



Planning Board – Monday, March 25, 2019, 6:30PM
City Hall Council Chambers – 3 Washington Street, 2nd floor

AGENDA

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – February 25, 2018 Meeting
- III. **Public Hearing**
 1. **SPR-11-18, Modification #1 – 96 Dunbar Street – Site Plan** – Applicant Brickstone Land Use Consultants, LLC, on behalf of owner Knotty Pine Antique Market, Inc., is requesting a modification to building elevations that were approved as part of a site plan for property located at 96 Dunbar Street (TMP 585-007-000-000-000) in the Central Business District.
- IV. **Planning Board Discussion**
 1. Building Better Together: Subdivision Standards Discussion
 2. Proposed revisions to Development Standard #6 regarding art installations
- V. **Community Development Director Report**
- VI. **New Business**
- VII. **Upcoming Dates of Interest – April 2019**

Planning Board Meeting – April 29, 6:30 PM
Planning Board Steering Committee – April 9, 11:00 AM
Joint PB/PLD Committee – April 8, 6:30 PM
Planning Board Site Visits – April 17, 8:00 AM – To Be Confirmed

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**CITY OF KEENE
NEW HAMPSHIRE**

**PLANNING BOARD
MEETING MINUTES**

Monday, February 23, 2019

6:30 PM

Council Chambers

Members Present

Douglas Barrett, Chairman
Chris Cusack, Vice-Chair
Michael Burke
Andrew Weglinski
Mayor Kendall Lane
Gary Spykman

Staff:

Rhett Lamb, ACM/Community Devel. Dir.
Mari Brunner, Acting Planner

Members Not Present:

Pamela Russell Slack
Martha Landry
Councilor George Hansel

I. Call to order – Roll Call

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

II. Minutes of previous meeting – January 28, 2019 Planning Board Meeting Minutes

A motion was made by Mayor Kendall Lane to accept the January 28, 2019 minutes. The motion was seconded by Gary Spykman and was unanimously approved.

III. Boundary Line Adjustment

1. S-01-19 – 515 Elm Street & 0 Elm Street – Boundary Line Adjustment –

Applicant Wendy Pelletier, on behalf of owners Robert and Judith Perry, proposes a boundary line adjustment between the property located at 515 Elm Street (TMP 521-001-000-000-000) and the adjacent lot at 0 Elm Street (TMP 521-002-001-000-000) owned by Joshua and Leanna Hamlin. The proposal will transfer 616 SF from the 0.26 acre parcel at 0 Elm Street to the 4.5 acre parcel at 515 Elm Street. Both properties are located in the Low Density District.

A. Board Determination of Completeness.

Acting Planner Mari Brunner recommended to the Board that Application S-01-19 was complete. A motion was made by Mayor Kendall Lane that the Board accept this application as complete. The motion was seconded by Gary Spykman and was unanimously approved.

B. Public Hearing

Ms. Wendy Pelletier of Cardinal Surveying addressed the Board and stated this is a slight adjustment to a subdivision the Board approved last summer. She indicated what is being requested is to move the line to follow the top of the bank where the applicant's garden is located; this makes it look like a natural boundary.

Mayor Lane asked for the size of the smaller lot after this adjustment. Ms. Pelletier stated it would be 10,710 square feet.

Staff comments were next. Ms. Bruner stated as Ms. Pelletier had stated this is a simple boundary line adjustment for the purpose of creating a natural boundary along the bank. She

noted the parcel at 515 Elm Street (larger parcel with a house) is 4.5 acres prior to adjustment and 4.51 acres after the adjustment. The parcel at 0 Elm Street before adjustment is 11,326 square feet and after adjustment it would be 10,710 square feet.

Because there is no development being proposed for the smaller parcel, none of the Board standards apply to this application.

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

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve S-01-19, as shown on the plan identified as “Boundary Line Adjustment Plan, Lots 521-002-001 & 521-001-000, 8 Green Acres Road & 515 Elm Street, Keene, NH 03431” prepared by Cardinal Surveying and Land Planning at a scale of 1” = 20’ and dated January 16, 2019 with the following conditions prior to signature by the Planning Board chair:

1. Owners’ signatures appear on plan.
2. Surveyor’s stamp appears on plan.

The motion was seconded by Gary Spykman and was unanimously approved.

IV. Community Development Director Report **Planning Board Discussion – Public Art**

Community Development Director Rhett Lamb and City Councilor Carl Jacobs were the next two speakers. Councilor Jacobs stated the City has begun facilitating public art. He stated art installation should be perhaps included in the development standards when landscaping and aesthetic of a building are referred to and the community seems to be becoming more interested in public art.

He noted to the Resolution language the Council passed which refers to procedures for installing public art. He added that Resolution was a result of much conversation between the art communities and City staff to come up with a Resolution which would facilitate public art. The Councilor referred to the labyrinth at the airport which is a result of this Resolution.

The Mayor asked whether there has been an instance where this has been an issue. Mr. Lamb stated he has not heard of any issue but noted the Board’s standards are silent when it comes to public art, but there are no standards that would prohibit the installation of art.

Mr. Spykman stated he is a proponent of public art but the Board’s standards apply to private property and even though he likes the addition of public art felt it seems like the Board is trying to “shoehorn” something that is not the Board’s purview. The Mayor felt this is more a City Council decision as the Planning Board is more of a regulatory board. He added he wasn’t sure what the issue the Board was trying to resolve here.

Councilor Jacobs referred to language from the Board’s landscape standards which talks about using for instance “native plantings, trees and shrubs” which is a requirement the Board is placing on developers and felt public art in the same manner could be added here as well.

Mr. Lamb stated today there is no prohibition against public art but a statement encouraging public art could be considered if the language is clear about not making it a requirement.

Mr. Spykman stated he sees landscaping as a functional item; screening, soil management, shade etc. However, standard 19 has to do with aesthetics and this is an item that has always made him uncomfortable as he feels the Board is not an arts council or an architectural review board and going further to regulate aesthetics and encouraging art installation seems to be over reaching.

Mayor Lane stated he would certainly encourage and support art on commercial development and added he has always felt uncomfortable denying an application based on standard 19. The Mayor stated he would not like to see anything included in the standards that would prohibit or restrict public art. He felt thought needs to be put into what kind of standards are going to be put in place if public art is going to be encouraged.

Mr. Lamb stated if the Board wanted to require public art the language would need to be explicit (number of installations, size of installations) defining what the Board wants versus what the artist prefers and this is where it could get difficult.

Chair Barrett stated he likes the proposal to reference the Resolution on public art which has already been developed and approved by the City Council but whether art should be a requirement or encouraged - and noted to standard 6 (landscaping) where it talks about the City's policy to use a diverse palette which seems more advisory in nature and under standard 19 has the term "shall" which seems more directive in nature and asked the Board to pay attention to whether art falls under the advisory category or the directive category.

Councilor Jacobs stated during the Resolution discussion it was discussed as to who would decide what "art" was and it was decided this would be left up to a community of artists which would take this off the responsibility of the City Council or the Planning Board. Chair Barrett asked whether it is the intention to make this a requirement as part of the standards. Councilor Jacobs stated he doesn't see it as a requirement but more that public art is welcome as part of the landscaping standard.

Vice-Chair Cusack stated he shares the same concerns as Mr. Spykman with respect to mandating this item. He asked whether this could be included in the downtown form based code or asked whether it needs to be City-wide. Mr. Lamb stated if it is to be included in form based zoning it will need to be done through the zoning ordinance and because this varies by district, each district will need to be treated differently and added at the present time he would not recommend that. Mr. Lamb went on to say the Historic District Commission dealt with the issue of public art with the Wall Dogs proposal; the District's standards needed to be modified as it relates to installation of art on private property – e.g. painting of unpainted masonry. The standards were not modified however, to make it a requirement.

Mr. Lamb further stated there is a difference between art being part of a building and art placed on a building like the Wall Dogs murals. He felt adding it into standard 19 would be a mistake.

Councilor Jacobs stated there is a strong statement in the master plan as it relates to art but in the zoning ordinance there is only one reference to art use which does not prohibit art but it also does not encourage it and felt something like the Colonial Theater would not be allowed. Mr. Lamb

did not feel that was a correct assumption. The Councilor stated his effort is to encourage art throughout this community; if there is a way to include art they should be able to do so.

Mr. Lamb stated what he is hearing some consensus on the idea of placing a statement in the Landscape Standards section which would encourage someone to include art and stated staff could bring to the Board an informal draft for its consideration if interested, then come back for another discussion. It wouldn't commit the Board to anything. It would be the same process as amending the regulations. This concluded this discussion

Mr. Lamb reminded the Board of the next Joint Committee meeting – March 11 and stated staff is working on a number of aspects of the Unified Development Ordinance rewrite and one that is coming forward is the Subdivision Standards. There are no new applications for the March meeting. We would like to poll the Board to see if you are willing to use the March meeting to discuss the Subdivision Regulations in relation to the UDO. That will take some burden off the Joint Committee which will have a heavy schedule through the next 6 months or so. You could also bring back the draft for the public art statement.

V. Public Hearing

1. SPR-964 Modification #5 – 120 Key Road –Hampton Inn & Suites – Owner and applicant Ashok Patel of Jazzlyn Hospitality, LLC, proposes site-related modifications to the Hampton Inn & Suites located at 120 Key Road, including changes to the exterior building materials and lighting. The site is 2.4 acres in size and located in the Commerce District (TMP# 110-019-000-000-000). A waiver is requested from Development Standard #10: Lighting.

A. Board Determination of Completeness.

Planning Technician Mari Brunner recommended to the Board that Application SPR-864 was complete. A motion was made by Mayor Kendall Lane that the Board accept this application as complete. The motion was seconded by Gary Spykman and was unanimously approved.

B. Public Hearing

Mr. Rob Hitchcock of SVE Associates stated his firm filled out the application but are not the architect of record. Mr. Hitchcock introduced Mr. Hernan the applicant's architect. Mr. Hernan began by saying that Hampton Inn has recently updated its prototype to 6.1 which is a more contemporary design, sleeker more straight line design. The height of the parapet has been reduced; the cornice has been removed; we've introduced wood-look panel to the building itself. There is also accent lighting being added along the wooden panels and a waiver has been applied for the lighting shielding– a waiver request has been submitted for this.

Mr. Hernan stated the colors are varied they have moved from two colors to three (medium tones).

Mr. Spykman asked for sample of the proposed material. Mr. Ashok Patel stated they did not have samples but could make them available to the Board for its next meeting and went on to say that the EIFS is the same as before, the wooden panels are made of fiber board material that looks like wood.

Mr. Weglinski referred to the lower rendering in the Board's packet and asked whether this was the most recent approved elevation and asked when this was approved. Ms. Brunner stated this elevation was approved in August 2018 and is modification #4.

Mr. Lamb stated this project was originally approved in the mid-2000s and was re-approved in fall 2018.

Mr. Spykman stated he would like to hear more about the strip lighting as this is lighting that is outside the Board standard. Mr. Patel stated this lighting provides more of a halo effect, soft lighting to accent the architectural features and is not meant to cause light pollution.

Ms. Brunner clarified the height of the parapet is going to be reduced. Mr. Hernan agreed the height of the parapet would be reduced by half. Mr. Spykman asked whether the roof top installation is still going to be hidden. Mr. Hernan stated the equipment will be more centralized and hence will still be hidden.

Staff comments were next.

Ms. Brunner stated this application was originally approved in 2006; it was partly constructed and abandoned. The current owner acquired it and came before the Board in 2017 and got approval to construct the Hampton Inn on the same layout, foundation and configuration. Between then and now there were two administrative approvals which did not change the appearance of the site; flood storage compensation (modification #3) and a change for brick to EIFS (modification #4) which matched the brick. The current request is to change this brick tone to a grey but what the applicant indicated today sounds like this would look more like wood and added this is different than what the Board has in its packet. The other change is to add accent lighting and this is to hi-lite the bump-outs on the façade of the building. This lighting will be placed on two inch aluminum channels which will help shield the lights. Ms. Brunner stated the other changes are the reduction of height of the parapet and removing the cornice. Page 20 has the waiver criteria.

Chair Barrett referred to page 19 which has the rendering for the lighting and noted there seems to be some up lighting and asked for clarification. Ms. Brunner stated the applicant is not proposing any up lighting – what is shown on the rendering is to show what the accents lights would look like.

Mr. Burke asked whether the roof top elements will be shielded from the highways as well. Ms. Brunner stated she is just finding out about the reduction in height for the parapet and referred the question to the applicant.

Dr. Cusack asked whether the City has recessed lighting anywhere else in Keene. Ms. Brunner stated there is lighting like this for signs which is approved by the Sign Code. Mr. Lamb referred to a restaurant in Marlboro which has something similar – LED lights which follow the architectural feature.

Chair Barrett asked whether this type of lighting the lighting standard did not anticipate when it was originally written. Ms. Brunner agreed when the lighting standard was written LED was a new technology; string LED was not widely used.

Mr. Lamb agreed as well that this type of lighting was not contemplated. He further stated he would encourage the Board to look at the difference in architecture with this application; this is a substantial change.

Mayor Lane with reference to the waiver criteria stated the regulations as they are written are meant to prevent up lighting and full cut off is how the Board has dealt with this issue. The Mayor did not feel what is being proposed is contrary to preventing light pollution.

The Mayor stated, with reference to material being proposed, the material is the same except the color is being changed to a grey. The new design is sleek, contemporary and does away with some of the architectural interest that the currently approved design has – which is a significant difference. The Mayor felt the proposed new lighting is meant to accent this new sleek design and felt the lighting and architectural design seem to go hand in hand.

Mr. Patel with reference to the height of the parapet stated the original parapet was 12 feet tall and the proposed parapet is 6 feet tall and because the equipment has been moved to be more centralized and with the distance of the highway it will be difficult to see the rooftop equipment; there is still six feet of coverage.

With reference to the lighting, he stated the dimensions were .6 inches wide and it is encased. He added he could see if the franchise would be agreeable to a brick finish for the wood paneling which would mean the rest of the façade would have to be changed to match this as well. He added he could provide the Board with the material they are proposing and apologized for not having the material for tonight's meeting.

Mr. Lamb stated if the applicant is agreeing to bring back some other design options it might be prudent to continue this application to next month. Mr. Patel stated the only issue they see with delaying this application is that they would like to enclose the building (roof) as soon as they can.

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

Mr. Spykman stated the aesthetic changes being proposed are extreme compared to what was originally proposed (more traditional). The new design is more contemporary in nature and has its own architectural interest. He added these are aesthetic choices and it is not the Board's prerogative to dictate aesthetic choices but added he had no problem with the design but would have liked to see sample of materials.

As far as lighting, it does fit with the spirit and intent of the Board's regulations. Mr. Spykman added the intent of the regulation is not to add light pollution. The rest of the criteria have to do with abutters and there are no abutters who would be affected by this lighting and felt it meets the criteria for waiver

Mayor Lane stated the design is what the owner would like to have. He stated the lighting is in keeping with the intent of the regulation even though it might not be technically compliant. The material is exactly the same and the only difference is the color. He stated he sees no issue with this application and would vote to approve it.

Chair Barrett stated he echoes what has been said - if this building was on Main Street the Historic District Commission would be involved in the design. The Chairman stated he could not see the need to continue this application just for the purpose of looking at sample materials.

Mr. Spykman stated it is not just the appearance of the material that concerns him; EIFS is a very thin material over foam and felt this is a poor material for the first floor and felt something more substantial would be better - durability not just the appearance.

A motion was made by Mayor Kendall that the Planning Board approve SPR-964 Modification #5, with a waiver request from Planning Board Development Standard #10: Lighting, as shown on the building elevations titled "Hampton Inn & Suites, 120 Key Road, Keene, New Hampshire" prepared by Russell and Dawson NH P.C. Architecture and Planning at a scale of $3/32" = 1'$ and submitted to the Community Development Department on January 9, 2019 with the following conditions prior to signature by the Planning Board chair:

1. Owner's signature appears on plan.
 2. Architect's stamp appears on building elevations.
- The motion was seconded by Gary Spykman and was unanimously approved.

VI. City Council Referral 2020-2025 Capital Improvement Program

Mr. Lamb introduced Finance Director Merri Howe. Mr. Lamb stated the Board's role is advisory to the City Council as it relates to the CIP. The Board is included in the review of the CIP in its draft form when it comes out in December. The Board's role is to review the CIP as it goes to a public hearing and adoption by the Council on March 7. The task of preparing the CIP in the City of Keene has been that of City staff even though the RSA says the Board is responsible for preparing the CIP but the City has done it this way for many years.

Ms. Howe addressed the Board next. She stated she was before the Board to present the 2020-2025 Capital Improvement Plan. She noted this CIP is in alignment with the goals and priorities outlined in the 2010 Comprehensive Master Plan and those of the City Council. The City staff is tasked with meeting these goals and priorities while staying within the budgetary guideline.

The CIP covering FY 2020 to FY2025 represents \$93 million worth of investment in the City and its infrastructure with the majority of money spent on road and by-pass projects, drainage infrastructure, and water and sewer improvements. Ms. Howe noted other items included in the CIP is the Master Plan update, parks, repairs and maintenance to City facilities, City fleet and safety equipment.

Ms. Howe went on to say that many of these projects have a large impact on the citizens of Keene and the community. The Winchester Street reconstruction project is slated to begin in FY20. This project will include the reconstruction of the Winchester Street at the Key Road Intersection and Island Street/Pearl Street intersection and replacement of the red listed Island Street Bridge. The second phase of this project is the reconstruction of lower Winchester Street from the route 101 roundabout to the Swanzey town line.

If the CIP is adopted, the east side of the City is scheduled to see design work begin on the Patricia T. Russell Park located on Carpenter Street along Beaver Brook in FY20.

She noted this multi-generational park will include a playground, multiple seating opportunities, walking trail, parking, pavilion, connection to the rail trail, and an athletic field. Gilbo Avenue is

the site of the proposed skate park. The skate park group has been actively raising funds for the construction of this park and anticipates raising enough money for construction in FY20 if approved.

Ms. Howe then went over the new projects in this year's CIP:

1. Airport fuel tank removal and replacement (20 year old tank);
2. Resolving the issue with the old town brook that runs beneath City Hall causing a crack in the rear wall;
3. Replacement of municipal building aging roofs;
4. Robin Hood Dam Repair;
5. OpenSpace Trail maintenance and rehabilitation;
6. Aerial Imagery Update.

This concluded Ms. Howe's presentation.

Mr. Lamb stated there are two items that came out of the Community Development Department and they are an update to the Comprehensive Master Plan which is set to be funded over a two year period and would be engaging the services of consultants to do this work - evaluating the goals of the City is one of the items that would be looked at. During the 2008-2009 update of the Community Goals included a lot of public outreach which brought in close to 2,000 community members and this is going to be updated.

Aerial Photography is the next project which is on a ten year cycle. Mr. Lamb said there is also a proposed interim fly over in spring 2020 to provide for a better basis for the Assessing Department revaluation project.

The other item Mr. Lamb referred to is the manner in which the City's traffic signals work. The existing signals are at least, thirty years old and they don't talk to each other. The new technology would be able to detect the presence of a vehicle rather than rely on the magnetic strip on the road. Barry Hilton is the staff person assigned to maintain these signals and he faces significant challenges in maintaining these signals.

Mayor Lane began by noting the standard of review of the Planning Board is very different to that of the Council; the Board's role is not connected to finances but to look at the long term goals and where the City should be in six years – it is a planning function for the Board. The Mayor stated he has many issues with the CIP. He stated he is glad to hear about the traffic signals but expressed concern it is being taken in isolation of other functions. The Mayor felt the downtown revitalization might drastically change the traffic signals and replacing these signals is not the direction the City might be going.

He also referred to items included in the Appendix which usually would be current projects but have been placed in the appendix instead, such as Victoria Street and the Recreation Center. The Mayor also noted to the Manager beginning negotiation regarding development of a portion of 560 Main Street, however, the City has the salt shed located at this site and there is no plan how to deal with this.

The Mayor did not feel this CIP properly reflects where the City is going in the future; it shows what is happening today and this is not what the Planning Board review should consist of as this document would determine if the City is moving forward or backwards.

Mr. Lamb in response to 560 Main Street said the City has taken the approach that the sale of land would generate income to make improvements and offset the cost of moving operations. He added the plan to move portions or all of the activity has already been done but agreed this is not included in the CIP.

Vice-Chair Cusack referred to Pat Russell Park and agreed this would be a great addition to east Keene and asked if any thought has been given to locate a pedestrian bridge over Beaver Brook from the bike trail to the field. The Vice-Chairman felt this is something that would be heavily used. Mr. Spykman stated this connection is part of the plan.

Chair Barrett asked whether the skate park would have any effect on the east west corridor. Mr. Lamb stated he was not well versed on this item. He further stated the issue with the bridge had a lot of positive input during the east-side forum in 2015.

The Chairman asked what the Board should provide with reference to the CIP. Mr. Lamb stated a motion recommending the adoption of the CIP is what the Board typically does.

Mr. Spykman noted according to the RSA the CIP process is supposed to start with the Board but this role has been given over to City staff and added the staff is doing the work for the Board.

A motion was made by Gary Spykman that the Planning Board recommend the City Council adopt the 2020-2025 Capital Improvement Program. The motion was seconded by Chris Cusack and was unanimously approved.

Mr. Burke stated if the Board is looking for more involvement perhaps the Board should get involved earlier in the process. Mr. Lamb stated this has been an issue for a while – as to how to get the Board involved in this process sooner. The Board is invited to attend a presentation which happened this year on February 26. However, if the Board is interested it can be done.

Mayor Lane stated the Finance Committee of the Council does a project by project review of the CIP. If the Board wants more involvement the Board would have to do the project by project review as well and this would need to be set up earlier with the Manager. Over the years the Board has given up this role to the City Council.

Mr. Lamb stated as the projects are presented staff is required to look at the Master Plan and find out if their projects fit into the Master Plan and make reference to it and if it does not fit with the plan such projects are not included in the CIP.

Mr. Burke stated he understands how it is being done but seems like he is signing his name to something he has not had an opportunity to provide input. Mr. Lamb agreed this is not the best way but the City has not figured out a better way. He felt as the Comprehensive Master Plan is looked at for each project, he felt it is being done reasonably.

Mr. Burke stated he did make it to the CIP presentation and asked whether there is a plan for the dam next to Starbucks. Mr. Lamb stated since 2011 the City has been working with a third party to repair the dam and to assist the City with the reconstruction as required by DES. However, the City was notified recently that this expense was too substantial for the third party and they have withdrawn their proposal. Public Works has now included a number in the CIP as the cost to

repair the dam (FY25). He added there is progress through with the Conservation Commission with other entities to conduct a public process to determine what can be done with this dam.

Chair Barrett asked how other communities handle the CIP process. Staff did not have an answer.

The motion made by Mr. Spykman was unanimously approved.

VII. New Business

None

VIII. Upcoming Dates of Interest – March 2019

Planning Board Meeting – March 25, 6:30 PM

Planning Board Steering Committee – March 12, 11:00 AM

Joint PB/PLD Committee – March 11, 6:30 PM

Planning Board Site Visits – March 20, 8:00 AM – To Be Confirmed

The meeting adjourned at 8:15 pm.

Respectfully submitted,

Krishni Pahl
Minute Taker

Reviewed by: Rhett Lamb, Planning Director

STAFF REPORT

SPR-11-18_Mod #1 - SITE PLAN REVIEW – 96 Dunbar Street AUCTION GALLERY AND SELF-STORAGE FACILITY

Request:

Applicant Brickstone Land Use Consultants, LLC, on behalf of owner Knotty Pine Antique Market, Inc., is requesting a modification to building elevations that were approved as part of a site plan for property located at 96 Dunbar Street (TMP 585-007-000-000-000) in the Central Business District.

Background:

On October 22, 2018 the Planning Board approved a site plan application to permit storage units and a weekend antique market in a vacant warehouse at 96 Dunbar Street; the use of the property for storage units was allowed per the Zoning Board of Adjustment). The applicant had initially requested an administrative decision for the use; staff, however had concerns about granting an administrative approval specifically in regard to Development Standard #19, Architectural and Visual Appearance; therefore the application went before the Planning Board. The application was then approved with no conditions (other than the standard signing of the plan and submittal of security), the Planning Board being of the opinion that while the proposed treatment for the exterior was perhaps not ideal, all agreed that it was important for this historic property to once again be utilized and operational.

This application requests a modification to the previously-approved infill panels for the west and east sides of the building. The applicant finds that the original proposal is not feasible (explained in detail in the application narrative), and is therefore proposing to install solid panels of vinyl green siding in Forest Green color.

Completeness:

Staff has reviewed the application materials and finds that the relevant submission items have been met. Therefore, staff recommends that the Planning Board accept the application as “complete.”

Departmental Comments: None

Application Analysis:

The following is a review of the Board’s relevant standards in relation to the proposed application. Of the 19 Performance Standards contained within the Development Standards, no changes are being proposed for #'s 1 – 18; the only proposed change is to Standard #19 – Architectural and Visual Appearance. Paragraph b. (4) of Standard #19 states that any subsequent alterations to materials, textures or colors previously approved by the Planning Board require additional Planning Board approval.

The original submittal proposed to remove existing windows and infill the openings with wood framing, sided with dark green vinyl shakes; this would consist of 11 windows on the second floor of the east side of the building, six large and two half windows on the west side, two windows on the south side next to Dunbar Street, and two windows on the second floor of south side of the north wing. There are two sections of building where windows were previously removed and replaced with Texture-111. The application proposed to side these areas with the dark green shakes and red shakes to mimic the brick columns. On the ground floor, an existing overhead door is proposed to be removed and replaced with two 36” passage doors and brick to match the existing building. All existing exposed brick would remain as is. (Figure #1 illustrates this original proposal.)

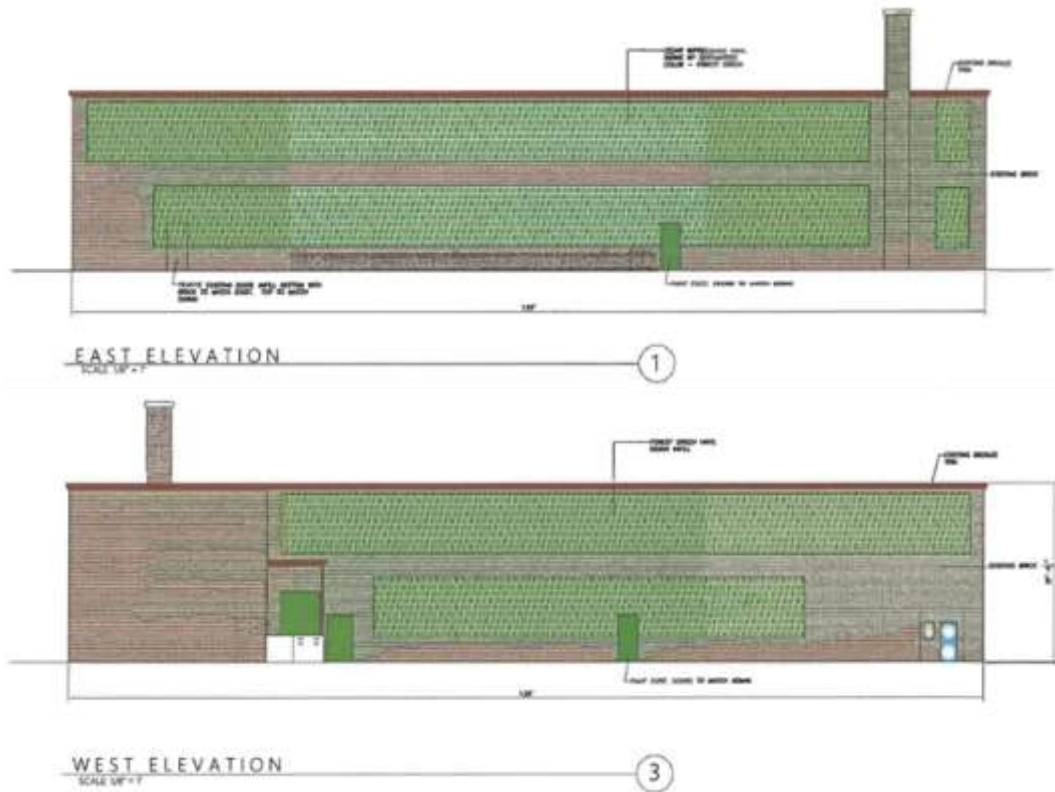
The revisions to the approval granted by the Board previously to Standard #19, as described in the Application Narrative, propose to install infill panels of just one color, that being Forest Green, in order to provide contrast between the brick sections and the infill sections. (Figure #2 illustrates this revised proposal.) While the change is minor, it does eliminate a contrasting feature, although the green does provide contrast to the brick, as in the original proposal. Staff views this proposed modification in the same way it did the original application – in that whether the proposal meets the aesthetic guidelines of Standard #19 is to a great extent a matter of judgment; staff at that time felt it was appropriate for the Board and not staff to make that determination; and it is of the same opinion in this case.

STAFF REPORT

Figure 1 - Elevations that were approved at the October 22, 2018 Planning Board meeting.



Figure 2 – Proposed Revisions to Building Elevations



RECOMMENDATION FOR APPLICATION:

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

Approve SPR-11-18 – Mod #1, as shown on the plan set entitled “Renovations to 96 Dunbar Street Keene, NH” Tax Map Parcel 585-007” prepared by Katz Architect with no conditions.

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	Date Received/Date of Submission: MAR 06 2019
	Tax Map Parcel number(s) 585-007-000-000-000	Date of pre-application meeting:
		Date Application is Complete:
		Community Development Dept File #: SPR-11-18 Mod. 1

Project Address: 96 DUNBAR ST	Owner	PRINTED Name: KNOTTY PINE ANTIQUE WKT.
		Address: PO BOX 96, W. SWANZEY NH 03469
Acreage/S.F. of Parcel: 0.38 116,555	Applicant	Telephone\ Email:
Zoning District: CENTRAL BUSINESS		Signature:
		PRINTED Name: SAME
		Address:
		Telephone\ Email:
		Signature:

Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: **11-18** Date: **10/22/18**

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

- Type of development **N/A** Sedimentation Control **N/A** Scope/scale of development **N/A**
- Proposed uses **N/A** Vegetation **N/A** Parcel size **N/A**
- Location of access points **N/A** Debris management **N/A** Proposed stormwater, drainage & erosion plan **N/A**
- Any other descriptive information **N/A** Disposal proposals for boulders, stumps & debris

C A complete application must include the following

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

**Modification #1 - SPR 11-18
Knotty Pine Antiques and Self-Storage**

Property of
Knotty Pine Antique Market, Inc.
P.O. Box 96
West Swanzey, NH 03469

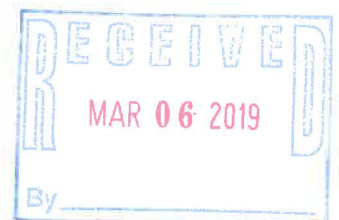
March 6, 2019

Narrative

We are hereby requesting a modification to the previously approved building elevations for the Knotty Pine Antiques and Self-Storage building at 96 Dunbar Street. We are requesting a revision to the exterior elevation treatments for the west and east sides of the building. Please see Performance Standard 19 for more information on the changes. No other changes to the site plan are proposed.

PERFORMANCE STANDARDS:

1. **Drainage** - No changes from the previously approved plan are proposed.
2. **Sedimentation/Erosion Control** - No changes from the previously approved plan are proposed.
3. **Hillside Protection** - Not applicable.
4. **Snow Storage and Removal** - No changes from the previously approved plan are proposed.
5. **Flooding** – This property is not located within the 100-year floodplain as shown on FEMA FIRM panel 33005C0267E dated May 23, 2006.
6. **Landscaping** - No changes from the previously approved plan are proposed.
7. **Noise** - This project will not generate noise in excess of city standards.
8. **Screening** – No changes to the approved plan are proposed.
9. **Air Quality** - This project will not affect air quality.
10. **Lighting** – No changes to the approved plan are proposed.
11. **Sewer and Water** – No changes to the approved plan are proposed.
12. **Traffic** – No changes are proposed that will affect traffic.
13. **Driveways** - No changes are proposed from the approved plan.



14. Hazardous and Toxic Materials - This modification does not create or involve any hazardous or toxic materials

15. Filling/Excavation – No changes to the approved plan are proposed that will affect filling or excavation.

16. Wetlands - No wetlands will be impacted as part of this application.

17. Surface Waters - No surface waters will be impacted as part of this application.

18. Stump Dumps - No stump dumps will be constructed on site.

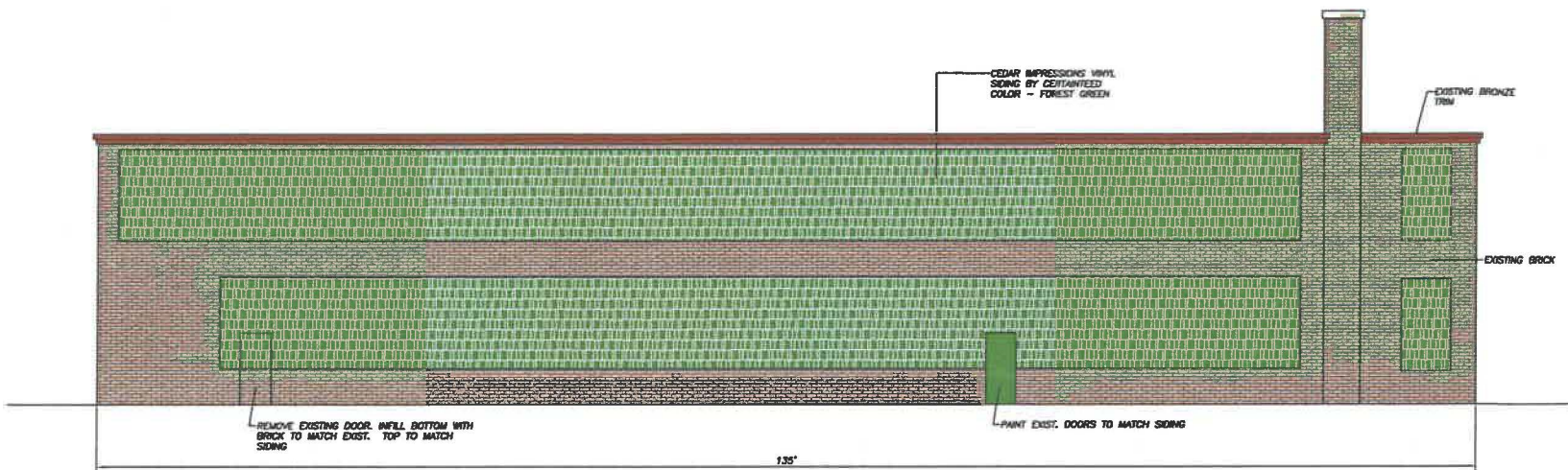
19. Architectural and Visual Appearance - We are requesting a modification of the approved building elevation to revise the infill panels on the west and east sides of the building. On the west and east elevations of the building, the brick pilasters that would have originally been between the windows were removed many years ago and the space has been covered with T-111 panels painted brown. Our proposal was to cover over the T-111 panels with vinyl shake pattern material in Forest Green with 20” wide strips of Autumn Red vinyl shake pattern material between to attempt to mimic the brick pilasters that have been removed. Twenty inches is the approximate width of the existing brick pilasters still remaining on other parts of the building.

We have however determined that it is not possible to install the material as we had hoped to create the pattern. The panels come in 48” sections which would require cutting them down in width to 20 inches to mimic the brick pilasters. The manufactures installation guidelines require that the panels be interlocked on all 4 sides to secure each panel to the next to provide for a solid installation for wind and water infiltration protection. Also, the panel edges have a staggered edge joint so that each panel overlaps the adjacent panel to provide a water barrier to the substrate below to prevent water infiltration. Therefore, a straight line between the green and red panels can not be constructed in a water and wind proof manner.

We also have considered installing the infill panels with one color and then painting stripes on the infill panel to mimic the brick pilasters. We have not proposed this method because we don’t feel the paint will be a good long-term solution. The red paint may come close to matching the brick color when installed but red is a color that will fade and lighten after a few years. This will eventually make the painted stripes look out of place and degrade the overall look of the building.

We are therefore proposing to install a solid infill of the Forest Green Vinyl siding in these sections. The green panels provide contrast between the brick sections of the building and the infill areas.

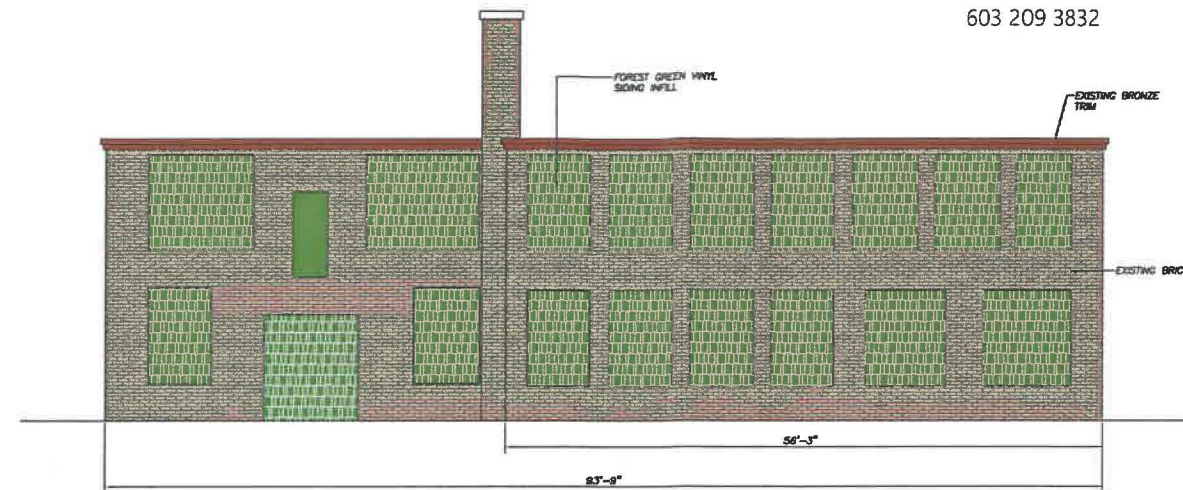
KATZ
 ARCHITECT
 55 Wilder Street
 Keene,
 New Hampshire
 03431
 603 209 3832



EAST ELEVATION

SCALE: 1/8" = 1'

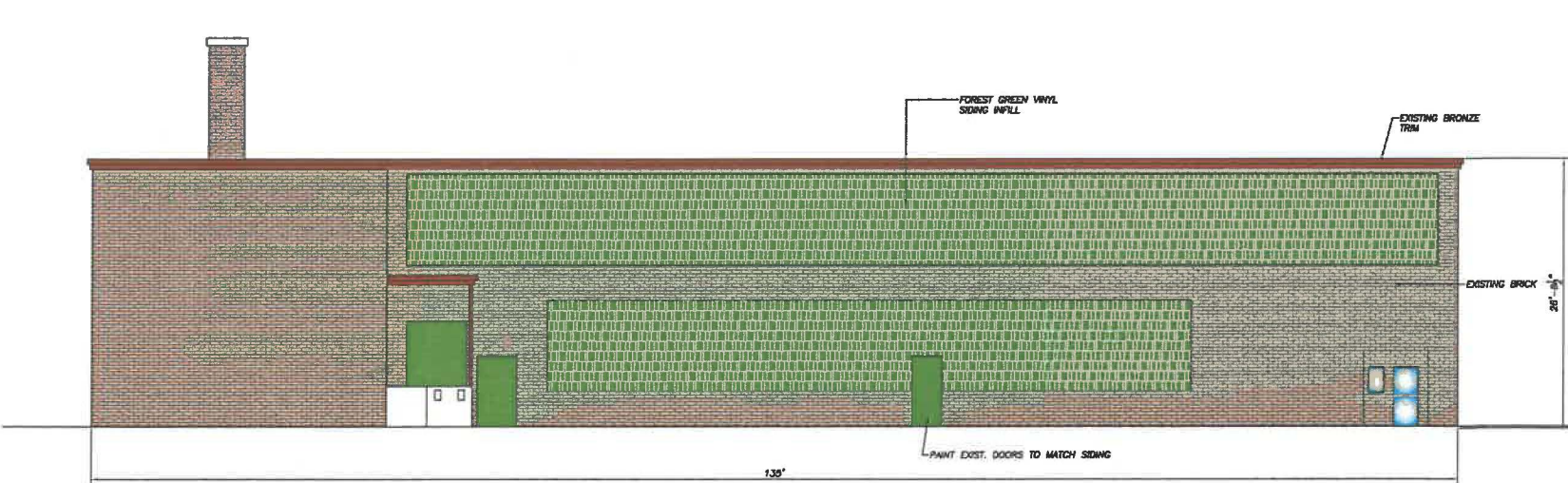
1



NORTH ELEVATION

SCALE: 1/8" = 1'

2



WEST ELEVATION

SCALE: 1/8" = 1'

3



SOUTH ELEVATION

SCALE: 1/8" = 1'

4



Renovations to 96 Dunbar Street
 Keene, New Hampshire

96 Dunbar Street

Photos taken March 1, 2019



Figure 1. Image of the south-facing façade, visible from Dunbar Street.



Figure 2. Image of the east-facing façade, visible from Community Way.



Figure 3. Image of the east-facing façade, visible from Community Way.



Figure 4. Image of the west-facing façade, visible from Dunbar Street.

Installation Instructions Cedar Impressions® D7" Straight Edge Perfection Shingles

These instructions describe and illustrate the steps involved in installing CertainTeed siding and trim. Their purpose is to provide detailed information and how-to tips that will simplify the installation process. CertainTeed shall not accept any liability or responsibility under its written warranty for failure caused by application that does not meet our minimum requirements for proper installation. These requirements are outlined throughout the *CertainTeed Installation Guide (CTS205)*. Any deviations from these requirements should be approved in writing by CertainTeed Corporation.

Important

This product is not designed for roof application. It is designed solely for installation on vertical surfaces.

Panels must be installed with nails over a solid substrate with nail holding strength such as plywood, oriented strand board, or existing wood siding (minimum 7/16" thick). This product cannot be installed with staples.

NOTE: Each panel must be nailed through the round hole in the center of the nail hem to control the direction of normal expansion and contraction. If you are installing a partial panel and the center nail hole has been cut off, drill a nail hole in the center of the nail hem of the cut panel and nail through it.

Panel Spacing at Different Temperatures

As with any plastic siding, Cedar Impressions® expands and contracts with changes in temperature. For this reason, it is important that you space the panels according to the panel temperature at the time of installation. Failure to provide the proper spacing according to these temperature ranges may result in gaps that are too large or too small, thereby creating the potential for side locking tabs disengaging, panel distortion, or buckling. Spacing of panels previously installed at a different temperature does not require adjustment.

Each panel has a **PanelThermometer™** that displays panel temperature and **indicator lines** that serve as guides for proper spacing between the panels. The PanelThermometer is located on the upper right-hand corner of the panel; the indicator lines are on the upper left-hand corner (figure 1).

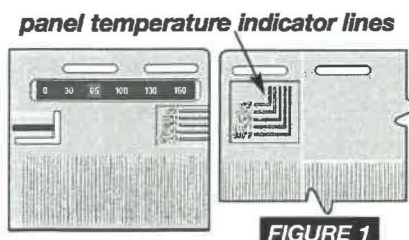


FIGURE 1

Note that the panel temperature may change throughout the day. Space the panels according to the panel temperature at the time of installation.

The cells on the PanelThermometer will change color to indicate the temperature of the panel.

NOTE: If two temperature cells on the PanelThermometer show a color change, use the brighter color as the indicator.

PanelThermometer Reading	Temperature Indicator Lines
0	Set to 0 line
30	Set to 30 line
65	Set to 65 line
100	Set to 100 line
130	Set to 130 line
160	Butt panels tight

If the brighter cell is between the numbered temperature cells, position the panel between the corresponding temperature indicator lines. **Example:** If the PanelThermometer reads 65, align the second panel to the 65 temperature indicator line on the first panel. If the cell between the 65 and 100 is brighter, position the panel between the 65 and 100 temperature indicator lines.

First course

Strike a level line around the house and install Shingle Starter. If you plan to use Cedar Impressions Mitered

FIGURE 2

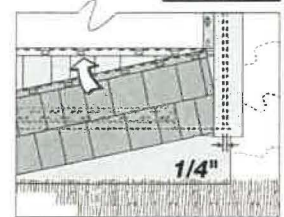


Cornerpost, make sure the starter strip is installed to the edge of the corner. An alternative method of starting Cedar Impressions is to use J-channel in place of starter strip to receive the bottom edge of the panel.

1) Cut 2" off the top course of the panel at indicator "A," which is located above the nail slots (figure 2).

2) Starting on the right side of the wall, hook the bottom locking leg of the panel into the starter strip and slide the panel into the cornerpost or receiving channel (figure 3). Leave 1/4" space between the panel and the corner for expansion. If you are planning to install the Mitered Cornerpost, space the panel 3" from the corner.

FIGURE 3



3) Fasten the panel to the wall by first nailing through the round center hole in the nailing hem at the top of the panel. Continue nailing the panel with 5 nails: one in the right-end nail slot and one at each of the

QuickReference Nail Mark Indicators

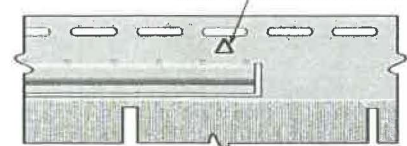
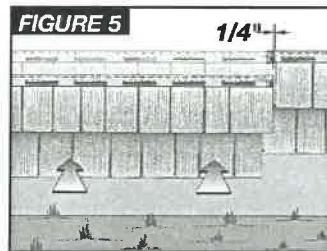


FIGURE 4

QuickReference™ Nail Mark Indicators (figure 4). Leave 1/8" to 1/16" between the nail heads and the panel to allow freedom of movement during normal expansion and contraction.

- 4) Install the next panel by positioning it below the starter strip and next to the first panel. **Push in and up** to lock the panel into the starter strip and the side tabs of the first panel, as shown in figure 5. Space the second panel according to the panel temperature at the corresponding temperature indicator lines (figure 1).

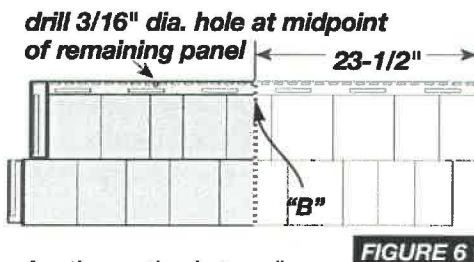
- 5) Nail the panel into position starting with the round center hole and then placing the next nail in the right-end nail slot (which overlaps the previous panel's left-end slot) so that the nail goes through both panels' nail slots simultaneously. Continue nailing the rest of the panel using the procedure in step 3.



- 6) Continue to install remaining panels of first course as described in steps 3 through 5.

Second course

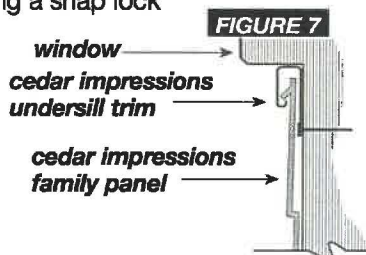
- 7) Cut 23-1/2" off of the right side of the D7 shingle at indicator "B," which is located above the nail slots, cutting straight through the panel (figure 6). Drill a 3/16" hole in the center of the nail hem and nail the siding through this hole to control the direction of expansion and contraction. Another option is to nail each end of a nail slot located at the center of the panel.



- 8) Set the spacing using the PanelThermometer and temperature indicator lines and repeat steps 4-6.
- 9) Continue to stagger panel courses according to steps 1 and 7, alternating each time to ensure a random shingle pattern up the wall.

Installing under a window or opening

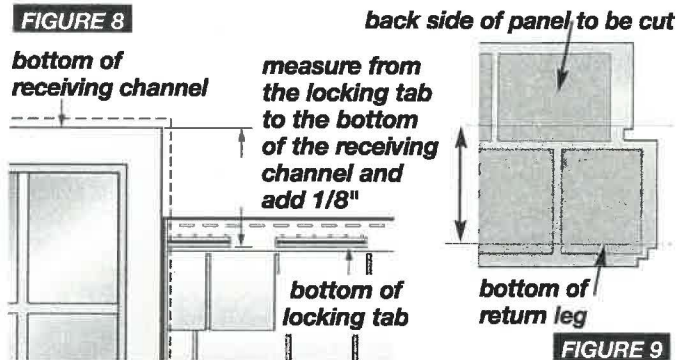
Install Cedar Impressions undersill trim (figure 7). Cut the panel to fit under the window. Drill a 3/16" hole in the center of the nail hem. Using a snap lock punch, raise tab faces on the outside of the panel 1/4" from the trimmed edge, 6" apart. Lock the panel into the previous course, and center nail the siding through the 3/16" hole drilled earlier. (Center



nailing controls the direction of the panel's expansion and contraction.) Lock the panel into place.

Installing over a window or opening

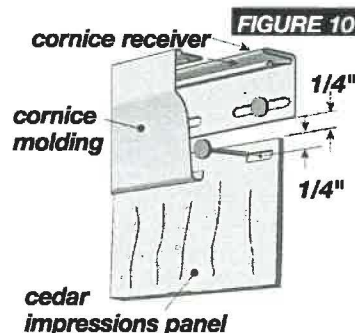
Cut the panel to fit over the window by measuring from the locking tab of the previous row to the bottom of the receiving pocket (figure 8). Add 1/8" to this measurement. Turn the panel over and, using this measurement, measure from the bottom of the return leg (figure 9).



Cut the panel to this dimension. Install the cut panel by positioning the panel over the window and into the receiving pocket. Lock the cut panel into the previous course by pushing in and up. The cut edge should be 1/4" below the top of the receiving pocket.

Finishing the top course

To finish the top course of siding, attach cornice receiver to the top of the wall under the eave or soffit. Trim the top panel to within 1/4" of the cornice receiver. Using a nail slot punch, punch nail slots 1/4" from the trimmed edge, 16" apart. Nail off the top course and snap the cornice molding into the cornice receiver (figure 10).



An alternate method is to use J-channel and furring strips, as described for installing under a window.

Installing Cedar Impressions Mitered Cornerpost

If you are planning to install Mitered Cornerposts, space the siding panel 3" from the edge of the corner. Lock the first corner over the siding, making sure it also locks into the starter strip. Nail the corner through the top two nail slots.

If you have any questions about installing this product, please call us at 800-233-8990.

V. SUBDIVISION STANDARDS

A. General Provisions. In accordance with RSA 674:36, the Board shall consider the following when reviewing applications for subdivision:

1. Character of Land for Subdivision. Land of such character that it cannot, in the judgment of the Board, be safely used for building development purposes because of danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions shall not be approved for subdivision.
2. Premature Subdivision. The Board may disapprove any application that, in the Board's opinion, would create such scattered or premature development of land as would involve danger or injury to health, safety, or necessitate the excessive expenditure of public funds for the supply of associated services. In making such a determination, the Board will take into account the following:
 - a) capacity of the school system;
 - b) adequacy of the access street(s);
 - c) adequacy of water supply for fire-fighting purposes; and
 - d) distance from emergency services; and
 - e) other public services.
3. Preservation of Existing Features. Wherever feasible, suitable steps shall be taken to preserve and protect significant existing features such as rare and/or unique scenic points, stone walls, rock outcroppings, water bodies, and historic landmarks.
4. Reserve Strips. Reserve strips of land that show an intent on the part of the subdivider to control access from the subdivision to any neighboring property shall be prohibited.

[I have not been able to find a New Hampshire graphic example of this; nor have I ever seen anyone try to do this. Since blocking access to a right-of-way would not be allowed in any case, I am wondering if this provision is actually necessary.]

B. Standards for Review

1. Lots

- a) Lot size and configurations shall meet all requirements of the Keene Zoning Ordinance. Irregular lot configurations involving acute angles (less than 90⁰) between lot boundary lines, or other arrangements that would limit or preclude customary utilization of the lot shall be avoided.
- b) All lots shall have their minimum frontage on a state highway (excluding limited access highways), a class V road or a street within an approved subdivision plan. Subdivisions will not be

approved on roads shown on City records and plans as Discontinued, Discontinued Subject to Gates and Bars or Class VI Roads.

- c) Lots shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan.
- d) The minimum lot width shall be the same as the minimum frontage required for the district.

2. Monumentation

- a) The developer shall provide permanent reference monuments in accordance with Chapter 70, Section 121 of the City Code of Ordinances.

3. Special Flood Hazard Areas. All subdivision proposals governed by these regulations having lands identified as Special Flood Hazard Areas in the "Flood Insurance Study for the County of Cheshire, N.H.", together with the associated Flood Insurance Rate Maps shall meet the following requirements:

- a) All subdivision proposals shall include base flood elevation data.
- b) All necessary permits have been received from those governmental agencies from which approval is required by Federal or State law.
- c) Individual lots of a subdivision shall be located and designed to be consistent with the need to minimize potential impacts from flooding.
- d) All public utilities and facilities, such as sewer, electrical and water systems shall be located and constructed to minimize or eliminate flood damage.

4. Fire Protection. All subdivisions, except minor residential subdivisions, shall be provided with an adequate supply of water for fire protection purposes at the applicant's cost. This requirement can be met by any of the following subject to the approval of the Fire Chief:

- a) Fire hydrants connected to a public water main with adequate fire flows and pressures appropriate to the type and scale of the proposed use that meets the requirements of the Keene Fire Department.
- b) Private fire protection water supply systems when the provision of hydrants connected to a public water main as set forth in A. is infeasible or economically unreasonable as determined by the Planning Board. Private fire protection water supply systems may include the following:
 - i) Non-residential, institutional, and multi-unit residential developments. Storage and distribution systems

appropriate to the type and scale of the proposed use that comply with the standards of the National Fire Protection Association (NFPA) and the Keene Fire Department.

- ii) Single-family residential subdivisions.
 - a. Underground cisterns and associated dry hydrants shall meet the standards of NFPA 1142. The location, design, and provisions for ownership, maintenance, and all season access to the cistern and supporting facilities shall conform to the Keene Fire Department Hydrant specifications.
 - b. Individual residential sprinkler systems meeting the standards of NFPA 1142 *may be installed by the developer; however in no case may the installation of such a system be made a requirement of approval.*
- c) Any other public or private fire protection water supply system approved by the Fire Chief and determined by the Planning Board to provide a similar or greater level of fire protection than the options provided in i) and ii) above.

5. Stormwater Management and Erosion Control.

- a) A stormwater management and erosion control plan is required when any one of the following conditions are proposed:
 - i. Construction of a street or road.
 - ii. The disturbance of critical areas (as defined in _____).
- b) Standard agricultural and silvicultural practices are exempt from this regulation.
- c) All plans shall be developed in conformance with the applicable sections of the City of Keene Development Standards.
- d) Any disturbed area that does not trigger the requirement for a plan must nevertheless comply with accepted Best Management Practices.

6. Utilities

- a) Whenever necessary and practicable, all subdivisions will be serviced by City water and sewer. All necessary water and sewer lines shall be installed to the required specifications of the Public Works Department and shall include service lines running from the water and sewer mains to the property line to service each lot.
- b) In addition to the above, utility rights-of-way shall be provided in accordance with Chapter 70, Section 122 of the City Code of Ordinances.

C. Developments Having Regional Impact. All applications shall be reviewed for potential regional impact, in accordance with RSA 36: 54 – 58. *[I suggest keeping at least the reference, since the statute does require planning boards to consider this question.]*

D. Previously Approved Subdivisions

If any land shown on a subdivision plat has been part of any previous subdivision approved, constructed, or created by conveyance no more than **three (3) years** prior to the new proposal, the proposal shall be processed as a major subdivision, and any previous subdivision(s) will be treated as part of the new proposal for purposes of analyzing its effect and applying all review criteria.

E. Scattered or Premature Development

The Planning Board may provide against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services.

F. Five-Year Exemption

Approved subdivisions shall be protected from future amendments to regulations and ordinance for a five-year period, provided that active and substantial development has begun on the site, in accordance with RSA 674:39.

G. Voluntary Merger

1. Any owner of 2 or more contiguous pre-existing approved or subdivided lots or parcels who wishes to merge them shall do so by applying to the Planning Board or its designee.
2. Except where such merger would create a violation of then-current ordinances or regulations, all such requests shall be approved administratively, and no public hearing or notice shall be required.
3. No new survey plat need be recorded, but a notice of the merger, sufficient to identify the relevant parcels and endorsed in writing by the Planning Board or its designee, shall be filed for recording in the registry of deeds, and a copy mailed to the municipality's assessing officials.
4. No such merged parcel shall thereafter be separately transferred without subdivision approval.
5. The Planning Board designates the Zoning Administrator as their designee for the approval of Voluntary Mergers, and in his/her absence, the Community Development Director.

H. Boundary Line Adjustment

1. Landowners of two (2) or more contiguous pre-existing approved or subdivided lots or parcels, who wish to adjust the boundary lines between

one or more of said lots or parcels, may do so by applying to the Planning Board.

2. All such requests shall be reviewed by the Planning Board without public hearing, however notice to abutters is still required.
3. An updated survey showing the Boundary Line Adjustment(s), and all metes and bounds of the revised parcels shall be prepared and the resulting survey plats shall be filed for recording in the registry of deeds.

I. Conservation Residential Development

DEFINITIONS:

Boundary Line Adjustment: Means adjustments to the boundary between adjoining properties, where no new lots are created.

Boundary Line Agreement: Means the agreement between two adjacent property owners which sets an unknown or poorly defined lot line between the two properties. It is not a subdivision of land (and does not require Planning Board approval), but the agreement is filed with the Registry of Deeds.

Subdivision: Means the division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, or building development. The division of a parcel of land held in common and subsequently divided into parts among several owners shall be deemed a subdivision.

Subdivision, Major: Means a subdivision of four (4) or more lots, or one which involves the creation of new streets and/or utilities, regardless of the number of lots.

Subdivision, Minor: Means a subdivision of land into three (3) lots or fewer lots for building development purposes, with no potential for re-subdivision on an existing street, and which does not involve the creation of new streets, utilities, or municipal improvements.

Subdivision, Technical: Means a subdivision of land into two lots or sites for the purpose of conveying one such lot or site directly to an abutting landowner. The parcel to be conveyed does not constitute a separate building lot; however, said parcel may be used for building development in conjunction with contiguous land owned by the abutter.

[I had a note to put this in Submission Items, but there is not (yet?) a place in the outline for that. I assumed it would be in Section IX – Application Review and Approval.]

6. Surveys

- a) All surveys shall be prepared according to the most up to date technical standards adopted by the NH Land Surveyors Association for Standard Property Surveys.
- b) In the case of applications that involve large acreages from which one building lot is being subdivided, the Board may waive the requirement for a complete boundary survey, when it is apparent that the remaining lot can meet existing frontage requirements and is suitable for building.

Other items noted in the telephone call of 2/7/19, but not yet addressed here:

- Flag Lots (although indirectly addressed through the square box requirement)
- Steep slopes
- Driveways to streets/emergency access
- Infill

6. LANDSCAPING

The following guidelines indicate the policy and objective of the City to use a diverse palette of preferably native plantings of trees and shrubs, as well as art installations, to retain an attractive community and to minimize the impact of potentially conflicting uses.

It is the Planning Board's policy that landscape alternatives to turf grass lawns, such as native landscaping, edible landscaping, perennial groundcovers and rain gardens be utilized whenever feasible. The majority of green space required by zoning and the majority of site landscaping will be located on the front portions of the lot, visible from public streets.

a. **ZONING STANDARDS:** All development shall comply with the landscaping standards for parking areas as specified in the Keene Zoning Ordinance.

b. **TREE SIZES/CULTURE:** For projects having parking lots of 10 or more parking spaces, one (1) tree at least three (3) inches in diameter, as measured 24 inches from the ground after planting shall be required at the ratio of one (1) tree per ten (10) parking spaces. Tree groupings of three (3) or more trees at least six (6) feet tall or 2" in diameter as measured 12" above grade after planting may be substituted. Containerized trees shall not be permitted to meet the minimum standards of the landscaping requirement

c. **LOCATION:**

- 1) All landscaping or art installations should be located without impeding visibility or safety.
- 2) Trees should be located so as to avoid above-ground and below-ground utilities into the future.

d. **PROTECTING VEGETATION:** Protective devices such as temporary fencing should be installed prior to the start of site work to protect the root masses of existing vegetation and areas intended for infiltration to the satisfaction of a City Planner or Engineer. Such fencing shall be located:

- 1) To the outside dripline of shade and ornamental trees and
- 2) To a diameter distance that matches the height of all shrubs and/or perennial plants.

e. **SECURITY:** All landscaping required by these provisions shall be initially disease resistant, currently disease free, kept in good condition and replaced as necessary to comply with these standards. The City shall normally require a security for up to 12 months after the completion of construction to assure the survival or replacement of landscaping.

f. **TREES:** The Board encourages the use of a variety of trees as major landscaping material to reduce urban heat island impacts through leaf evapo-transpiration and shade. In addition, shrubs or other live groundcover planting material are encouraged to supplement the tree landscaping and reduce areas of resource-intensive turf grass.

- 1) Trees shall be chosen and planted utilizing the best available practices: to develop essential root structure, to grow to their full stature, to thrive for

decades, and to perform stormwater management, and environmental services at the highest possible levels.

- 2) All tree planting in non-native or compacted soil areas shall be excavated to enable the placement of 300 CF of native, permeable soil in an area no less than six (6) feet wide and three (3) feet deep enabling each plant to thrive.

g. For parking lots of 50 spaces or more the following additional landscaping standards apply:

1. **LANDSCAPE COVERAGE:** The interior of the parking lot shall include landscaping covering not less than ten (10) percent of the total area of parking spaces. Such landscaping shall be in addition to any required buffer zone landscaping.

2. **VISUAL RELIEF:** More than half of the required parking lot landscaping shall be either in continuous landscape strips or in large planting islands located entirely within the paved area of the parking lot, in order to break up the visual expansiveness of the lot.

3. **WIDTH OF PLANTING AREAS:** More than half of the planting areas shall be at least eight (8) feet wide. Curbs, setbacks or other protection must be provided to prevent damage to trees and shrubs from vehicles.

4. **LANDSCAPE BUFFER:** All parking lots of 50 spaces or more which abut a public road, sidewalk or a residential zone shall provide a landscape buffer along at least 75% of the length of the right of way or portion abutting the residential zone(s), at least six (6) feet wide. Berming is encouraged to provide screening of cars from sidewalks, roads, and adjacent residential areas.

h. **PUBLIC ART INSTALLATIONS:** Any art installations which are on public or City-owned property shall meet the provisions of Resolution R-2018-22 relating to the acceptance and placement of public art by the Keene City Council.