



City of Keene
New Hampshire

**MUNICIPAL SERVICES,
FACILITIES AND INFRASTRUCTURE
COMMITTEE
AGENDA
Council Chambers B
December 12, 2018
6:00 PM**

Janis O. Manwaring
Randy L. Filiault
Stephen L. Hooper
Gary P. Lamoureux
Robert B. Sutherland

-
1. Request for Easement Encroachment - Monadnock Food Co-op

MORE TIME ITEMS:

- A. Ashuelot Court Homeowners – Request to Partner in the Installation of Water and Sewer Lines on Ashuelot Court, a Designated Private Road

Non Public Session
Adjournment



City of Keene, N.H.
Transmittal Form

December 6, 2018

TO: Municipal Services, Facilities and Infrastructure Committee

FROM: Kurt D. Blomquist, PE, Public Works Director/Emergency Management Director

THROUGH: Elizabeth A. Dragon, City Manager

ITEM: 1.

SUBJECT: Request for Easement Encroachment - Monadnock Food Co-op

RECOMMENDATION:

Move that the Municipal Services, Facilities and Infrastructure Committee recommend that the City Manager and City Staff be authorized to do all things necessary to negotiate and execute the necessary documentation with the Monadnock Food Co-op and Railroad Street Condominium Unit Owners Association for encroachments in the City's Drainage Easement located on the former Railroad Property subject to conditions identified by staff.

BACKGROUND:

When the City negotiated the sale of the former Railroad Property to Railroad Street Condominium Unit Owners Association, the City retained a thirty (30) foot easement for the relocation of an existing drain line and the installation of additional drainage. Recently the Monadnock Food Co-op approached the City to discuss the ability to encroach within the drainage easement. This encroachment was discovered during final plan preparation by the Monadnock Food Co-op for an addition to their facility. There are several encroachments which include building and landscaping. These encroachments were created as the result of the Co-op's designers believing the easement was only twenty (20) feet wide. The building encroachment is approximately six (6) foot by twelve (12) foot area and the landscaping is relatively small.

City staff has met with representatives from Monadnock Food Co-op. The Co-op indicated in these discussions to move their addition outside the easement area would require the redesign of the building at an additional cost, reduction of the overall building foot print, and potential impact to their project schedule. The Co-op was planning on forwarding their plans and specification for third party review prior to the new calendar year to be able to keep their schedule to begin construction in the spring of 2019.

City Staff has reviewed the impact area and believes it will have minor impact on the City's ability to construct, maintain, reconstruct and operate the drainage facilities within the easement. City staff is anticipating that there will be some conditions including but not limited to the Co-op taking measures on their building area within the easement to minimize future disruption or damage and the removal/replacement of any landscaping at the Co-op's expense.

It is recommended that the encroachments be granted to the Monadnock Food Co-op.