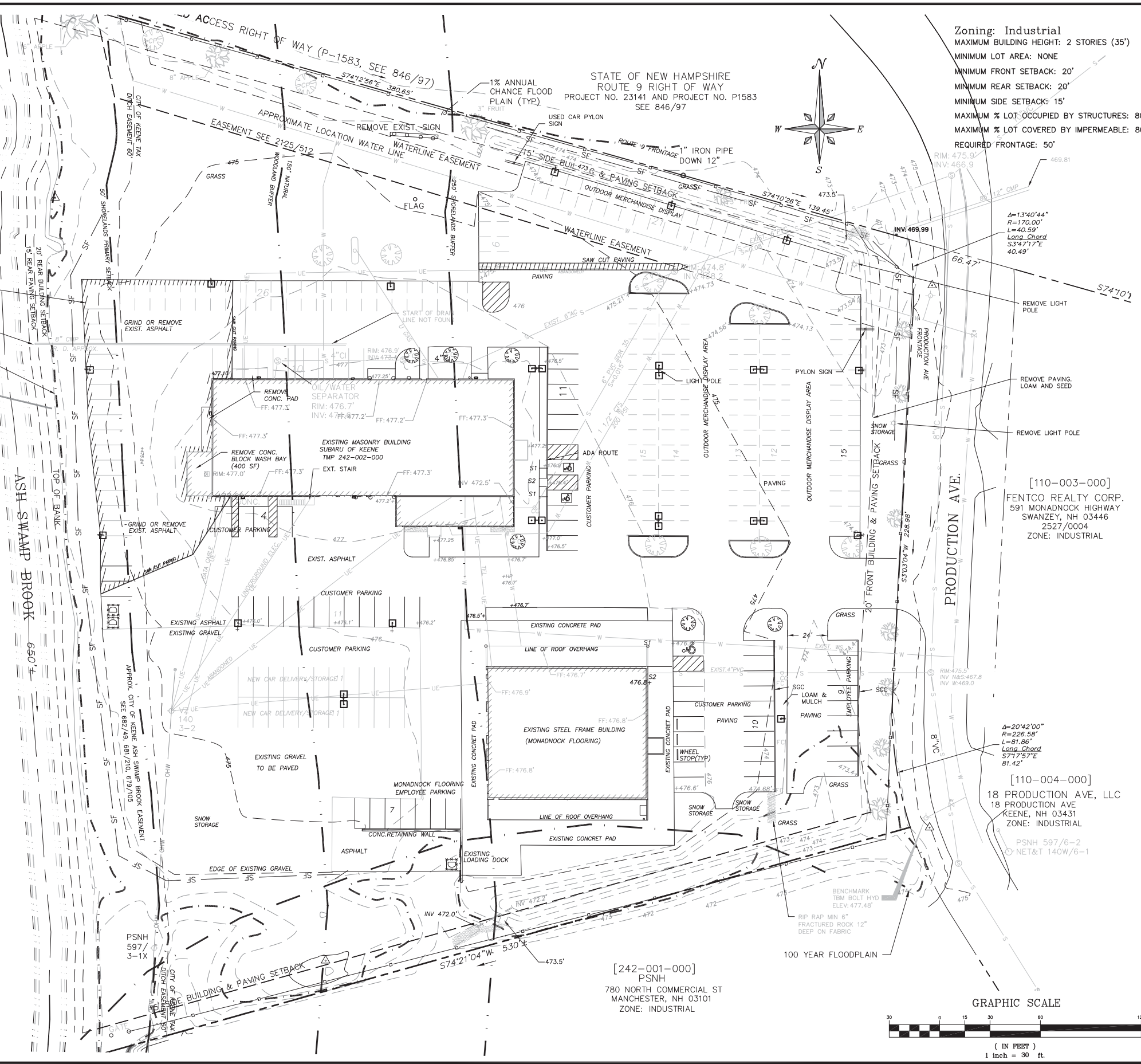
LEGEND

● CATCH BASIN	○ PROPAANE TANK
● CLEAN OUT	○ SILT FENCE, HAYBALES
● WET LAND FLAG	○ WB WETLAND BUFFER
● GUY ANCHOR	○ PROPERTY LINE
● HYDRANT	○ STONE WALL
● IRON PIN FOUND	○ TREELINE
● MONUMENT FOUND	○ VGC VERTICAL GRANITE CURB 100 YEAR
● SIGN	○ SGC SLOPED GRANITE CURB/ROADPLAN LINE
● TEST PIT	○ TDC TIP DOWN CURB
● UTILITY POLE	○ CPP CORRUGATED PLASTIC PIPE
● WATER VALVE	○ PCPP PERFORATED CORRUGATED PLASTIC PIPE
● EDGE OF WATER	○ SSWL SINGLE SOLID WHITE LINE
○ WATER LINE	○ CS CURB STOP
○ SEWER LINE	○ G.V. GATE VALVE
○ ELECTRIC, TV, TELEPHONE	○ DRAINAGE VECTOR
○ GAS LINE	○ SOILS TEST PIT
○ EXISTING GRADE	
○ PROPOSED GRADE	
○ DRAIN LINE	
○ STONE CHECK DAM	

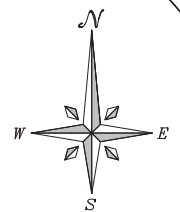
[242-007-000]
CITY OF KEENE
3 WASHINGTON ST.
KEENE, NH 03431
1209/789
ZONE: RURAL

- Plan References**
- "PHASE 1, SUBDIVISION OF LAND OWNED BY JOHN E. BUNCE AND CLIFFORD A. BAUER, D.B.A. PRODUCTION REALTY, KEENE, NEW HAMPSHIRE," BY ROY K. PIPER, APPROVED BY PLANNING BOARD 8-27-86, RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS CABINET 7, NUMBER 138.
 - "SITE PLAN, KEATS, INC. EXPANSION, 11 PRODUCTION AVE., KEENE, NEW HAMPSHIRE," BY SVE ASSOCIATES, DATED 6-25-03, LAST REVISED 12-4-03.
 - "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, R.O.W. PLANS OF PROPOSED LAND ACQUISITION PROJECT NO. 23141, N.H. PROJECT NO. P1583," ON FILE IN THE NH DISTRICT #4 OFFICE.
 - "SUBDIVISION PLAN PREPARED FOR KONOVER DEVELOPMENT CORPORATION, LAND OF AUBREY W. BARRETT AND ELLIS S. BARRETT, ASH BROOK ROAD, KEENE, NEW HAMPSHIRE," BY SVE ASSOCIATES, DATED JUNE 25, 2003, RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS CABINET 12, DRAWER 9, NUMBER 7-11.

- Survey Notes**
- NORTH SHOWN ON THIS PLAN IS BASED ON PLAN REFERENCE NUMBER 4 AND SERVES ONLY TO DEFINE ANGULAR RELATIONSHIPS.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS NAVD88. ORIGINAL CONTROL IS FROM NHDOT DISK 237-0240 AND HAS BEEN CONVERTED TO NAVD88 BASED ON THIS DISK'S DATA SHEET. THE CONTOUR INTERVAL SHOWN IS ONE FOOT.
 - PROPERTY LINES SHOWN HEREON ARE BASED ON PLAN REFERENCE NUMBER 1.
 - ASH SWAMP BROOK IS SHOWN HEREON FROM CITY OF KEENE'S AERIAL MAPPING.
 - THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE IMPROVED SITE.
 - AN UP TO DATE TITLE REPORT WAS NOT PREPARED IN CONJUNCTION WITH THIS PROJECT. THE LOCUS PARCEL IS SUBJECT TO AND/OR BENEFITED BY ANY AND ALL EASEMENTS OF RECORD.
 - UNDERGROUND UTILITIES ARE SHOWN HEREON FROM SURFACE STRUCTURE LOCATIONS AND FROM PLAN REFERENCE NUMBER 2. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. CALL DIG SAFE BEFORE ANY EXCAVATION.
 - WATER LINE LOCATION AND 25' WIDE EASEMENT IS SHOWN FROM EASEMENT CENTERLINE LOCATION AS DESCRIBED IN BOOK 2125, PAGE 512.
 - THE SUBJECT PARCEL IS LOCATED MOSTLY IN ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IN THIS AREA RANGES FROM 473.5' TO 473.2'. THE 473.5' CONTOUR IS SHOWN HEREON. THE SUBJECT PARCEL IS SHOWN ON FLOOD INSURANCE RATE MAP 33005C0266E WHICH HAS BEEN REVISED TO REFLECT LOMR EFFECTIVE MARCH 20, 2008.
- PURPOSE:
THE PURPOSE OF THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED IS TO PROVIDE AN EXISTING CONDITIONS SURVEY OF TAX MAP 702-01-001-0000, IN THE CITY OF KEENE, DESCRIBED IN BOOK 2657, PAGE 364.



STATE OF NEW HAMPSHIRE
ROUTE 9 RIGHT OF WAY
PROJECT NO. 23141 AND PROJECT NO. P1583
SEE 846/97



Zoning: Industrial
MAXIMUM BUILDING HEIGHT: 2 STORIES (35')
MINIMUM LOT AREA: NONE
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 20'
MINIMUM SIDE SETBACK: 15'
MAXIMUM % LOT OCCUPIED BY STRUCTURES: 80
MAXIMUM % LOT COVERED BY IMPERMEABLE: 80
REQUIRED FRONTAGE: 50'

REVISIONS: DATE:
▲ SEPT. 5, 2018
STAFF COMMENTS

OWNER:
WILCO REALTY, LLC
591 MONADNOCK HIGHWAY
SWANZEY, NH 03446

ENGINEER:
THAYER
FELLOWS PE
COUNTY ROAD
P. O. BOX 428
WALPOLE, NH
03608-0428

PLANNER:
Brickstone
Land Use Consultants LLC
Site Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

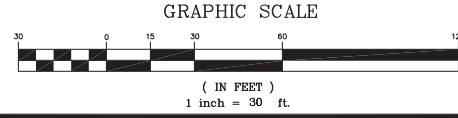
PROPOSED ADDITION
SUBARU OF KEENE
11 PRODUCTION AVE
KEENE, NH 03431

EXISTING
CONDITION

SCALE: 1"=30'

DATE: AUG 17 2018

SHEET 1



[242-001-000]
PSNH
780 NORTH COMMERCIAL ST
MANCHESTER, NH 03101
ZONE: INDUSTRIAL

[110-004-000]
18 PRODUCTION AVE, LLC
18 PRODUCTION AVE
KEENE, NH 03431
ZONE: INDUSTRIAL

[110-003-000]
FENTCO REALTY CORP.
591 MONADNOCK HIGHWAY
SWANZEY, NH 03446
2527/0004
ZONE: INDUSTRIAL

GENERAL NOTES

- REFERENCE PLAN: "EXISTING CONDITIONS SURVEY LAND OF WILCO REALTY CORPORATION" BY SYE ASSOCIATES, 47 MARLBORO STREET, KEENE, NH DATED JAN. 6TH, 2011 SUPPLIED TO THIS OFFICE IN DIGITAL FORM.
- LOCATION OF UTILITIES IS FROM THE REFERENCE PLAN. LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR TO NOTIFY "DIG SAFE" AT 811 A MIN. OF 72 HOURS PRIOR TO THE START OF EXCAVATION.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN FOR THE CITY OF KEENE. THE 100 YEAR FLOODPLAIN ELEVATION FOR THIS PROPERTY IS ELEVATION 473.5' AS BUILT INFORMATION IS BASED ON CONTRACTOR RECORDS AND ON SITE SURVEY OF SITE FEATURES. THIS PLAN IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY OF THIS PROPERTY. TOPOGRAPHIC INFORMATION IS BASED ON DESIGN PLAN AND IS NOT AS BUILT.

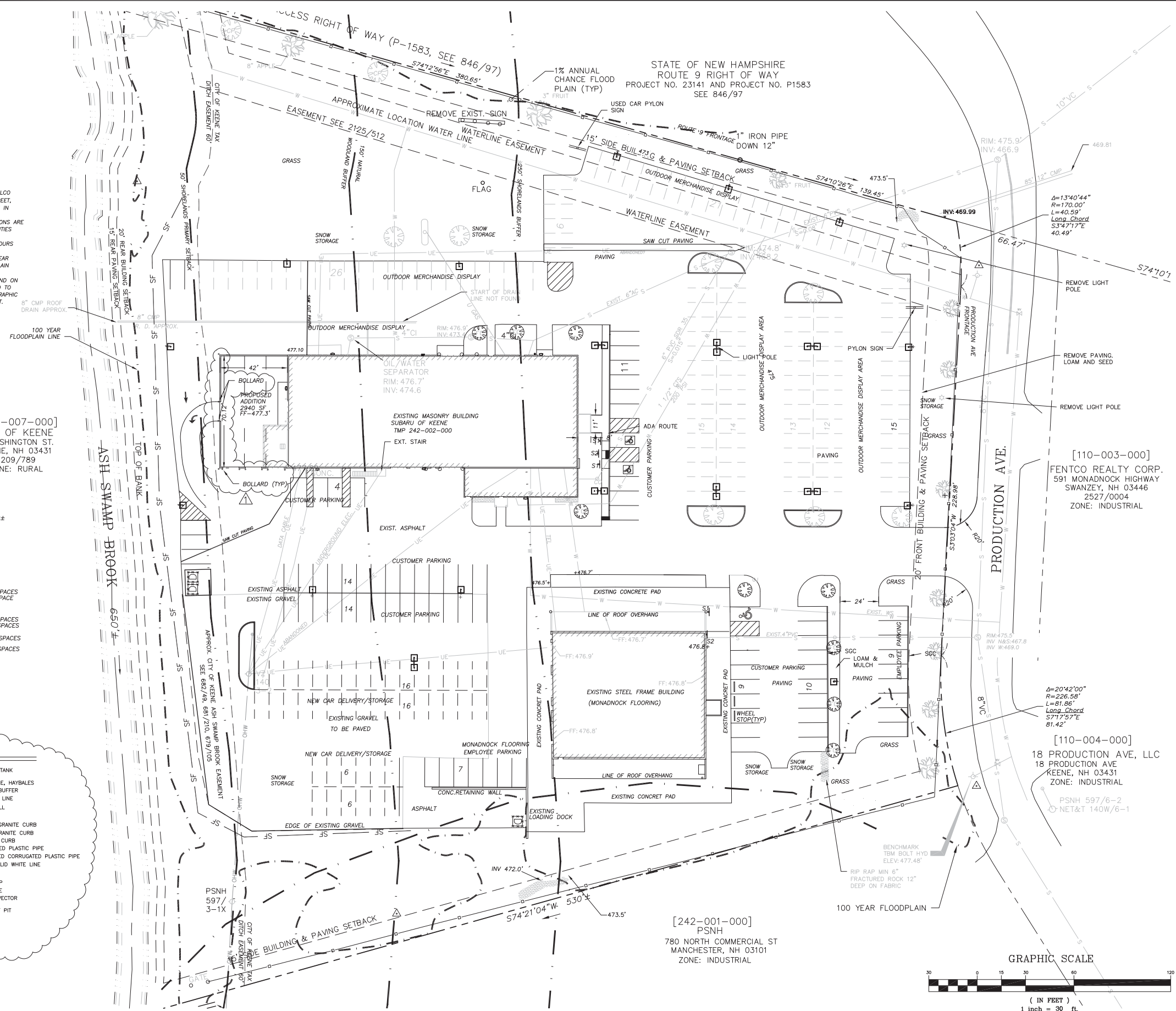
[242-007-000]
CITY OF KEENE
3 WASHINGTON ST.
KEENE, NH 03431
1209/789
ZONE: RURAL

LOT DATA

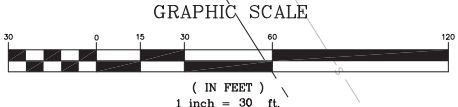
ZONING	INDUSTRIAL
TAX MAP #	242-002-000
LOT SIZE	246,985 SF = 5.67 AC±
LOT COVERAGE EXISTING	
BUILDING	24,320 SF = 10%
PAV/GRAVEL	126,450 SF = 51%
TOTAL	150,770 SF = 61%
LOT COVERAGE PROPOSED	
BUILDING	26,865 SF = 11%
PAV/GRAVEL	123,905 SF = 50%
TOTAL	150,770 SF = 61%
PARKING	
MAIN BUILDING (SUBARU)	
RETAIL/OFFICE/DISPLAY	= 9467 SF/200 = 48 SPACES
SHOP/STORAGE	= 12695 SF/3000 = 5 SPACE
MONADNOCK FLOORING	
RETAIL/OFFICE	= 5000 SF/200 = 25 SPACES
WHOLESALE/STORAGE	= 2500 SF/3000 = 1 SPACES
TOTAL REQUIRED	= 79 SPACES
PARKING PROVIDED	= 80 SPACES

LEGEND

⊕	CATCH BASIN	○	PROpane TANK
⊖	CLEAN OUT	— SF	SILT FENCE, HAYBALES
⊙	WET LAND FLAG	— WB	WETLAND BUFFER
+	GUY ANCHOR	---	PROPERTY LINE
•	HYDRANT	—	STONE WALL
•	IRON PIN FOUND	—	TREELINE
■	MONUMENT FOUND	—	VGC
+	SIGN	—	VERTICAL GRANITE CURB
•	TEST PIT	—	SGC
•	UTILITY POLE	—	SLOPED GRANITE CURB
•	WATER VALVE	— TD	TIP DOWN CURB
---	EDGE OF WATER	— CPP	CORRUGATED PLASTIC PIPE
— W	WATER LINE	— SSWL	SINGLE SOLID WHITE LINE
— S	SEWER LINE	—	WELL
— E	ELECTRIC, TV, TELEPHONE	—	CURB STOP
— G	GAS LINE	—	GATE VALVE
---	EXISTING GRADE	—	DRAINAGE VECTOR
---	PROPOSED GRADE	—	SOILS TEST PIT
— D	DRAIN LINE		
—	STONE CHECK DAM		



[242-001-000]
PSNH
780 NORTH COMMERCIAL ST
MANCHESTER, NH 03101
ZONE: INDUSTRIAL



REVISIONS: DATE:
SEPT. 5, 2018
STAFF COMMENTS

OWNER:
WILCO REALTY, LLC
591 MONADNOCK HIGHWAY
SWANZEY, NH 03446

ENGINEER:
THAYER FELLOWS PE
COUNTY ROAD
P. O. BOX 428
WALPOLE, NH
03608-0428

PLANNER:
Brickstone
Land Use Consultants, LLC
Site Planning, Permitting and Development Consulting
165 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

PROPOSED ADDITION
SUBARU OF KEENE
11 PRODUCTION AVE
KEENE, NH 03431

PROPOSED
CONDITION

SCALE: 1"=30'
DATE: AUG. 17 2018

SHEET 2

EROSION CONTROL SEQUENCE

THIS IS A SUGGESTED SEQUENCE FOR THE IMPLEMENTATION OF EROSION CONTROLS. IT SHALL NOT LIMIT THE CONTRACTOR IN MEANS, METHODS AND TECHNIQUES FOR THE CONTROLLING OF EROSION AND SEDIMENTATION NECESSARY TO FULFILL THE REQUIREMENTS OF NEW HAMPSHIRE STORM WATER MANAGEMENT AND EROSION CONTROL 485-A:17.

1. INSTALL SILT FENCE WHERE SHOWN AND WHERE REQUIRED TO CONTROL EROSION AND INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR SITE AND REMOVE EXISTING PAVING.
3. CONSTRUCT SITE AND DRIVEWAY TO SUBGRADE AND STABILIZE.
4. CONSTRUCT RETENTION AREAS AND STABILIZE PRIOR TO DIRECTING RUNOFF INTO THEM.
5. INSTALL UNDERGROUND UTILITIES AND STABILIZE.
6. COMPLETE DRAINAGE SYSTEM, FINE GRADING AND STABILIZE ALL AREAS WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
7. ALL CUT/FILL SLOPES TO BE LOAMED AND MULCHED OR PLANTED WITH GROUND COVER WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. ALL EROSION CONTROL MEASURES TO BE CHECKED WEEKLY AND AFTER ANY RAIN EVENT OF 1/4 INCH OR MORE AND MAINTAINED AS REQUIRED.
9. THE SMALLEST AREA PRACTICABLE SHALL BE DISTURBED DURING CONSTRUCTION. STABILIZATION SHALL BE DEFINED AS EITHER BASE COURSE PAVING, CONCRETE, RIP RAP, 3 INCHES OF BARK MULCH, OR A MIN. OF 85% OF VEGETATED GROWTH HAS BEEN ESTABLISHED.
10. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS.
11. WHEN ALL WORK IS COMPLETED, SLOPES AND DITCHES ARE STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES AND ANY SEDIMENT THAT HAS COLLECTED IN DITCHES, CULVERTS OR DETENTION PONDS.
12. SHOULD THE CONTRACTOR WISH TO ALTER THIS SEQUENCE, HE SHALL SUBMIT THE PROPOSED CHANGES IN WRITING TO THE ENGINEER. THE ENGINEER WILL REVIEW THE PROPOSED CHANGES AND ADVISE THE CONTRACTOR.
13. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ANY AND ALL PROCEDURES TO CONTROL EROSION ON AND OFF THE CONSTRUCTION SITE.
14. CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG FOR VIEWING BY THE CITY ENGINEER.

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

SEQUENCE OF WORK:

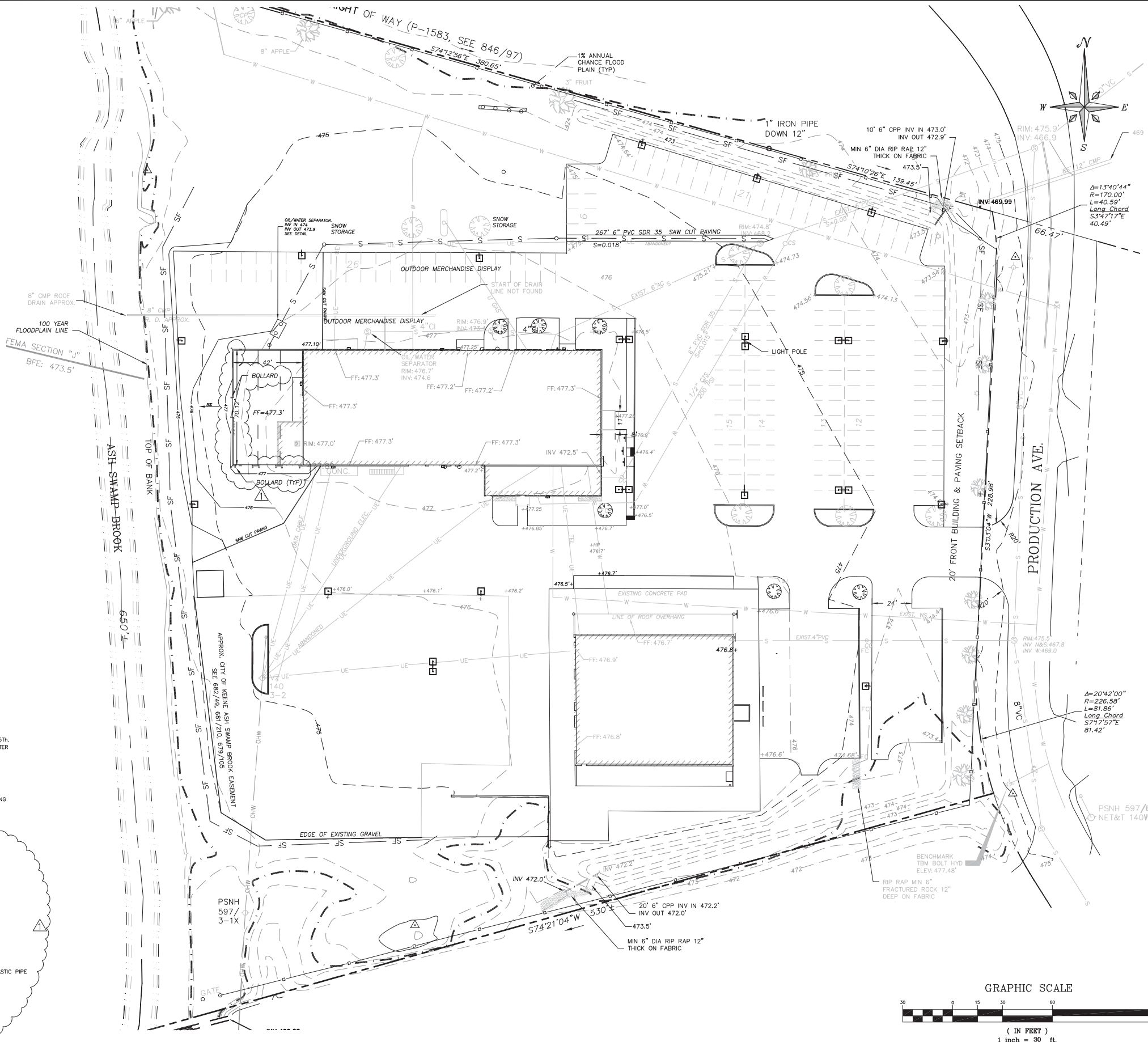
1. INSTALL SILT FENCE AROUND AREAS SHOWN ON PLAN SET AND AROUND ANY AREAS WHERE EARTH WORK WILL BE PERFORMED.
2. CLEAR AND GRUB THE SITE; IF CONSTRUCTION IS TO BE DONE IN PHASES, CLEAR AREA FOR CURRENT PHASE ONLY. REMOVE STUMPS AND BRUSH FROM SITE. STOCK-PILE SUFFICIENT LOAM FOR RE-USE AND SURROUND W/ SILT-FENCE.
3. SAW CUT AND REMOVE PAVING WHERE SHOWN AND INSTALL STABILIZED CONSTRUCTION ENTRANCE IF REQUIRED, WHERE SHOWN ON THE PLANS ONCE PAVING IS REMOVED.
4. PLACE FILL WHERE NEEDED TO BRING BUILDING SITES AND DRIVEWAYS TO ROUGH GRADE.
5. INSTALL UNDERGROUND UTILITIES TO SITE AND CONSTRUCT BUILDINGS.
6. INSTALL SUB-BASE GRAVELS FOR DRIVEWAYS, AND PAVE TO FINISH GRADES SPECIFIED.
7. LOAM AND SEED ALL DISTURBED AREAS ON THE SITE.
8. REMOVE EROSION CONTROL MEASURES ONCE ALL UPHILL SURFACES ARE CONSIDERED STABLE AS DEFINED IN SEDIMENT & EROSION CONTROL NOTES.

PROJECT SPECIFIC NOTES:

1. ALL STORM DRAIN TO BE HIGH DENSITY SMOOTH BORE POLYETHYLENE, HANCOR, ADS OR APPROVED EQUAL, U.N.O.
2. ALL AREAS TO BE VEGETATED SHALL RECEIVE A MINIMUM OF 6" OF LOAM, SEED AND MULCH.
3. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
4. SEEDING OF ALL FINISHED AREAS SHALL BE COMPLETED NOT MORE THAN 72 HOURS AFTER FINISH GRADING.
5. STABILIZATION OF ALL WORK AREAS SHALL BE COMPLETED NOT MORE THAN 45 DAYS FOLLOWING THE START OF WORK.
6. BROOM, WASH AND APPLY TACK COAT TO BASE PAVEMENT PRIOR TO WEAR COURSE PLACEMENT.
7. ALL NEW EXTERIOR LIGHTS SHALL BE SHIELDED TO PROTECT AGAINST ADDED LIGHT POLLUTION. ALL LIGHTS & CHANGES TO LIGHTING MUST BE APPROVED BY THE PLANNING BOARD.
8. STABILIZE ALL DRAINAGE SWALES PRIOR TO DIRECTING RUNOFF TO THEM.

LEGEND

● CATCH BASIN	○ PROPAANE TANK
○ CLEAN OUT	○ SILT FENCE, HAYBALES
○ WET LAND FLAG	○ WETLAND BUFFER
○ GUY ANCHOR	○ PROPERTY LINE
○ HYDRANT	○ STONE WALL
○ IRON PIN FOUND	○ TREELINE
○ MONUMENT FOUND	○ VERTICAL GRANITE CURB
○ SIGN	○ SLOPED GRANITE CURB
○ TEST PIT	○ TD
○ UTILITY POLE	○ CPP
○ WATER VALVE	○ PCPP
○ EDGE OF WATER	○ SSWL
○ WATER LINE	○ WELL
○ SEWER LINE	○ CS
○ ELECTRIC, TV, TELEPHONE	○ CURB STOP
○ GAS	○ GATE VALVE
○ EXISTING GRADE	○ DRAINAGE VECTOR
○ PROPOSED GRADE	○ SOILS TEST PIT
○ DRAIN LINE	
○ STONE CHECK DAM	



REVISIONS: DATE:
 ▲ SEPT. 5, 2018
 STAFF COMMENTS

OWNER:
WILLCO REALTY, LLC
 591 MONADNOCK HIGHWAY
 SWANZEY, NH 03446

ENGINEER:
THAYER FELLOWS PE
 COUNTY ROAD
 P. O. BOX 428
 WALPOLE, NH
 03608-0428

PLANNER:
Brickstone Land Use Consultants, LLC
 Site Planning, Permitting and Development Consulting
 165 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0116

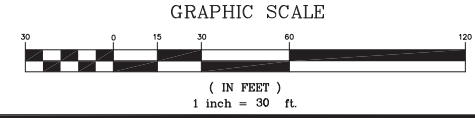
PROPOSED ADDITION
SUBARU OF KEENE
 11 PRODUCTION AVE
 KEENE, NH 03431

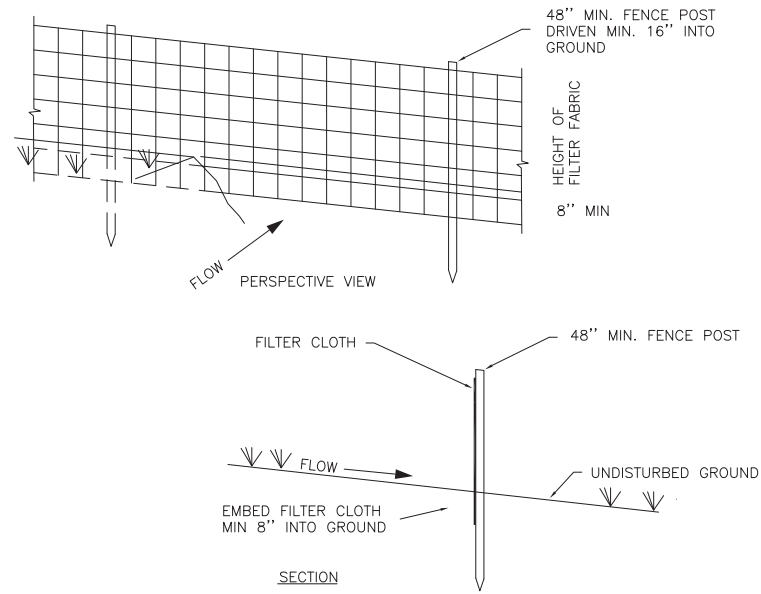
GRADING AND UTILITY PLAN

SCALE: 1"=30'

DATE: AUG. 17, 2018

SHEET 3



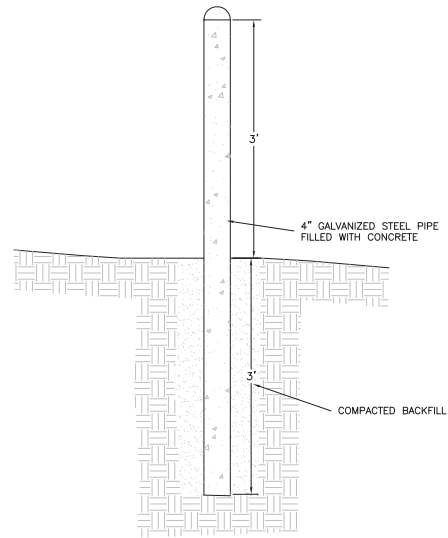


CONSTRUCTION SPECIFICATIONS

- FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED AT A POST BY 6 INCHES, FOLDED AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

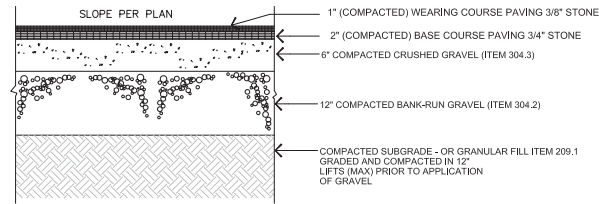
SILT FENCE DETAIL

NTS



BOLLARD DETAIL
(NTS)

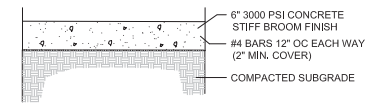
OTHER SUITABLE MATERIAL ACCEPTED SUCH AS 3" STEEL BEAMS, RAILROAD RAILS, ETC. PENDING APPROVAL BY OWNER.



PARKING LOT DETAIL

NOT TO SCALE

ALL FILL MATERIAL AND DISTURBED AREAS UNDER PAVING TO BE COMPACTED TO A MIN 95% DENSITY.

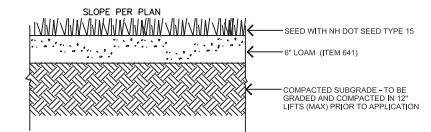


CONCRETE PAD DETAIL

SCALE: NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CALL DIG-SAFE, AT 811 AT LEAST 72 HOURS BEFORE THE START OF EXCAVATION.
- THE CONTRACTOR IS EXPECTED TO BE AWARE OF AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS.
- ALL TRENCHING, EXCAVATION, SHEETING, SHORING, ETC. SHALL COMPLY WITH THE MOST CURRENT OSHA REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY ENGINEER IF FIELD CONDITIONS VARY FROM THAT SHOWN ON THE PLAN(S). THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLAN(S) UNLESS SO AUTHORIZED BY ENGINEER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SITE PLANS AND SPECIFICATIONS PROVIDED OR IN ACCORDANCE WITH NH DEPT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- IN CASE OF CONFLICTS, THE MOST STRINGENT INTERPRETATION OF THE PLANS, SPECIFICATIONS, LOCAL OR STATE REGULATIONS, OR PERMIT CONDITIONS SHALL APPLY. THE ENGINEER SHALL BE THE DETERMINANT AS TO WHAT APPLIES.
- ALL KNOWN SUBSURFACE UTILITIES AND STRUCTURES HAVE BEEN INDICATED ON THE PLAN(S) AS ACCURATELY AS POSSIBLE. THE EXACT LOCATION MAY VARY AND THE CONTRACTOR IS CAUTIONED TO PROCEED WITH CARE.
- CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL PIPES AND STRUCTURES PRIOR TO START OF WORK. IMMEDIATELY NOTIFY THE ENGINEER IF THE FIELD INFORMATION DOES NOT MATCH PLAN INFORMATION.
- THE OWNER WILL PROVIDE BENCH MARKS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL OTHER LAYOUT AND FOR REPLACEMENT OF LAYOUT COMPLETED BY THE OWNER.
- CONTRACTOR SHALL PROVIDE A FULL SET OF AS-BUILT DRAWINGS TO THE OWNER WITH SWING TIES OR COORDINATES, LOCATING ALL VALVES, FITTINGS, CORPORATIONS, STRUCTURES, PIPES, ETC. THE AS-BUILTS SHALL INDICATE MATERIALS, PIPE LENGTHS INSTALLED, ALL INVERTS, AND ALL STRUCTURE ELEVATIONS. ACCEPTANCE OF THE WORK IS SUBJECT TO ACCEPTANCE OF THE AS-BUILTS BY THE ENGINEER AND OWNER.
- MONUMENTATION THAT HAS BEEN DISTURBED SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT NO COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
- ALL SURFACES SHALL BE GRADED TO DRAIN.
- ALL TREES WHOSE ROOTS HAVE BEEN DAMAGED SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION OR BETTER. ALL NEW AND EXISTING PIPES AND STRUCTURES SHALL BE CLEANED. ALL SIGNS SHALL BE REPLACED. ALL DAMAGED VEGETATION SHALL BE REPLACED.



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

NH DOT SEED TYPE 15			
KIND OF SEED	MINIMUM PURITY %	GERMINATION %	LBS/ACRE
CREeping RED FESCUE	96	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	80	5
		TOTAL	120

LOAM AND SEED DETAIL

NOT TO SCALE

REVISIONS: DATE:

OWNER:
WILLCO REALTY, LLC
591 MONADNOCK HIGHWAY
SWANZEY, NH 03446

ENGINEER:
THAYER FELLOWS PE
COUNTY ROAD
P. O. BOX 428
WALPOLE, NH
03608-0428

PLANNER:
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165 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

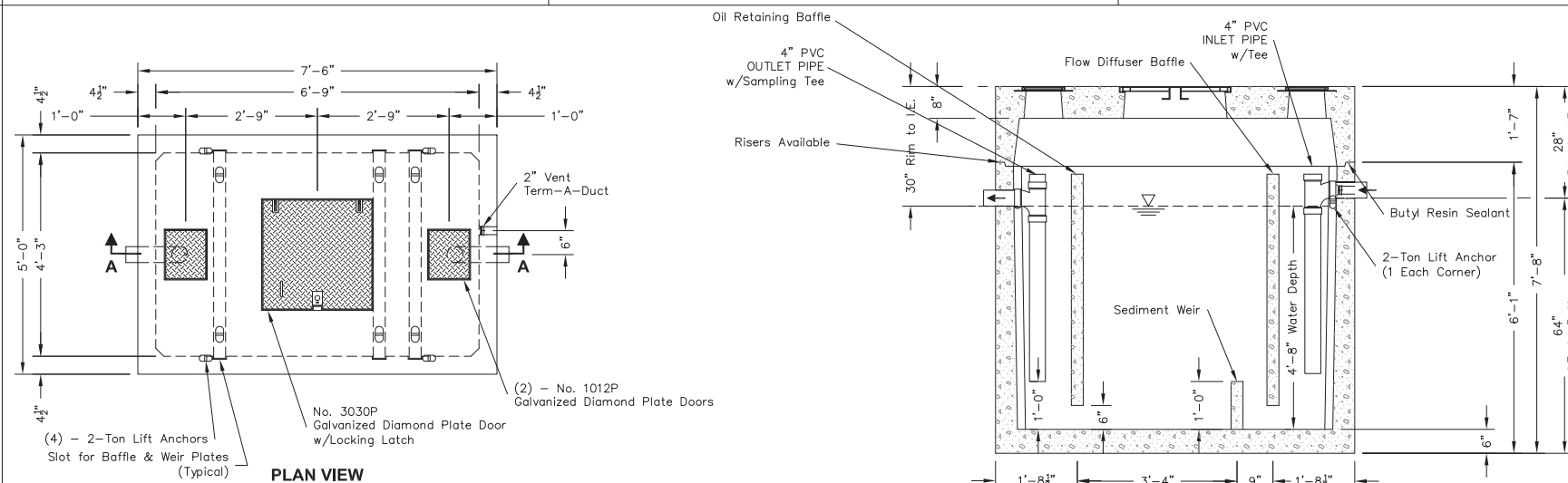
PROPOSED ADDITION
SUBARU OF KEENE
11 PRODUCTION AVE
KEENE, NH 03431

SITE DETAILS

SCALE: AS NOTED

DATE: AUG. 17, 2018

SHEET 4



- Notes:
Designed in accordance with ASTM C 890 for AASHTO HS20-44 vehicle loading
Manufacturer's recommendations:
1.) Ventilate each end to open atmosphere.
2.) Prior to "Start Up" of System, fill with clean water to bottom of outlet pipe (approx. one foot deep).
3.) Follow Regular Inspection, Cleaning, & Maintenance Schedule

1000 GALLON OIL/WATER SEPARATOR DETAIL