



**Planning Board – Tuesday, May 28, 2019, 6:30PM**  
**City Hall Council Chambers – 3 Washington Street, 2<sup>nd</sup> floor**

**AGENDA**

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – April 22, 2019 Meeting
- III. **Public Hearings**
  1. **CUCR-01-05, Mod. 4 – 19 & 15 Darling Court – Conditional Use Permit/Site Plan** – Applicant and owner Walter H. Rohr proposes to modify the subdivision plan for Darling Court by replacing a shared driveway with single driveways and relocating the build areas for Lots 1 and 2. The parcels are located at 15 and 19 Darling Court and are in the Rural District (TMP#s 206-019-000 & 206-020-000).
  2. **S-03-19 – 0 Hurricane Road – Boundary Line Adjustment** – Applicant and owner Bruce R. & Kimberly A. Pivelait Revocable Trust proposes a boundary line adjustment between two properties located at 0 Hurricane Road (TMP#s 106-008-000 & 106-009-000). This adjustment is proposed in order to create a 200-foot lot width at the building line for each parcel and would result in no net change to the lot sizes. The parcels are 3.7 acres and 2.97 acres and are located in the Rural District.
- IV. **Advice & Comment**  
**222 West Street, Colony Mill** – Applicant Brady Sullivan Properties plans to submit a revision to the approved site plan for this property for exterior wall penetrations for ventilation, outdoor lighting, and new perimeter drains.
- V. **City Council Referral – Cheshire Rail Trail Phase III Project** – The Discontinuance of a Portion of the Ammi Brown Road and the Lay Out of a new Class A Trail to be known as the Ammi Brown Trail: R-2019-08; R-2019-09; R-2019-10
- VI. **Community Development Director Report**
- VII. **New Business**
- VIII. **Upcoming Dates of Interest – June 2019**  
Planning Board Meeting – June 24; 6:30 PM  
Planning Board Steering Committee – June 7; 11:30 AM  
Joint PB/PLD Committee – June 10; 6:30 PM  
Planning Board Site Visits – June 19; 8:00 AM – To Be Confirmed

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**CITY OF KEENE  
NEW HAMPSHIRE**

**PLANNING BOARD  
MEETING MINUTES**

Monday, April 22, 2019

6:30 PM

Council Chambers

Members Present

Douglas Barrett, Chairman  
Chris Cusack, Vice-Chair  
Martha Landry  
Councilor George Hansel  
Gary Spykman  
Andrew Weglinski

Staff:

Rhett Lamb, Asst. City  
Manager/Community Development  
Director  
Mari Brunner, Acting Planner

Members Not Present:

Pamela Russell Slack  
Mayor Kendall Lane  
Michael Burke

**I. Call to order – Roll Call**

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

**II. Minutes of previous meeting** – March 25, 2019 Planning Board Meeting Minutes

Mr. Spykman offered the following correction: He is still listed as Chairman.

Vice-Chair Cusack offered the following correction on page 13: Correction to Dick Berry's name – not as listed "Barry"

A motion was made by Councilor George Hansel to accept the meeting minutes as amended. The motion was seconded by Gary Spykman and was unanimously approved.

**III. Public Hearing**

1. **S-02-19 – 451 Winchester Street Subdivision** – Applicant and Owner, 451 Winchester LLC, proposes to subdivide property located at 451 Winchester St into 2 lots. The existing site is 6.18 acres in size and located in the Industrial Zoning District (TMP# 115-026-000). The proposed lots would be 4.78 and 1.41 acres in size and would share a driveway.

A. Board Determination of Completeness.

Community Development Director Rhett Lamb recommended to the Board that Application S-02-19 was complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Andrew Weglinski and was unanimously approved.

**B. Public Hearing**

Mr. Jim Phippard of Brickstone Masons stated this item is about a two-lot Subdivision and referred to an Existing Conditions Plan. Mr. Phippard noted everything on this plan has already been constructed. He referred to the Keene Collision site on the plan (13,600 square feet), there is also a 4,000 square foot auto-related business. The building located at the front of the site is 5,600 square feet and is currently vacant; this is the reason for this subdivision application.

The property is in the Industrial District and is a conforming lot except for the building located at the front, which encroaches into the side setback; this won't be affected by this subdivision. Mr. Phippard referred to the property lines on the plan and added it meets the zoning requirements in the Industrial District. The two properties would have a shared driveway. There is also a shared driveway on the north side of the property for the property located to the north and for the abutting property.

There is no proposed change to the drainage or the existing buildings. Mr. Phippard stated there are several easements that will be created because of this subdivision, including easements for the common driveway, a blanket easement for drainage, and an easement for utilities. The property is in the 100-year flood plain and complies with the City's flood permitting requirements. There is flood storage provided for everything that is show on the plan.

There are no other changes being proposed.

Staff comments were next. Mr. Lamb stated this subdivision was anticipated when Keene Collision was constructed. All zoning requirements were reviewed by staff. He noted there are wetlands on the Keene Collision property, however because this property is located in the Industrial District, the lot size is such that wetlands does not impact this property. Mr. Lamb stated staff is also satisfied with the curb cut configuration for a shared driveway; the new lot does not require its own access.

The Chairman 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 Councilor George Hansel that the Planning Board approve S-02-19, as shown on the plan identified as "Proposed Subdivision Plan Prepared for 451 Winchester Street LLC, 451 Winchester Street, City of Keene, County of Cheshire, State of New Hampshire" prepared by David A. Mann Survey, dated February 8, 2019 at a scale of 1" = 50' with the following conditions:

1. Owner's signature appears on plan prior to signing by Planning Board Chair.

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

- 2. SPR-11-16 Modification #9 – 81, 95 & 100 Wyman Road – Hillside Village Continuing Care Retirement Community** - Applicant Brickstone Land Use Consultants, on behalf of owner Prospect Woodward Home, requests the removal of decorative cupolas from the two covered parking structures located between Wyman Rd and the Hillside Village Community Building. The site is 35.7 acres in size and is located in the Rural District (TMP# 221-019-000-000-000).

Andrew Weglinnski recused himself from the application as he is involved with this project.

A. Board Determination of Completeness.

Mr. Lamb recommended to the Board that the Application SPR-11-16 Modification #9 was complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Gary Spykman and was unanimously approved.

B. Public Hearing

Mr. Phippard addressed the Board again and noted he was before the Board representing Prospect Woodward Home. Mr. Phippard stated he was before the Board with modification #9 and added the project is almost complete. He stated the request is a simple one. He referred to the Community Center Building on the site which faces Wyman Road. In front of this structure are covered parking structures which had cupolas on the roofline on the approved plan. He indicated the proposal is to eliminate the cupolas from the roofline. The cupolas were purely ornamental, and the cost could not be justified.

Staff comments were next. Mr. Lamb called the Board's attention to the staff report which describes the modifications that have taken place on this site so far, including lot line changes and several changes that affect Development Standard 19. Mr. Lamb noted the current request is also related to Standard 19, architecture and visual appearance, and relates to what the public sees when driving by the site. He noted this is a decision for the Board and asked the Board to focus on the language in Standard 19, which specifically addresses architectural features such as the decorative cupolas.

The Chairman asked for public comment next. Mr. Bradford Hutchinson of 305 Marlboro Street addressed the Board. Mr. Hutchinson clarified the cupolas serve decorative purposes only. The Chairman agreed. He asked how these cupolas will be manufactured. Mr. Phippard stated they will be manufactured off site; they have not been purchased and the cost for the four cupolas is \$10,000. Mr. Hutchinson stated he did not see an issue with the applicant's request.

Mr. Spykman stated the Board's duty on this item relates to Standard 19; there is an approved design for this building which has more detail to it than what is before the Board today. He noted the applicant asked for parking to be located at the front of the building (not what the Board usually approves), and then they asked for this parking to be covered with open car port structures, which was approved. After which time the Fire Marshall asked this parking to be enclosed due to the proximity to the building. This meant the aesthetics the Board approved could not be seen at all. Mr. Spykman noted these parking structures are very plain structures and are the dominant structures when you enter the site. He felt now asking to remove the smallest architectural element left goes against what the Board's standard calls for. He stated he is not inclined to vote in favor of this request at this time.

Councilor Hansel stated he tends to agree with Mr. Spykman except noted the roofline of the parking structure is lower than the building situated in the back. He stated because this issue relates to aesthetics it is a judgement call and it is difficult decision this Board has to make, He added if the plan was originally presented to him without the cupolas he would not have denied it.

Vice-Chair Cusack stated it is unfortunate at this point and because of the overall size of the building behind the cupolas it is not likely to make or break the aesthetics and even though it is unfortunate he will not vote to deny the application.

Ms. Landry noted this is the 9<sup>th</sup> modification, which is concerning. She said that the applicant deleting items from the original plan is not true to the process the Board has before it. She did not feel this was a true budgetary issue and even though this is the 9<sup>th</sup> modification, it is not enough for her to vote against it.

Chair Barrett went over the changes with these cupolas and noted without these cupolas there is no architectural detail to these structures. He stated if this was the original plan he would not have approved it and added he has a difficult time approving this application.

C. Board Discussion and Action

A motion was made by Councilor George Hansel that the Planning Board approve SPR-11-16, Modification #9 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’ and submitted to the Community Development Department on March 15, 2019 with the following conditions:

1. Prior to signature by Planning Board Chair:
  - a. Owner’s signature on the revised elevation.

The motion was seconded by Gary Spykman and carried on a 3-2 vote with Gary Spykman and Douglas Barrett voting in opposition.

Mr. Weglinski rejoined the Board.

3. **CUTC-01-19 – Verizon Wireless – 305 Main Street** - Applicant Cellco Partnership d/b/a Verizon Wireless, on behalf of owner, University System of New Hampshire, proposes to install up to twelve antenna panels in three locations on the roof of Keene State College’s Elliot Building located at 305 Main Street. A waiver is requested from Sec. 102-1268(b)(11) of the Telecommunications Towers and Antennas Ordinance regarding screening of roof mounts. The site in which the building is located is 55 acres in size and located in the High-Density District (TMP# 591-001-000-011-000).

A. Board Determination of Completeness.

Acting Planner Mari Brunner recommended to the Board that Application CUTC-01-19 was complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Gary Spykman and was unanimously approved.

B. Public Hearing

Shawn Mahoney on behalf of Cellco Partnership (d/b/a Verizon Wireless) addressed the Board. Mr. Mahoney stated he was before the Board regarding a Conditional Use Permit for a wireless communication facility on the Elliot Center at Keene State College. The rooftop location being proposed for this facility is set back 269 feet from Main Street, 87 feet from Wyman Way, which is not a public way, and 850 feet from Winchester Street.

Mr. Mahoney stated the facility they are proposing will have three sectors of antennae; one facing the campus, one facing Main Street, and one facing Wyman Way. The associated equipment will be located in a 12' x 20' compound in the loading area that is not visible from any public way and is only accessible via Wyman Way. The ground mounted equipment will be behind a fence which will have a green screening material. The equipment compound will also have an LED light pointing down and will only be used in an emergency and will be on an hour timer. The antennae will extend about ten feet above the roof top. Mr. Mahoney noted the purpose of this location is to extend Verizon coverage for the downtown.

Mr. Keith Velante was the next to address the Board. With reference to a map, he noted the various locations that have these types of facilities, such as Sunset Rock, Central Square Terrace rooftop, and Keene State soccer field. Mr. Velante stated these existing sites are having a hard time keeping up with usage needs. He referred to the area in green which would be covered by this new location.

Staff comments were next. Mari Brunner addressed the Board and referred to Section 3.D of the Board's Site Plan Subdivision Regulations which refer to Telecommunication Facilities.

Dimensional Requirements – The proposed antennae will extend ten feet above the roof and the standards calls for no more than 15 feet, hence this standard has been met.

Fall Zone – This is not a requirement if an existing building is proposed as a mount. Setback requirements will apply but this facility does not change any of the setback requirements. This facility meets this standard as well.

Other Minimum Requirements – Lighting – The applicant is proposing a LED flood light which would be in an enclosed area next to the loading dock and the applicant has indicated the light will be pointed down

Advertising and Signage – None proposed.

Noise – No emergency generator is being proposed – item not applicable.

Radio Frequency and Radiation Standards – The applicant has provided a calculated radio frequency exposure report and the report indicates the exposure level will be below the maximum permissible level as required by FCC – this standard has been met.

Design Standards and Conditional Use Permit Criteria – The facility is categorized as a “Type D” Facility and there are only certain criteria that apply to this type of facility. The first has to do with location, which is 305 Main Street. However, the facility is going to be placed on the rear of Elliot Hall on a newer addition which is setback 276 feet from the road – this standard has been met.

Historic Structure – A report from the State Preservation Office was submitted to the department and it has been concluded this structure would have no effect on this standard.

Electrical Equipment – The equipment will not be visible from the public right of way – standard has been met.

Scale – As mentioned earlier, the proposed facility will extend only 10 feet above the roof which is in keeping with the scale of surrounding structures.

Color and Finish – The applicant is proposing to paint the equipment that runs down the building to match the building.

Contrast – The background of this facility which is visible from a few locations is the sky, which is difficult to match. The applicant proposed to paint the antenna white to blend as best as possible with the background. As far as antennae type, this proposal is consistent with other proposals the city has seen in the past. Ms. Brunner noted there is an antenna plan for the Board to review, if desired.

Roof Mounts – The standard calls for roof mounts to be screened or camouflaged which is not the case with the applicant's proposal because it is located so far from Main Street and the color will let it blend in with the background. Ms. Brunner noted the applicant is requesting a waiver from this standard, and said that the waiver criteria for are listed on pages 36 and 37 of the Board's packet.

Ms. Brunner went on to say the Board is also required to review these applications using its 19 development standards. The only development standard not addressed in the conditional use permit criteria is drainage. The applicant is proposing to locate radio equipment at grade behind the building next to the loading dock. This area is unpaved, but the equipment would be located on concrete pads and the immediate area would be crushed stone. The City Engineer has indicated that, because of the relatively small size of this location, there is no concern for drainage issues.

Chair Barrett noted the roof of Elliot Hall is one of the locations for potential nesting habitat for Night Hawks which are a protected species and asked for Ms. Brunner's opinion. Ms. Brunner stated she was not familiar with the location of nesting for these species – Ms. Brunner felt this could be a question for the applicant, as they had to go through a full NEPA review process.

The Chairman asked for public comment next.

Mr. Brad Hutchinson addressed the Board and asked whether this tower would be 5G compatible. The Chairman felt this was not germane to what the Board was considering tonight. Mr. Lamb agreed and noted the standards the Board applies to these facilities are not specific to any particular type of service or generation of service. Mr. Hutchinson stated his question does not have anything to do with service capabilities of the tower but rather the technical capabilities of the tower. Mr. Spykman suggested Mr. Hutchinson address this question with the representative from Verizon who are present tonight at the end of the meeting as this has nothing to do with the permit process.

With reference to the Night Hawk project, Mr. Hutchinson stated this is not an endangered or a protected species, but their numbers are declining in this portion of New England. He noted this is a building that Night Hawks have nested on in the past but did not feel they have nested in the Keene area in the last few years and did not think this project would have any effect on this species.

With no further comment, the Chairman closed the public hearing.



Mr. Spykman stated he appreciates staff's work on this project and could not find any reason to vote against it and added this is out of his knowledge area. Vice-Chair Cusack stated he appreciates the renderings shared by the applicant and had no reservations.

C. Board Discussion and Action

A motion was made by Councilor George Hansel that the Planning Board approve CUTC-01-19 and the waiver request from Section 102-1268(b)(11) as shown on the plan identified as "Keene 3 NH" prepared by Hudson Design Group LLC at varying scales and revised through September 20, 2018 with the following conditions prior to signature by Planning Board chair:

1. Owner's signature appears on the plan.

The motion was seconded by Andrew Weglinski and was unanimously approved.

4. Changes to the Planning Board Development Standard 6 – Landscaping –

Mr. Lamb stated this item is in reference to Councilor Jacobs' idea of introducing art into the Board standards. He referred to the changes which are outlined on page 85 of the packet and include a change to Standard 6 by adding the words "*art installation*" and under section C "*all art installation or landscaping shall be located without impeding visibility or safety*".

Mr. Lamb noted this is not a requirement, but an option should a property owner wish to include art.

Chair Barrett noted this is a proposed change to the Board's standards and there is a motion required to adopt this change.

Mr. Lamb stated once the standard is adopted the regulations will be reissued and all members will be given a copy as well as copies sent to the City Clerk, a copy to the State and to the Planning Commission.

The Chairman asked for public comment.

Councilor Hansel asked whether this change was permissive or just a reminder to developers because there is nothing that prevents property owners from including art on private property. Mr. Lamb agreed and added this is just a suggestion. With no further comment, the Chairman closed the public hearing.

Mr. Spykman reiterated what Councilor Hansel stated and stated he was glad to see a reduced version of the language and added he supports this item.

A motion was made by Councilor Hansel that the Planning Board approve the proposed changes to landscape Standard #6 as indicated in the memo from Staff dated April 4, 2019. The motion was seconded by Gary Spykman and was unanimously approved.

**VI. Community Development Director Report**

Mr. Lamb referred to a Memo the Board has regarding 96 Dunbar Street which was an application that came before the Board last month. Mr. Spykman clarified whether this was informational – Mr. Lamb agreed and added this has to do with the façade facing Community

Way. He recalled that the request was to eliminate the red pilasters and allow staff to approve an alternative as a way of helping the applicant get through this process. The applicant was asked to demonstrate that the necessary product was not available to construct the project as originally approved. After following up on the approved motion, it was clear to staff the material the applicant purchased did not include the H Chanel which would have allowed for the two different colors. Mr. Lamb further stated the material indicated in the October Plan and the Modification that came before the Board last month is not the material the applicant purchased. If the applicant had purchased the material that was listed on the approved site plan, there would have been no issue with installing the red pilasters.

He stated what staff has decided to do is to honor the decision of the Planning Board, in that the applicant has met the Board's condition – the product was not economically available for the product that had already been purchased. Mr. Lamb noted the letter to the applicant has been issued and staff wanted the Board to be aware of what has taken place. He added the Board is frequently seeing modifications which seems to alter the character of a building. In this case, it was concluded the change was not that significant. He added staff doesn't have a clear-cut answer to substitutions of approved products for products that are similar in appearance.

Ms. Landry asked whether the applicant had indicated at the last meeting that a substitution had been made. Mr. Lamb stated the applicant had indicated the material had been purchased, but did not say that it was a different product.

Mr. Weglinski felt Mr. Bergeron did the right thing by coming before the Board when he saw something different than what was approved was being done; they were trying to do the right thing. Chair Barrett agreed there was no malfeasance; it was an honest mistake. He stated the site is getting a few new trees with this plan, which he felt was a good thing. Chair Barrett agreed as Mr. Lamb has indicated there is no clear guidance on material substitution.

Councilor Hansel stated that in construction, this kind of change often happens but wasn't sure if there was some sort of information sheet that can be provided to contractors to track these kind of changes. Mr. Spykman noted the contractors are not the ones who come before the Board and it ultimately falls on the applicant to make sure what is approved is constructed. The Chair noted at times this puts the Board in a difficult position with trying to uphold its standards. Mr. Lamb stated it could be as simple as staff from Code Enforcement making sure the contractor has the right plans and felt this might be a good place to start.

## **VII. New Business**

None

## **VIII. Upcoming Dates of Interest – May 2019**

Planning Board Meeting – **TUESDAY**, May 28, 6:30 PM

Planning Board Steering Committee – May 10, 11:30 AM

Joint PB/PLD Committee – **WEDNESDAY**, May 15, 6:30 PM

Planning Board Site Visits – May 22, 8:00 AM – To Be Confirmed

The meeting adjourned at 7:50 pm.

Respectfully submitted, Krishni Pahl, Minute Taker  
Reviewed and edited by Mari Brunner, Acting Planner

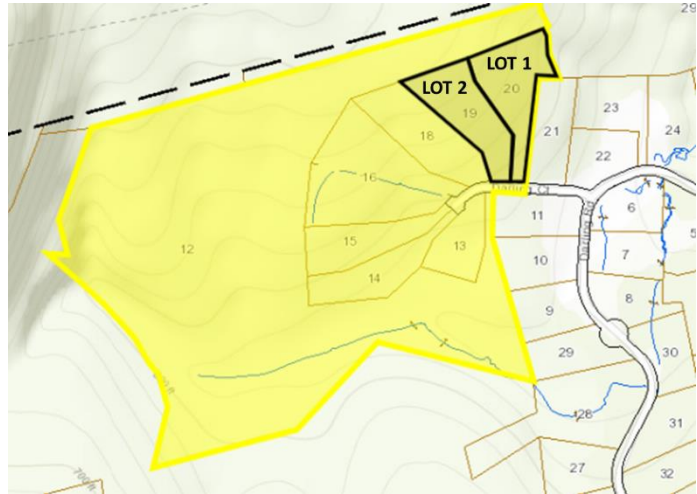
## CUCR-01-05 – Modification to Subdivision – 15 and 19 Darling Court

### **Request:**

Applicant and owner Walter H. Rohr proposes to modify the subdivision plan for Darling Court by replacing a shared driveway with single driveways and relocating the build areas for Lots 1 and 2. The parcels are located at 15 and 19 Darling Court and are in the Rural District (TMP#s 206-019-000 & 206-020-000).

### **Background:**

The Planning Board originally approved this subdivision as a Conservation Residential Development with eight residential lots off of an extension to Darling Court through a conditional use permit process in June 2005. The tract of land for the Conservation Residential Development is located in the Rural District and is 84.51 acres in size. Approximately 59.13 acres, or about 70% of the tract of land, was placed into a protected conservation status.



*Above: The parent parcel for the 8-lot subdivision on Darling Court is highlighted in yellow, with Lots 1 and 2 outlined in black.*

As part of the original approval, the Planning Board required shared driveways for Lots 2 and 3, Lots 4 and 5, and Lots 6 and 7 to minimize impacts to slopes and wetlands. In addition, the Board required a driveway design for Lot 1 that demonstrates no increased volume or velocity of surface runoff onto adjacent properties or surface water bodies. The driveway design for Lot 1 was approved by the Planning Board at a compliance hearing on December 19, 2005.

Since the original approval, three modifications to the subdivision plan have been approved which altered the build area locations and driveways on the subdivision plan:

1. Modification #1, approved by the Planning Board on March 27, 2006, allowed separate curb cuts and driveways for Lots 2, 3, 4 and 5 (the shared driveway for Lots 6 and 7 was maintained by this modification).
2. Modification #2, approved by the Planning Board on October 23, 2006, relocated the build area and driveway on Lot 5.
3. Modification #3, approved by the Planning Board on June 22, 2007, relocated the build area for Lot 2 to the north end of the lot and created a shared driveway for Lots 1 and 2.

The current request is to replace the shared driveway for Lots 1 and 2 with single driveways for these lots. The driveway and build area for Lot 1 would revert back to the design that was approved by the Planning Board through the compliance hearing process in December 2005, and the driveway and build area for Lot 2 would revert back to the design that was approved by the

Planning Board as part of Modification #1 to this project in March 2006. Currently, both lots are owned by the same person. The applicant notes that the owner would like to sell Lot 2 and the buyer prefers to have separate driveways rather than a shared driveway.

**Departmental Comments:**

Code: No issues.

Engineering: Construction note #4 on the driveway profile plan for Lot 1 should be modified to require a vehicular turnaround that meets the requirements described in Section 70-124, subsections (3) and (4), of City Code regarding dead-end streets.

Police: No issues.

Fire: The applicant/owner should be aware that Fire Department approval for emergency access will be required for any driveway over 150 feet.

**Completeness:**

The applicant requests exemptions from providing a landscaping plan, lighting plan, and technical reports which are not applicable to this request. Staff has determined that the requested exemptions would have no bearing on the merits of the application and recommend accepting the application as “complete.”

**Application Analysis**

The applicant has submitted driveway designs for Lots 1 and 2, including plan sheets which show the driveway layout and the profiles. No development is proposed at this time. An analysis of the relevant development standards for driveways is included below.

1. Drainage: The applicant submitted a driveway plan dated March 1, 2006 that shows the driveway designs for Lots 1 and 2 that were approved by the Planning Board as part of Modification #1 to the project. The applicant has noted that the drainage from the two lots is directed into the culvert and catch basin on the north side of Darling Court. From there, it is piped to the on-site detention pond south of Darling Court. Engineering staff have reviewed the driveway plan and have noted that this plan meets all City driveway standards.
  
4. Hillside Protection: Sec. 102-1404 (a) (2) of the Hillside Protection Ordinance states that *“Construction of a new driveway across a prohibitive slope area to access a new single-family dwelling on a lot that existed at the time the Hillside Protection Ordinance is adopted shall be permitted provided that there is no alternative driveway location that would avoid the prohibitive slope.”* The Hillside Protection Ordinance was adopted in 2009, after this subdivision was approved by the Planning Board. The applicant submitted a topographic survey with precautionary slopes (15-25%) and prohibitive slopes (25+%) delineated on Lots 1 and 2 to show where the driveways are located in relation to steep slopes. There are a few areas where the driveway on Lot 1 would cross prohibitive slopes, however in general both driveways are placed to avoid steep slope areas. The applicant

also submitted driveway profiles which show that after grading, the driveway for Lot 1 will not exceed a 12% grade and the driveway for Lot 2 will not exceed a 14% grade.

13. **Comprehensive Access Management:** Subsection (c) of this standard states that “*Entrances and exits onto public streets shall be designed so as to provide safe and convenient vehicular passage into and out of the site. It is a policy of the City to limit the number of curb cuts or driveways on public streets. The use of common driveways and service roads is encouraged, and in some instances may be required.*”

The applicant proposes to separate the common driveway for Lots 1 and 2, which has an approved design for a drive that is almost 950 feet long, into two single driveways that are just under 540 feet long (Lot 1) and just under 375 feet long (Lot 2). The curb cuts for each driveway are on Darling Court, a dead-end residential road. While this request would result in two curb cuts instead of one, the overall impacts from the two driveways is not expected to be significant in comparison to the impacts from the common driveway.

**RECOMMENDATION FOR APPLICATION:**

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

*Approve CUCR-01-05 Modification #4 as shown on the site plan identified as “Driveway Plan Separate Curb Cuts” prepared by Brickstone Masons, Inc. at a scale of 1 inch = 50 feet and dated March 1, 2006 with the following conditions prior to signature by Planning Board chair:*

1. *Submittal of a revised drive profile for Lot 1 to include a note which states “Construct a vehicular turnaround as described for dead-end streets in Section 70-124 subsections (3) and (4), of the Keene City Code.”*
2. *Owner’s signature appears on the plan.*

**CITY OF KEENE | PLANNING BOARD  
SITE PLAN REVIEW / MODIFICATION APPLICATION**

RECEIVED  
APR 17 2019  
By \_\_\_\_\_



*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.*

<b>A</b> Project Name Modification to Driveway Plan Lot 19 & Lot 20 Darling Court		Date Received/Date of Submission Date of pre-application meeting Date Application is Complete Community Development Dept File # CUCR-01-05, Mod 4	
Tax Map Parcel number(s) 2 0 6 - 0 1 9 - 0 0 0 - 0 0 0 - 0 0 0 2 0 6 - 0 2 0 - 0 0 0 - 0 0 0 - 0 0 0			
Project Address: 19 Darling Court 15 Darling Court	Owner	PRINTED Name: Walter H Rohr	
		Signature: <i>Walter H Rohr</i>	
	Applicant	Address: 85 Washington Street Keene NH 03431	
Acreage/S.F. of Parcel: 3.43 ac +/- / 149,410 +/- 3.74 ac +/- 162,914 +/-		Telephone\ Email:	
		PRINTED Name: Same as above	
		Signature: <i>Walter H Rohr</i>	
Zoning District: Rural		Address: 85 Washington St., Keene, NH, 03431	
		Telephone\ Email: 6032523960/whrohr@gmail.com	

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#:Mod #3 Date: 07/23/07  
CUCR-01-06

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                     | <input checked="" 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



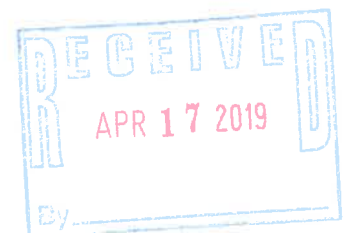
**Site Plan Application Narrative  
Modification #4 CUCR 01-05  
Driveway Plan  
Lot 1 and Lot 2  
Darling Court  
Keene, NH**

**April 17, 2019**

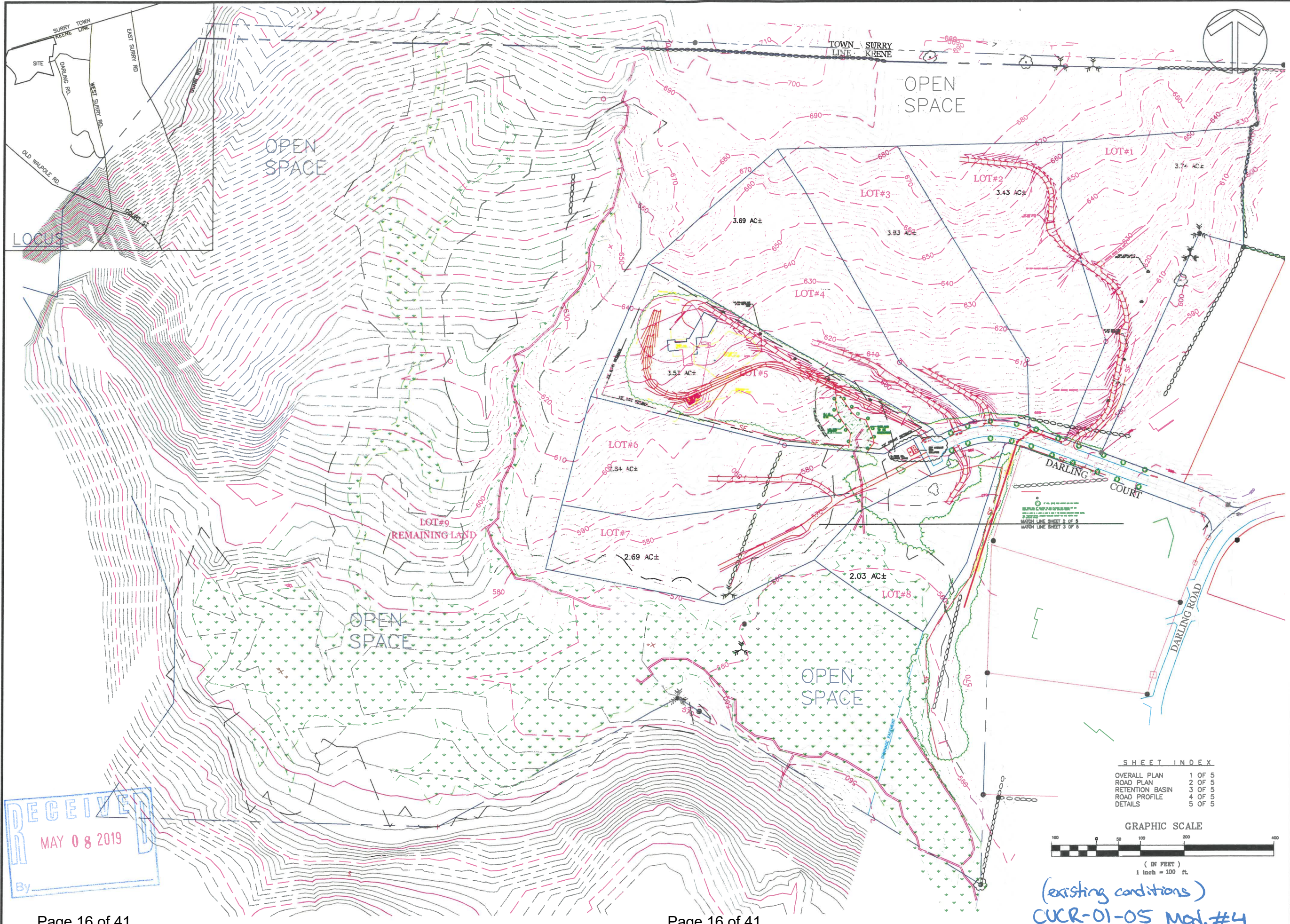
Walter Rohr is the owner of TMP 206-019-000 (19 Darling Court) and TMP 206-020-000 (15 Darling Court) in Keene. These lots are Lot 1 and Lot 2 in an 8-lot cluster subdivision that was approved in June 2005. Modification #1 was a modification to the Driveway Plan creating separate driveways and was approved March 27, 2006. Modification #2 was a modification to relocate the building envelope and revise the driveway for Lot 5 and was approved October 23, 2006. On July 23, 2007, the Planning Board approved Modification #3 to relocate the building envelopes on Lot 1 and Lot 2 and to combine the driveways into one driveway with cross easements for each lot to share the access.

This request (Modification #4) is to modify the Driveway Plan to separate the driveways on Lot 1 and Lot 2 and relocate the building envelopes to be as previously approved in Modification #1. The owner is selling Lot 2 and the buyer does not wish to have a shared driveway.

No other changes to the subdivision are proposed.








REVISIONS: DATE:

JUNE 9, 2005  
 REVISE SUBDIVISION LAYOUT  
 REVISE ROAD  
 REVISE RETENTION POND

---

OWNER:  
 RANGER CURRAN  
 117 WEST STREET  
 KEENE, NH, 03431

---

ENGINEER:  
 THAYER FELLOWS PE  
  
 COUNTY ROAD  
 P. O. BOX 428  
 WALPOLE, NH  
 03608-0428  
 (603) 456-4811

---

BRICKSTONE MASONS, INC.  
 185 WINCHESTER ST.  
 KEENE, NH 03431  
 SUITE 1  
 (603) 357 - 0116  
 fax (603) 357 - 0118

---

PROPOSED 8 LOT  
 SUBDIVISION  
 DARLING COURT  
 KEENE, NH 03431

---

OVERALL  
 PLAN

**RECEIVED**  
 MAY 08 2019

---

SCALE: 1"=100'

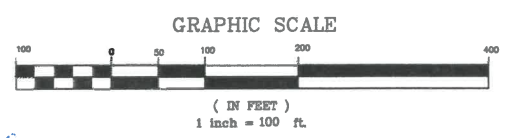
DATE: APRIL 27, 2005

---

SHEET 1 OF 5

SHEET INDEX

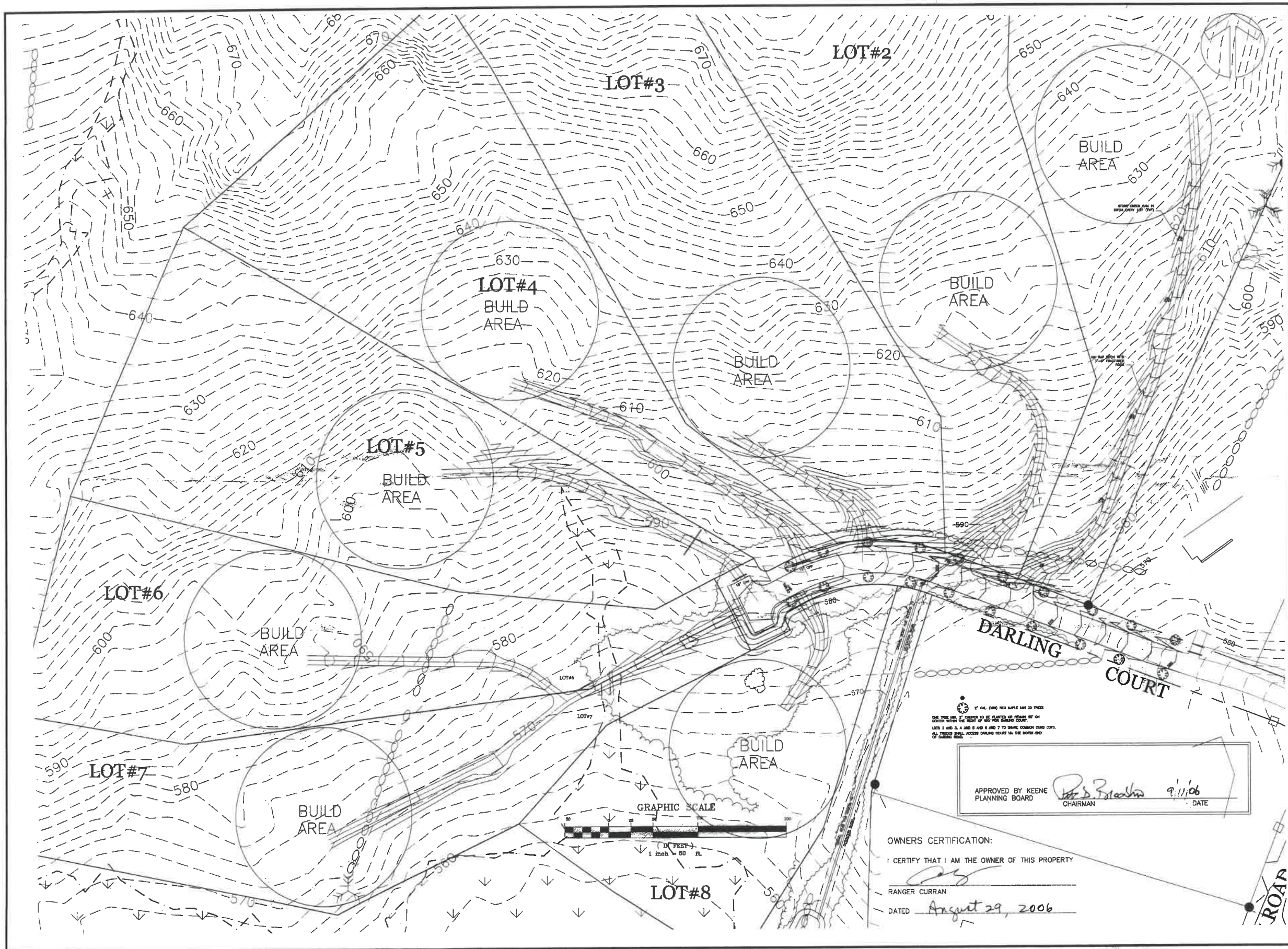
OVERALL PLAN	1 OF 5
ROAD PLAN	2 OF 5
RETENTION BASIN	3 OF 5
ROAD PROFILE	4 OF 5
DETAILS	5 OF 5



(existing conditions)  
 CUCR-01-05 Mod.#4

**RECEIVED**  
 MAY 08 2019  
 By \_\_\_\_\_





REVISIONS: DATE:

OWNER:  
RANGER CURRAN  
117 WEST STREET  
KEENE, NH, 03431

ENGINEER:  
THAYER  
FELLOWS PE  
COUNTY ROAD  
P. O. BOX 428  
WALPOLE, NH  
03608-0428  
(603) 456-4811

BRICKSTONE  
MASONS, INC.  
185 WINCHESTER ST.  
KEENE, NH 03431  
SUITE 1  
(603) 357 - 0116  
fax (603) 357 - 0118

PROPOSED 8 LOT  
SUBDIVISION  
DARLING COURT  
KEENE, NH 03431

DRIVEWAY  
PLAN  
SEPARATE  
CURB CUTS

SCALE: 1"=50'

DATE: MARCH 1, 2006

SHEET 1

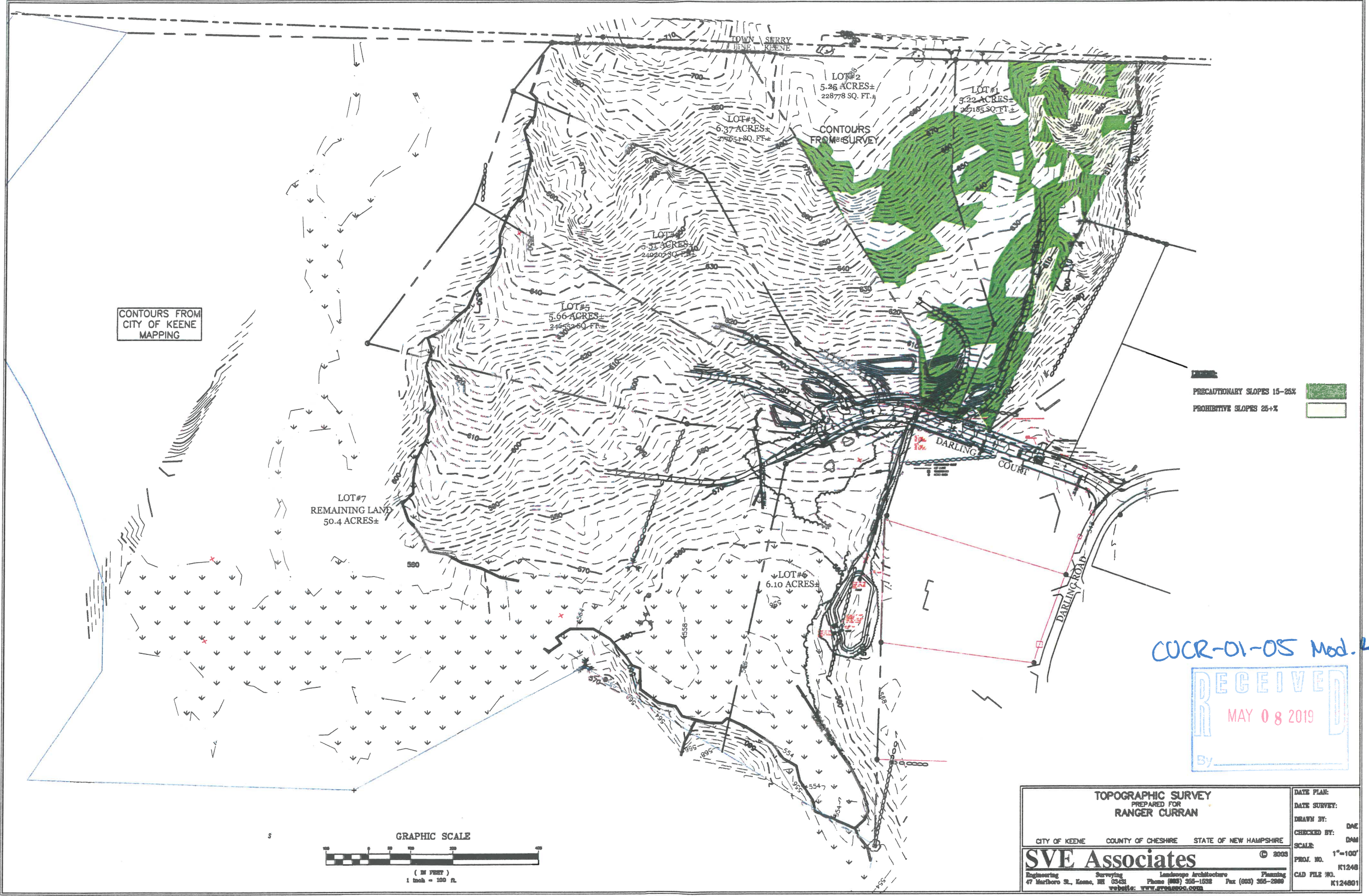
RECEIVED  
APR 17 2019

Agent/owner  
Received  
AUG 31 2006  
City of Keene  
Planning Department

CUCR-01-05, MOD 4

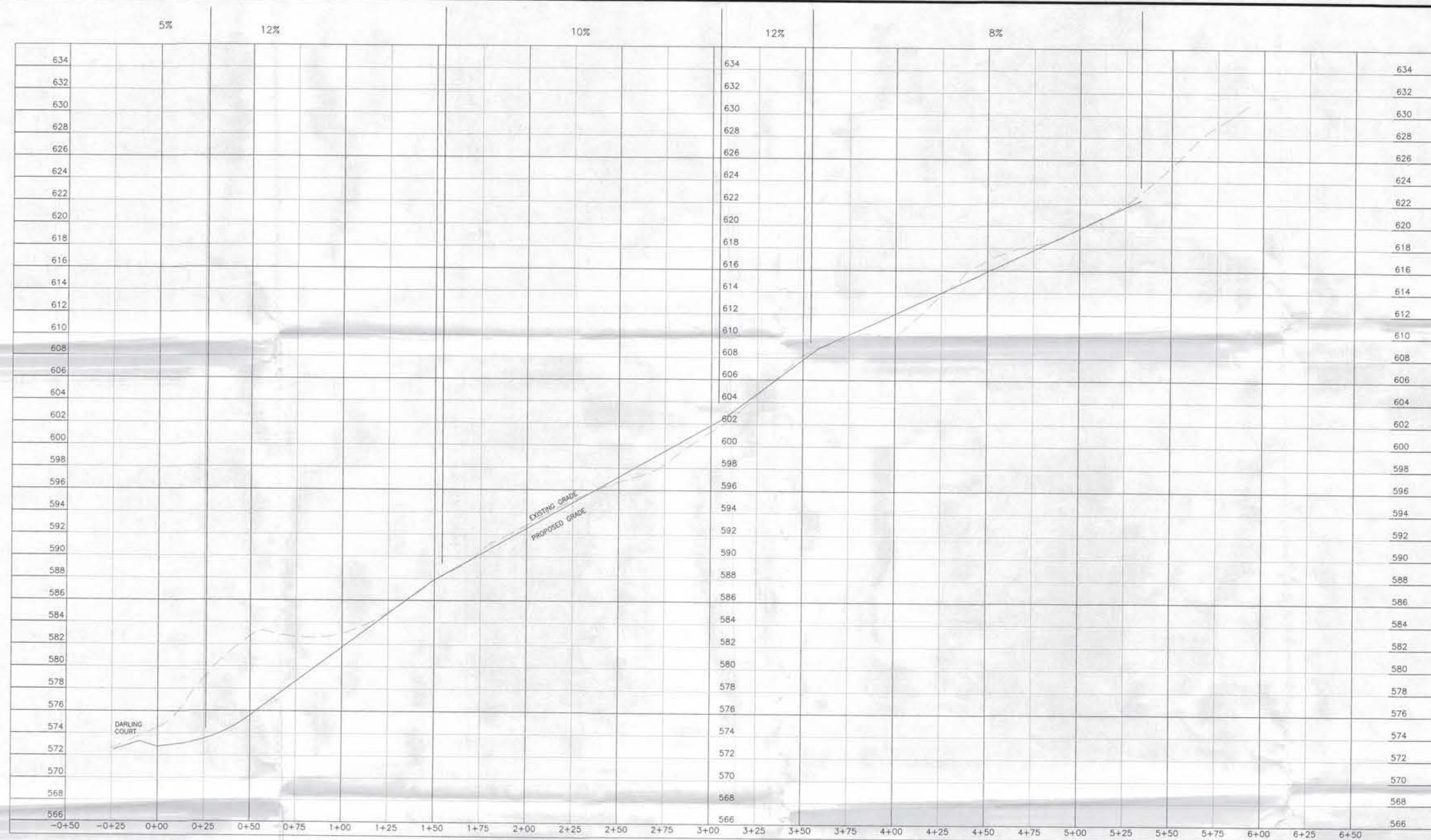
Modification #1  
CUCR-01-05  
Jmal





C:\Users\jburgess\Desktop\Darling Ct. M. with Slope Building.dwg, 5/7/2019 12:03:28 PM





DRIVE PROFILE

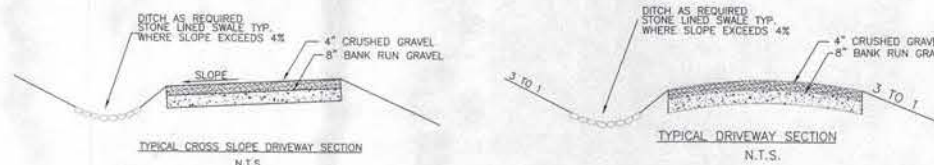
SCALE:  
HORIZ: 1"=30'  
VERT: 1"=5'

CONSTRUCTION NOTES:

1. ALL EXISTING ON SITE AND OFF SITE CULVERTS SHALL BE CLEANED OF SEDIMENT PRIOR TO THE START OF ANY CONSTRUCTION ON SITE.
2. CONSTRUCT 8' WIDE X 24' LONG VEHICLE PULL OFF EVERY 300' ALONG LENGTH OF DRIVEWAY.
3. DRIVEWAY TO BE A MAXIMUM OF 10 FEET WIDE EXCLUDING VEHICLE PULL OFF AREAS.
4. CONSTRUCT TURN AROUND AT END OF DRIVE SUFFICIENT TO ALLOW A CITY OF KEENE FIRE TRUCK TO TURN AROUND AT END OF DRIVE.
5. DRIVEWAY SLOPE NOT TO EXCEED 15% IN ANY LOCATION.
6. INSTALL STONE CHECK DAMS EVERY 100 FEET IN DITCH ALONG DRIVEWAY WHERE SLOPE EXCEEDS 4%.

CONSTRUCTION SEQUENCE

1. CLEAN ALL EXISTING ON SITE AND OFF SITE CULVERTS
2. INSTALL ALL SILT FENCE AND HAYBALES WHERE INDICATED AND WHERE REQUIRED TO CONTROL EROSION.
3. CONSTRUCT RETENTION POND AND DRAINAGE CULVERTS
4. CONSTRUCT ROAD TO SUBGRADE AND STABILIZE
5. CONSTRUCT DRIVES AND INSTALL CROSS CULVERTS AND DIVERSION DITCHES AND STABILIZE.



1. BASE COURSE BANK RUN GRAVEL MAX 6" DIA STONE.
2. SLOPE DRIVE TO UPHILL DITCH FOR POSITIVE DRAINAGE.
3. ALL TOPSOIL AND UNSUITABLE MATERIALS TO BE REMOVED FROM DRIVEWAY BASE. WHERE OVER EXCAVATION OR FILL AREAS EXCEED BASE DEPTH, CLEAN SAND OR CRUSHED ROCK MAY BE USED TO BRING TO SUB BASE GRADE.
4. BASE DEPTH SHOULD BE INCREASED IN AREAS OF POOR SOILS.

REVISIONS: DATE:

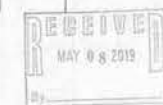
OWNER:  
RANGER CURRAN  
117 WEST STREET  
KEENE, NH, 03431

ENGINEER:  
THAYER FELLOWS PE  
COUNTY ROAD  
P. O. BOX 428  
WALPOLE, NH  
03608-0428  
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BRICKSTONE MASONS, INC.  
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PROPOSED 8 LOT  
SUBDIVISION  
DARLING COURT  
KEENE, NH 03431

DRIVEWAY  
PLAN  
LOT 1



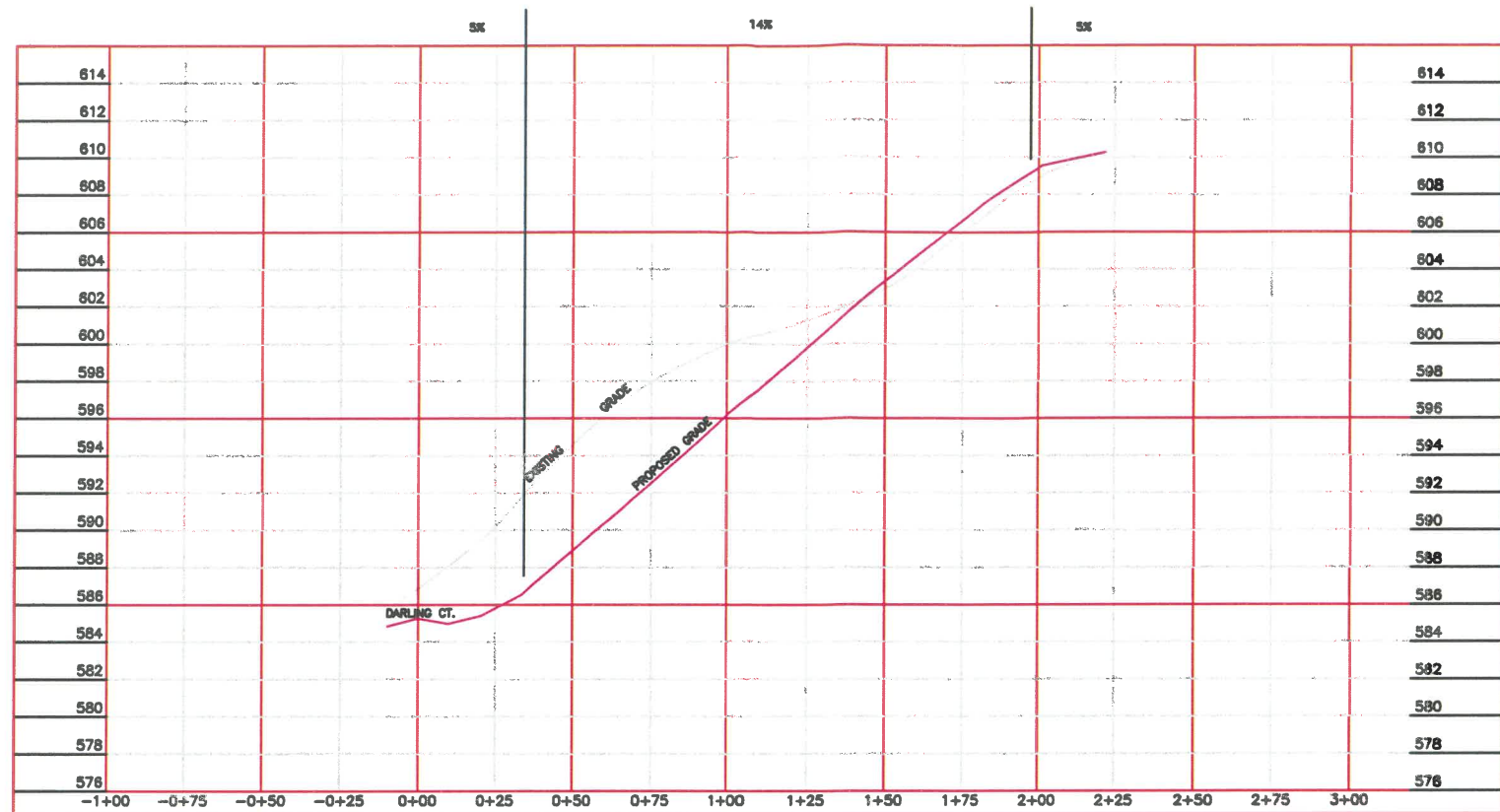
WCR-01-05  
Mod. #4

SCALE: 1"=30'

DATE: DEC 1, 2005

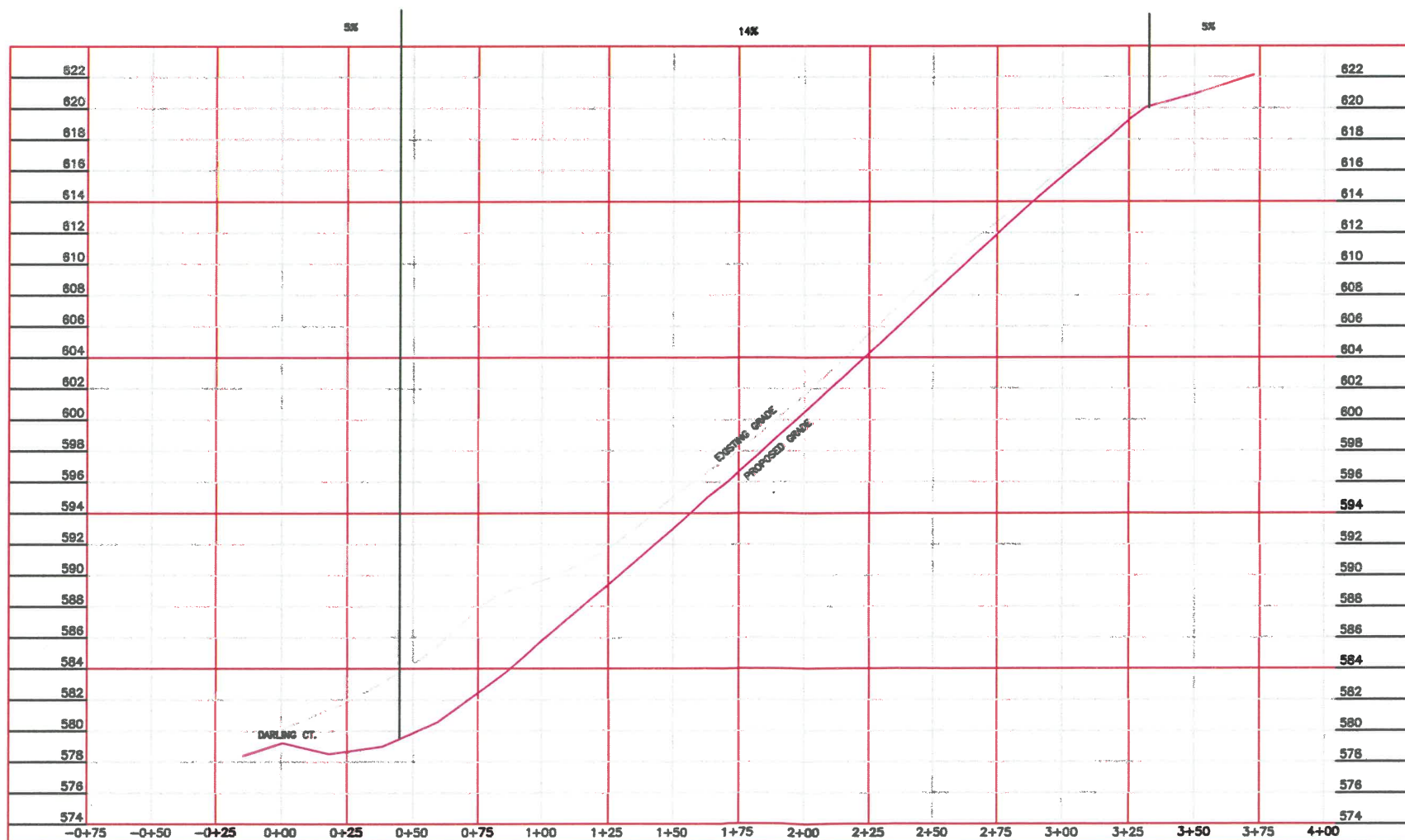
SHEET 1





DRIVE PROFILE LOT 3

SCALE:  
HORIZ: 1"=30'  
VERT: 1"=5'




DRIVE PROFILE LOT 2

SCALE:  
HORIZ: 1"=30'  
VERT: 1"=5'

REVISIONS: DATE:

OWNER:  
RANGER CURRAN  
117 WEST STREET  
KEENE, NH, 03431

ENGINEER:  
THAYER  
FELLOWS PE  
  
COUNTY ROAD  
P. O. BOX 428  
WALPOLE, NH  
03608-0428  
(603) 456-4811

BRICKSTONE  
MASONS, INC.  
185 WINCHESTER ST.  
KEENE, NH 03431  
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(603) 357 - 0116  
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PROPOSED 8 LOT  
SUBDIVISION  
DARLING COURT  
KEENE, NH 03431



CUCK-01-05 Mod.4

DRIVEWAY  
PLAN  
LOT 2&3

SCALE: 1"=30'

DATE: DEC 1, 2005

SHEET 1

# STAFF REPORT

## S-03-19 – BOUNDARY LINE ADJUSTMENT – 0 Hurricane Road

### **Request:**

Applicant and owner Bruce R. & Kimberly A. Pilvelait Revocable Trust proposes a boundary line adjustment between two properties located at 0 Hurricane Road (TMP#s 106-008-000 & 106-009-000). This adjustment is proposed in order to create a 200-foot lot width at the building line for each parcel and would result in no net change to the lot sizes. The parcels are 3.7 acres and 2.97 acres and are located in the Rural District.

### **Background:**

The two parcels are undeveloped lots located off of Hurricane Road, approximately 1 mile west and slightly north of Keene High School. The applicant received a variance from the Zoning Board of Adjustment for both properties in January 2019 to allow the construction of single family homes on lots which do not meet the minimum lot size for the Rural District and where City water and sewer are not present.



The two parcels proposed for a lot line adjustment are highlighted in yellow above.

The applicant proposes a boundary line adjustment in order to create building sites which comply with the City’s zoning requirement to have a 200-foot lot width at the building line. The lot line adjustment would result in a shift of approximately 0.19 acres from lot TMP# 106-009-000 to lot TMP# 106-008-000 near the center of the two parcels, and a shift of about 0.19 acres from lot TMP# 106-008-000 to lot TMP# 106-009-00 near the rear (southwest) end of the parcels for no net change in lot size.

### **Completeness:**

As this application is not associated with any new development, the Applicant has requested exemptions from providing a lighting plan and drainage and traffic reports. 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:**

There were no comments from staff from Code Enforcement, Engineering, Police or Fire.

### **Application Analysis:**

This boundary line adjustment does not compromise the minimum development capacity of either parcel. As no new development is proposed at this time, many of the Planning Board development standards do not apply. Included below is a review of the relevant development standards.

**3. Hillside Protection:** Sec. 102-1404 (a) (2) of the Hillside Protection Ordinance states that “*Construction of a new driveway across a prohibitive slope area to access a new single-family dwelling on a lot that existed at the time the Hillside Protection Ordinance is adopted shall be permitted provided that there is no alternative driveway location that would avoid the prohibitive slope.*” There are steep slopes on the site; the applicant has a submitted a “Steep Slope Plan” to demonstrate that the driveways could be constructed to avoid prohibitive slopes and impact less than 20,000 square feet of precautionary slopes. A note has been added to the plan which states that “Work performed within the precautionary and prohibitive slope areas shall conform to the City of Keene Hillside Protection Ordinance.”

## STAFF REPORT

5. Flooding: Neither parcel is located in the 100-year floodplain; this standard is not applicable.

11. Sewer and Water: In January 2019, the applicant received approval from the ZBA to construct a single family home where city water and sewer are not present. As part of their application, the applicant submitted a letter stamped by a licensed designer of subsurface disposal systems stating that individual septic systems can be designed for each lot. The boundary line adjustment plan shows the 4,000 square foot dedicated septic areas for each lot, which are outside the 75-foot well protection radius.

13. Comprehensive Access Management: The applicant notes that, while driveway locations are shown on the Topographic Plan and Steep Slope Plan, these locations are shown for demonstrative purposes only. A note is included on both plan sheets stating that a driveway permit will be obtained from the City of Keene Public Works Department prior to any excavation in the public right-of-way.

16. Wetlands: Although wetlands are present on each lot, the applicant has demonstrated that both lots can be developed without impacting wetland areas.

17. Surface Waters: Section 102-1492 of the Zoning Ordinance (Surface Water Protection) states that, for pre-existing uses and lots, the construction of single-family and two-family residential structures and associated accessory structures shall not be prohibited provided that certain conditions are met. Condition (e) states: “*A minimum 30-foot buffer is maintained from the surface waters, as required by the planning board development standards in effect at the time this article was adopted.*” In order to demonstrate that meeting this condition is possible, the applicant has included a 30-foot buffer around each wetland area on both lots to demonstrate the lots can be developed without impacting this buffer.

### **RECOMMENDATION FOR APPLICATION:**

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

**Approve S-03-19, as shown on the plan identified as “Boundary Line Adjustment, Lots 106-008-000 & 106-009-000, Hurricane Road, Keene, NH 03431” prepared by Cardinal Surveying and Land Planning at a scale of 1 inch = 50 feet and dated April 9, 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.**



# 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.*

<b>A</b> <b>Project Name</b> Boundary Line Adjustment TMP 106-008-000 & TMP 106-009-000	Date Received/Date of Submission:
	Date of pre-application meeting:
Tax Map Parcel number(s) 1 0 6 - 00 8 - 0 0 0 . _____ 1 0 6 - 00 9 - 0 0 0 . _____ _____ . _____	Date Application is Complete:
	Community Development Dept File #: <u>S-03-19</u>

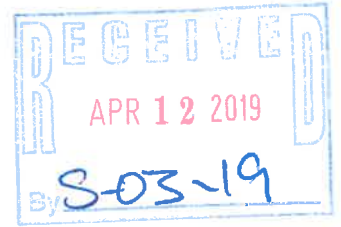
Project Address:  0 Hurricane Road	<b>O w n e r</b>	Printed Name: Bruce R & Kimberly A Pilvelait Revocable Trust
		Signature: <i>Bruce Pilvelait</i>
		Address: 30 Sunnyside Circle Charlestown NH 03603
		Telephone/E-mail:
Acreage/S.F. of Parcel: $\frac{3.70+/-}{2.97+/-}$ / $\frac{161,172 +/-}{129,373 +/-}$	<b>A p p l i c a n t</b>	Printed Name: <b>Same as above</b>
		Signature:
		Address:
		Telephone/E-mail:
Zoning District:  Rural		

**B** Descriptive Narrative Including

<input checked="" type="checkbox"/> Type of development	N/A <input type="checkbox"/> Sedimentation Control	<input checked="" type="checkbox"/> Scope/scale of development
<input checked="" type="checkbox"/> Proposed uses	<input checked="" type="checkbox"/> Vegetation	<input checked="" type="checkbox"/> Parcel size
<input checked="" type="checkbox"/> Location of access points	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

**Subdivision Application Narrative  
Boundary Line Adjustment  
Bruce R. and Kimberly A. Pilvelait Revocable Trust  
O Hurricane Road  
Keene, NH**



**April 12, 2015**

Bruce R. and Kimberly A. Pilvelait Revocable Trust is the owner of two adjacent lots on Hurricane Road in Keene. TMP 106-008-000 is a 3.70 acre lot and TMP 106-009-000 is a 2.97 acre lot. Both lots are in the Rural District and are existing nonconforming due to lot size and due to lot width (less than 200 feet at the building line). Variances were granted to allow a single family home to be constructed on each lot. See ZBA 19-01 and ZBA 19-02 attached.

A boundary line adjustment is requested to create building sites which comply with the required 200 foot lot width at the building line. Each lot will remain the same size as previously existed but will now conform to this zone dimensional requirement. No new lots are created by this proposal.

Test pits were performed on the lots to confirm that on-site septic systems can be supported on each lot. A letter from Northeast Soils and Sitework is attached.

Finally, a plan is attached which locates the proposed building sites, septic system locations, well locations, and driveway locations. The proposed curb cut locations provide excellent line of sight in both directions. There are no impacts to wetlands proposed. The proposed driveway on TMP 106-008 crosses a wetland buffer in two locations but is permitted under section 102-1486(j) of the Surface Water Protection ordinance.

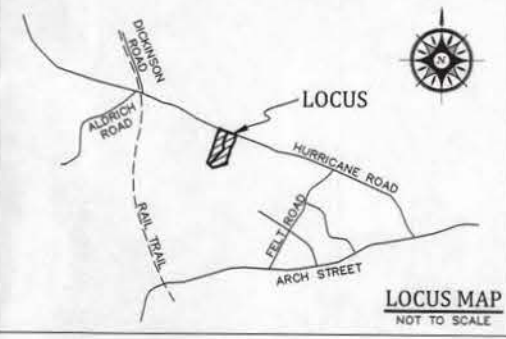
Exemptions are requested from providing a drainage report, a traffic report, lighting plans and from checklist items which do not exist on the property or are not applicable.





**REFERENCE PLANS**

1) PLAT OF WILLIAM M. SCRANTON PROPERTY, HURRICANE ROAD, KEENE, N.H.; PREPARED BY THOMAS W. FLAVIN JR.; DATED JULY 15, 1992; SCALE 1"=50'; RECORDED AT CORD CABINET 11 DRAWER 8 NUMBER 906.



**NOTES**

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 106-008-000 AND LOT 106-009-000.
- OWNERS OF RECORD:  
BRUCE R. & KIMBERLY A. PILVELAIT REVOCABLE TRUST  
30 SUNNYSIDE CIRCLE  
CHARLESTOWN, NH 03603  
VOLUME 2893 PAGE 684
- AREAS:  
LOT 106-008-000  
EXISTING: 161,314 SF OR 3.70 ACRES  
PARCEL A: - 8,467 SF OR 0.19 ACRES  
PARCEL B: + 8,469 SF OR 0.19 ACRES  
ADJUSTED: 161,316 SF OR 3.70 ACRES  
LOT 106-009-000  
EXISTING: 129,454 SF OR 2.97 ACRES  
PARCEL A: + 8,467 SF OR 0.19 ACRES  
PARCEL B: - 8,469 SF OR 0.19 ACRES  
ADJUSTED: 129,454 SF OR 2.97 ACRES
- MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
- CURRENT ZONING: RURAL DISTRICT  
MIN. LOT AREA - 5 ACRES  
MIN. FRONTAGE - 50 FEET  
MIN. WIDTH AT BUILDING LINE - 200 FEET  
SETBACKS:  
FRONT - 50 FEET  
SIDE - 50 FEET  
REAR - 50 FEET  
ZBA APPROVAL: #19-01 & #19-02, DATED JANUARY 7, 2019, 4 YEAR EXTENSION TO BUILD ON A NON-CONFORMING LOT, EXTENSION EXPIRES JANUARY 7, 2025
- THE RIGHT OF WAY OF HURRICANE ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 3 ROADS WIDE (49.5') BASED ON THE LAYOUT OF 1847 RECORDED IN VOLUME 1 PAGE 110 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- STATE SEPTIC APPROVAL FOR OPERATION NUMBER  
LOT 106-008-000: \_\_\_\_\_  
LOT 106-009-000: \_\_\_\_\_  
STATE SUBDIVISION APPROVAL NUMBER: \_\_\_\_\_
- WETLANDS WERE DELINEATED IN MAY, 2018 BY TIMOTHY J. FERWERDA, CWS 039, OF MERIDIAN LAND SERVICES, INC., 31 OLD NASHUA ROAD, SUITE 2, AMHERST, NH 03031, PHONE #603-673-1441.
- LOTS 106-008-000 AND LOT 106-009-000 ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
- THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
- ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLIC WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS. PRIVATE ON-SITE SEWER EJECTOR PUMPS MAY BE NEEDED TO ACCESS CITY SEWER LINES.
- ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.

**NOTES CONTINUED**

- GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
- A CISTERN AND DRY HYDRANT OR RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED FOR LOT 106-008-000 AND LOT 106-009-000 TO MEET NFPA 1142.
- THE PARCEL MAY BE SUBJECT TO EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.

**WETLAND CERTIFICATION**

WETLAND DELINEATION WAS COMPLETED IN THE AREAS SHOWN ON MAY 8, 2018 ACCORDING TO THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012 (ERC/EL TR-12-1).

**OWNER CERTIFICATIONS**

WE, BRUCE R. AND KIMBERLY A. PILVELAIT, CERTIFY THAT WE ARE THE OWNERS OF LOTS 106-008-000 AND 106-009-000, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.

BRUCE R. PILVELAIT  
KIMBERLY A. PILVELAIT

**SURVEYOR'S CERTIFICATION**

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN 500.1.  
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

APPROVED AS A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH THE PROVISIONS OF RSA 674. THE CITY OF KEENE PLANNING BOARD  
BY \_\_\_\_\_, CHAIRMAN

TO BE STAMPED UPON APPROVAL



**LEGEND**

- PIN FOUND
- REBAR SET
- UTILITY POLE
- TEST PIT
- STONE WALL
- GUARD RAIL
- APPROXIMATE ABUTTER LINE
- BUILDING SETBACK LINE
- 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
- PROPOSED PROTECTIVE WELL RADIUS

234-022-000

HANSEL BROTHERS LLC  
PETER HANSEL  
61 BRADFORD ROAD  
KEENE, NH 03431  
VOL. 2701 PG 548

106-007-000

HANSEL BROTHERS LLC  
PETER HANSEL  
61 BRADFORD ROAD  
KEENE, NH 03431  
VOL. 2701 PG 548

106-010-000

CORY W. & PAMELA J. GRAVES  
284 HURRICANE ROAD  
KEENE, NH 03431-2160  
VOL. 2866 PG 525

106-011-000

FILTRINE MANUFACTURING COMPANY  
15 KIT STREET  
KEENE, NH 03431  
VOL. 1076 PG 368

106-012-000

SARAH H. HANSEL REVOCABLE TRUST  
233 HURRICANE ROAD  
KEENE, NH 03431  
VOL. 2804 PG 718



5-03-19





REFERENCE PLANS

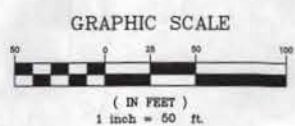
1) PLAT OF WILLIAM M. SCRANTON PROPERTY, HURRICANE ROAD, KEENE, N.H., PREPARED BY THOMAS W. FLAVIN JR.; DATED JULY 15, 1992; SCALE 1"=50'; RECORDED AT CCDR CABINET 11 DRAWER 8 NUMBER 806.

234-022-000

HANSEL BROTHERS LLC  
PETER HANSEL  
61 BRADFORD ROAD  
KEENE, NH 03431  
VOL 2701 PG 548

LEGEND

- PIN FOUND
- REBAR SET
- UTILITY POLE
- TEST PIT
- STONE WALL
- GUARD RAIL
- EXISTING CONTOUR LINE
- EDGE OF WET AREA
- EDGE OF DELINEATED WETLANDS
- SOILS LINE
- APPROXIMATE ABUTTER LINE
- BUILDING SETBACK LINE
- 4,000 SQUARE FOOT DEDICATED SEPTIC AREA



106-011-000

FILTRINE MANUFACTURING COMPANY  
15 KIT STREET  
KEENE, NH 03431  
VOL 1076 PG 368

106-012-000

SARAH H. HANSEL REVOCABLE TRUST  
233 HURRICANE ROAD  
KEENE, NH 03431  
VOL 2804 PG 718

106-010-000

CORY W. & PAMELA J. GRAVES  
284 HURRICANE ROAD  
KEENE, NH 03431-2160  
VOL 2866 PG 525

TBM 1  
NAIL IN 15" HEMLOCK  
ELEV. 117.18

TBM 2  
NAIL IN 10" HEMLOCK  
ELEV. 118.08

1-1/4" IRON PIPE  
1.1' UP  
PINCH TOP  
3.9' FROM STONEWALL  
INTERSECTION

ADJUSTED  
106-009-000  
129,454 SF  
2.97 ACRES

PARCEL A  
PART OF LOT  
106-008-000  
TO BECOME PART  
OF LOT  
106-009000  
8,467 SF  
0.19 ACRES

PARCEL B  
PART OF LOT  
106-009-000  
TO BECOME PART  
OF LOT  
106-008-000  
8,469 SF  
0.19 ACRES

ADJUSTED  
106-008-000  
161,316 SF  
3.70 ACRES

106-007-000

HANSEL BROTHERS LLC  
PETER HANSEL  
61 BRADFORD ROAD  
KEENE, NH 03431  
VOL 2701 PG 548

OWNER CERTIFICATIONS

WE, BRUCE R. AND KIMBERLY A. PILVELAIT, CERTIFY THAT WE ARE THE OWNERS OF LOTS 106-008-000 AND 106-009-000, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.

BRUCE R. PILVELAIT

KIMBERLY A. PILVELAIT

APPROVED AS A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH THE PROVISIONS OF RSA 674. THE CITY OF KEENE PLANNING BOARD

BY: \_\_\_\_\_, CHAIRMAN

SURVEYOR'S CERTIFICATION

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

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

TO BE STAMPED UPON APPROVAL

SLOPE LEGEND

DETAIL NOT TO SCALE

DETAIL NOT TO SCALE

NOTES CONTINUED

- 15) GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
16) A CISTERN AND DRY HYDRANT OR RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED FOR LOT 106-008-000 AND LOT 106-009-000 TO MEET NFPA 1142.
17) THE PARCEL MAY BE SUBJECT TO EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
18) THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.

WETLAND CERTIFICATION

WETLAND DELINEATION WAS COMPLETED IN THE AREAS SHOWN ON MAY 8, 2018 ACCORDING TO THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012 (ERDC/EL TR-12-1).

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 106-008-000 AND LOT 106-009-000.
2) OWNERS OF RECORD: BRUCE R. & KIMBERLY A. PILVELAIT REVOCABLE TRUST
3) AREAS: LOT 106-008-000 EXISTING: 161,314 SF OR 3.70 ACRES
4) MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
5) CURRENT ZONING: RURAL DISTRICT
6) THE RIGHT OF WAY OF HURRICANE ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 3 RODES WIDE (49.5') BASED ON THE LAYOUT OF 1847 RECORDED IN VOLUME 1 PAGE 110 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
7) STATE SEPTIC APPROVAL FOR OPERATION NUMBER
8) WETLANDS WERE DELINEATED IN MAY, 2018 BY TIMOTHY J. FERWERDA, CWS 039, OF MERIDIAN LAND SERVICES, INC., 31 OLD NASHUA ROAD, SUITE 2, AMHERST, NH 03031, PHONE #603-873-1441.
9) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 2 FEET.
10) LOTS 106-008-000 AND LOT 106-009-000 ARE NOT WITHIN THE 100 YEAR FLOOD PLAN.
11) WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
12) THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
13) ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLIC WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS. PRIVATE ON-SITE SEWER EJECTOR PUMPS MAY BE NEEDED TO ACCESS CITY SEWER LINES.
14) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.

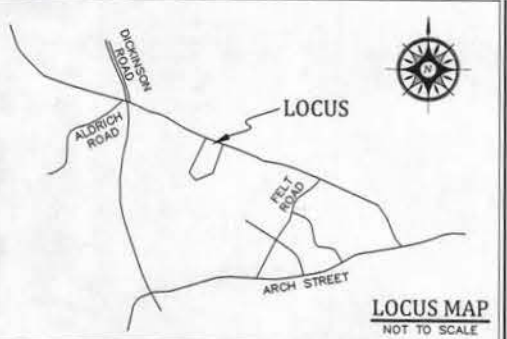
PLAN SET

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

Table with columns: NO., DATE, REVISION, ADDRESS CITY COMMENTS, WP, BY

TOPOGRAPHIC PLAN
LOTS 106-008-000 & 106-009-000
HURRICANE ROAD
KEENE, NH 03431
DATE: APRIL 9, 2019 SCALE: 1"=50'

PREPARED FOR: BRUCE R. PILVELAIT AND KIMBERLY A. PILVELAIT
CARDINAL SURVEYING & LAND PLANNING
Keene, New Hampshire 03431
Tel. (603) 499-6151





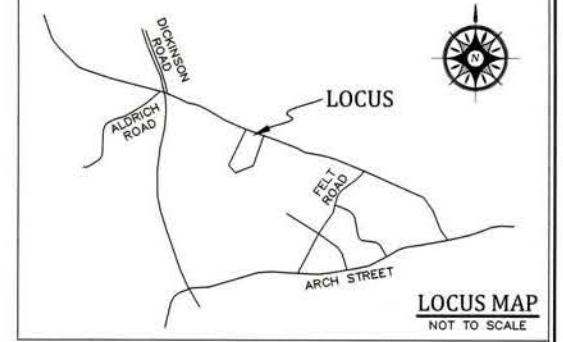


106-010-000  
 CORY W. & PAMELA J. GRAVES  
 284 HURRICANE ROAD  
 KEENE, NH 03431-2160  
 VOL 2866 PG 525

106-011-000  
 FILTRINE MANUFACTURING COMPANY  
 15 KIT STREET  
 KEENE, NH 03431  
 VOL 1076 PG 368

106-012-000  
 SARAH H. HANSEL REVOCABLE TRUST  
 233 HURRICANE ROAD  
 KEENE, NH 03431  
 VOL 2804 PG 718

**SLOPE LEGEND**  
 ● < 15  
 ● 15 to 25  
 ● > 25



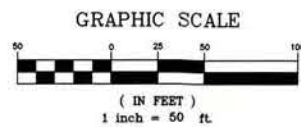
234-022-000  
 HANSEL BROTHERS LLC  
 PETER HANSEL  
 61 BRADFORD ROAD  
 KEENE, NH 03431  
 VOL 2701 PG 548

106-009-000  
 BUILDING SETBACK LINE (TYP)

106-007-000  
 HANSEL BROTHERS LLC  
 PETER HANSEL  
 61 BRADFORD ROAD  
 KEENE, NH 03431  
 VOL 2701 PG 548

106-008-000

- LEGEND**
- - PIN FOUND
  - - REBAR SET
  - 26 - UTILITY POLE
  - - TEST PIT
  - - STONE WALL
  - - GUARD RAIL
  - 118 - EXISTING CONTOUR LINE
  - - EDGE OF WET AREA
  - - EDGE OF DELINEATED WETLANDS
  - ..... - SOILS LINE
  - - APPROXIMATE ABUTTER LINE
  - - BUILDING SETBACK LINE
  - ▨ - 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
  - 75' - PROPOSED PROTECTIVE WELL RADIUS



NO.	DATE	REVISION	BY
<b>STEEP SLOPE PLAN</b>			
LOTS 106-008-000 & 106-009-000			
HURRICANE ROAD			
KEENE, NH 03431			
DATE: MAY 9, 2019		SCALE: 1"=50'	
PREPARED FOR:			
BRUCE R. PILVELAIT AND KIMBERLY A. PILVELAIT			
<b>CARDINAL</b> SURVEYING & LAND PLANNING			
Keene, New Hampshire 03431 Tel. (603) 499-6151			
SHT 1/1			

**Northeast Soils and Sitework**  
PO Box 66  
West Swanzey, NH 03469

**(603) 352-4640 Fax: (603)239-8039**

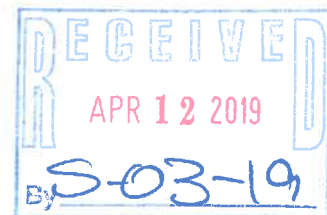
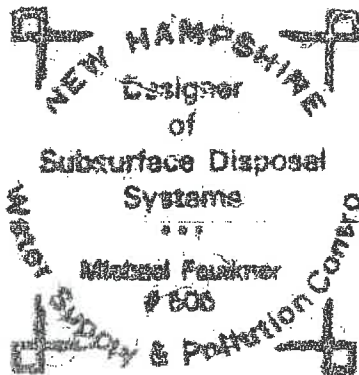
**Date: July 16,2018**

Bruce Pilvelait

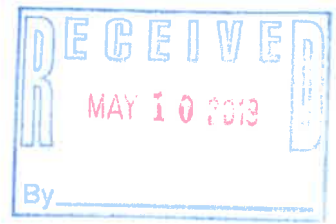
Property on Hurricane Rd. Keene N.H.

Bruce , after digging test pits on both lots( tax map numbers 106-008-000 and 106-009-000) and reviewing the results, I have determined that a State of N.H. department of environmental services approved Individual sewage disposal system (septic system) can be designed for each individual lot.

Mike Faulkner



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# BRADY SULLIVAN

P R O P E R T I E S

May 9, 2019

Rhett Lamb

City of Keene, Community Development Department  
3 Washington Street  
Keene, NH 03431  
Phone: 603-352-5440

Dear Mr. Lamb.

Brady Sullivan Properties would like to request the opportunity to be placed on the agenda for the advice and comment session at the May 28<sup>th</sup>, 2019 Planning Board meeting. We are looking to do some revisions on the exterior of our project at the Colony Mill at 222 West Street and will be submitting an application to be on the docket for the June 24<sup>th</sup> meeting.

The revisions would include some new perimeter drains, exterior lights and wall penetrations for ventilation on the exterior. I've included some elevations of the Colony Mill showing the new proposed ventilations and lighting. One set is from our historical application, the other is our proposed ventilation plan. We have been working with Code Enforcement regarding number of penetrations, so our proposed number of ventilations will change, and we'll have an updated set of prints for the meeting. I will email you the plans in a PDF and bring a couple of full sets to the May 28<sup>th</sup> meeting. I will also bring a plan for the proposed landscaping to the meeting as well

Thank You,



**Rob Pearson**  
Property Manager Colony Mill  
BRADY SULLIVAN PROPERTIES  
603-716-7301  
[rpearson@bradysullivan.com](mailto:rpearson@bradysullivan.com)

**COLONY MILL**  
 222 WEST ST, KEENE, NH 03431

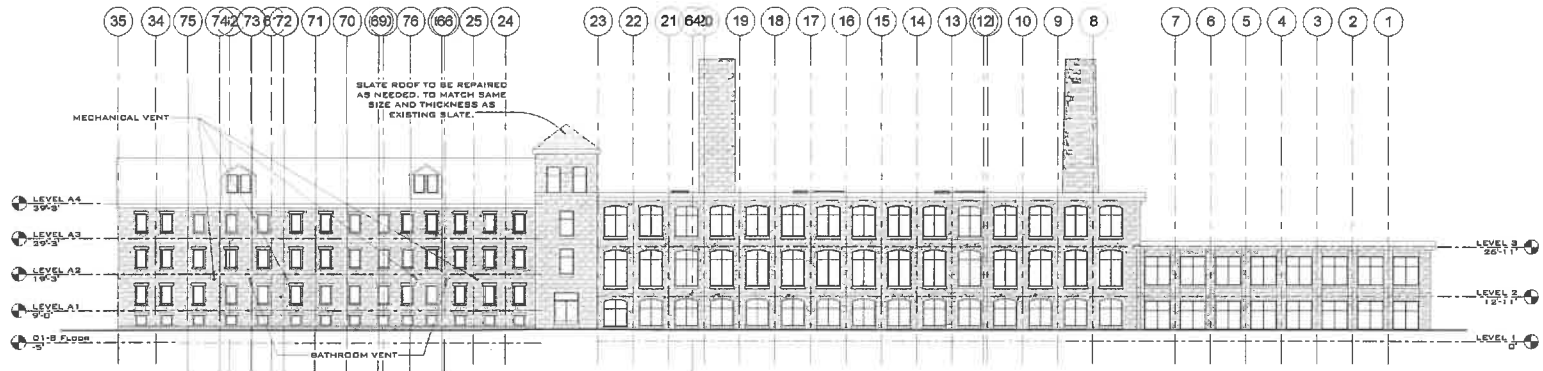
*HISTORIC SUBMISSION*

THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE PROGRESS DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION.

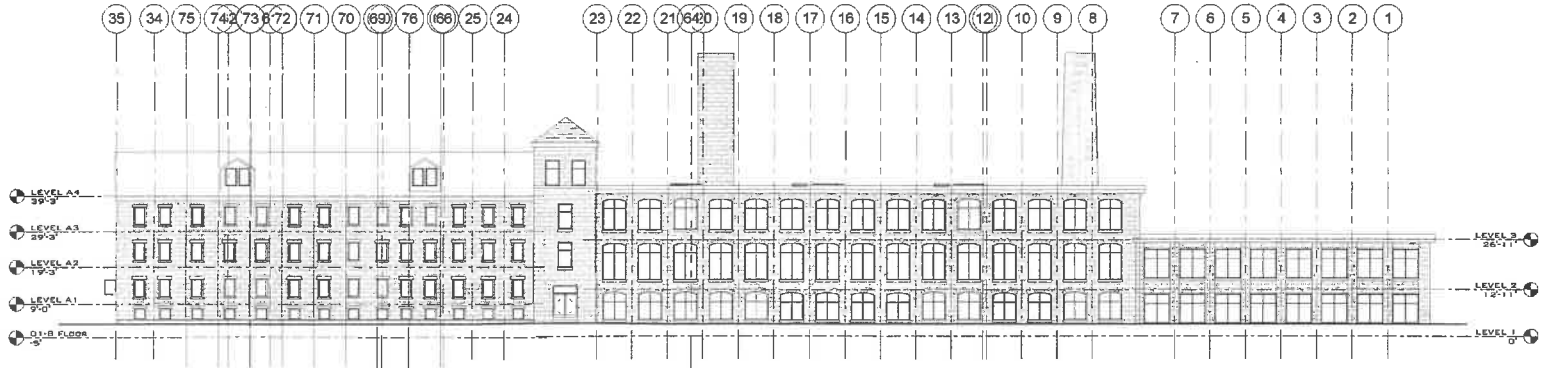
DATE	
DESCRIPTION	

**NORTH ELEVATION**

DATE	04/27/19
PROJECT NO.	PROJECT NUMBER
APPROVER	AUTHOR
<b>H2-O</b>	



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



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





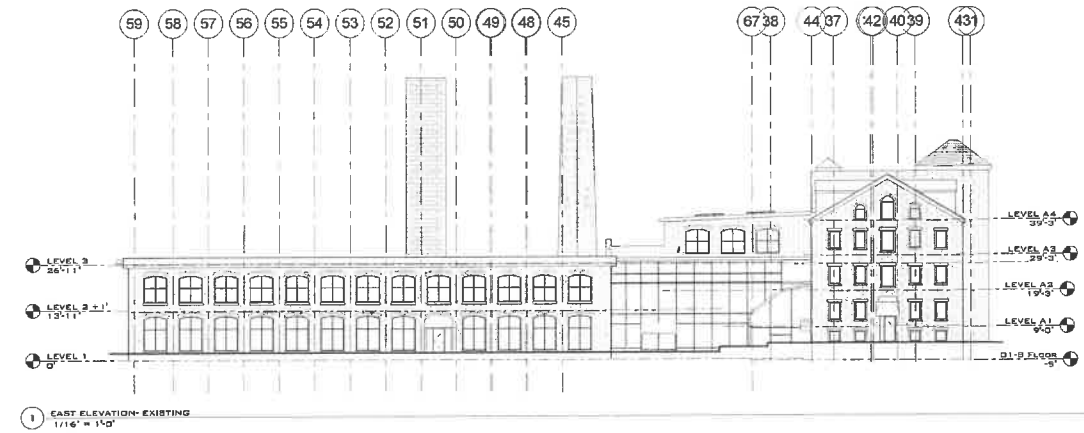
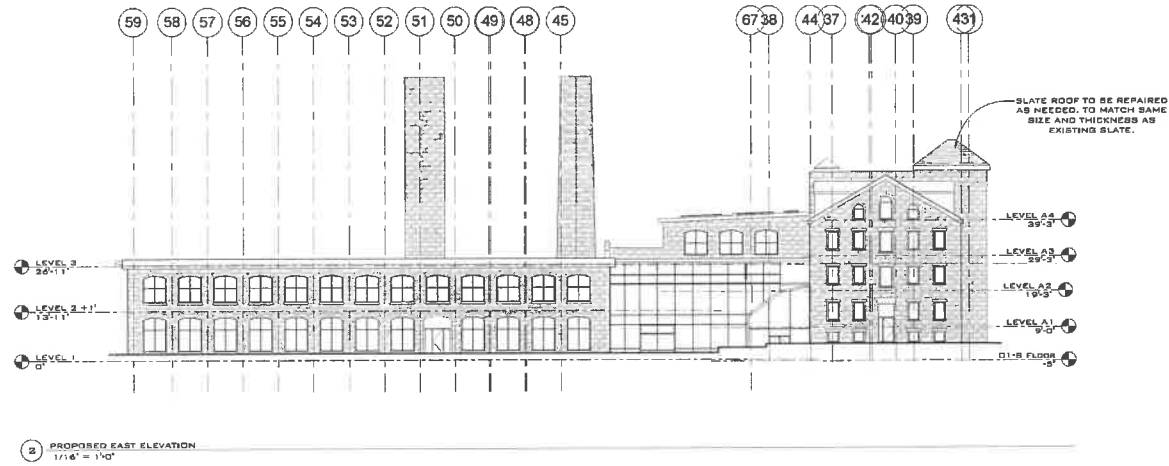
**COLONY MILL**  
 222 WEST ST., KEENE, NH 03431

**HISTORIC SUBMISSION**

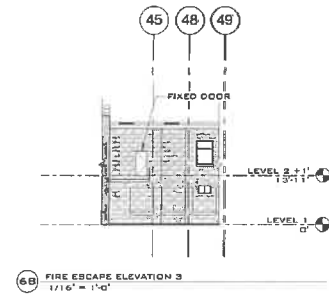
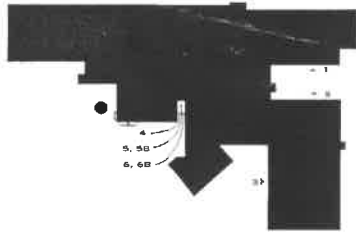
THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE PRELIMINARY. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION.

DATE:	
DESCRIPTION:	

<b>EAST ELEVATION</b>	
PROJECT NO:	03/27/17
PROJECT NAME:	PROJECT NUMBER
DATE BY:	APPROVED
<b>H2-1</b>	
1/16" = 1'-0"	



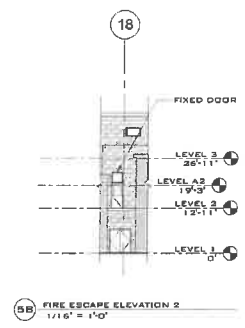




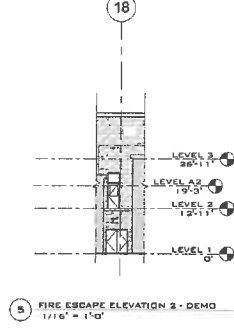
6B FIRE ESCAPE ELEVATION 3  
1/16" = 1'-0"



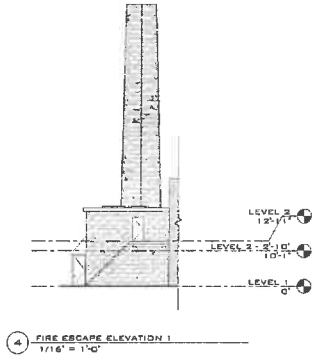
6 FIRE ESCAPE ELEVATION 3 - DEMO  
1/16" = 1'-0"



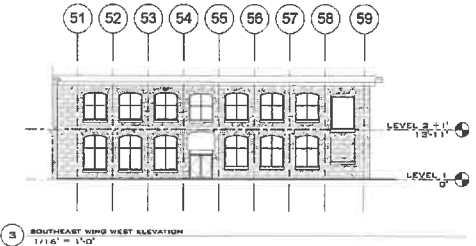
5B FIRE ESCAPE ELEVATION 2  
1/16" = 1'-0"



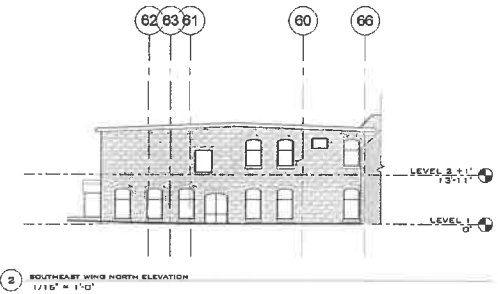
5 FIRE ESCAPE ELEVATION 2 - DEMO  
1/16" = 1'-0"



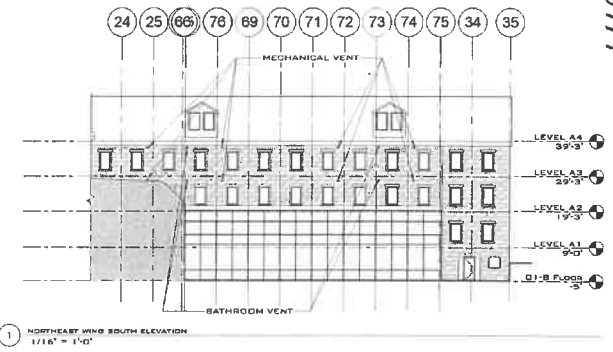
4 FIRE ESCAPE ELEVATION 1  
1/16" = 1'-0"



3 SOUTHEAST WING WEST ELEVATION  
1/16" = 1'-0"



2 SOUTHEAST WING NORTH ELEVATION  
1/16" = 1'-0"



1 NORTHEAST WING SOUTH ELEVATION  
1/16" = 1'-0"



**BRADY SULLIVAN**  
670 N. COMMERCIAL ST.  
MANCHESTER, NH 03101  
P: 603.622.6223  
F: 603.622.7342  
WWW.BRADYSULLIVAN.COM

**COLONY MILL**  
222 WEST ST., KEENE, NH 03431

HISTORIC SUBMISSION

THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE PROGRESS DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION.

DATE	
DESCRIPTION	

ADDITIONAL ELEVATIONS

DATE	08/15/19
PROJECT NO.	PA0107-ROBERTS
DESIGNER	
APPROVER	
DRAWN BY	
APPROVED BY	

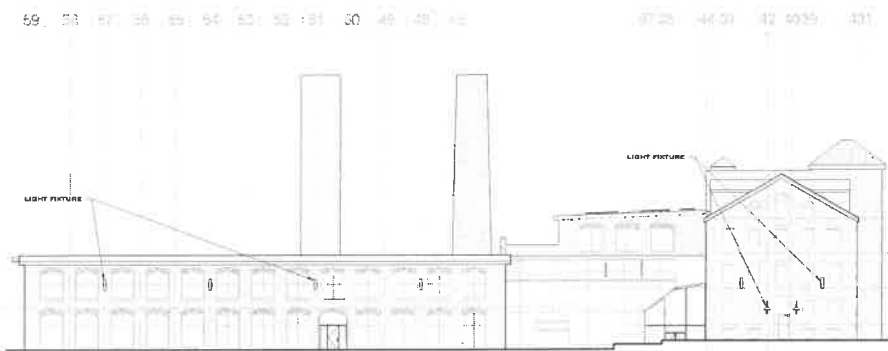
H2-4

**BRADY SULLIVAN**  
 670 N. COMMERCIAL ST.  
 MANCHESTER, NH 03101  
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 F: 603.622.7342  
 WWW.BRADYSULLIVAN.COM

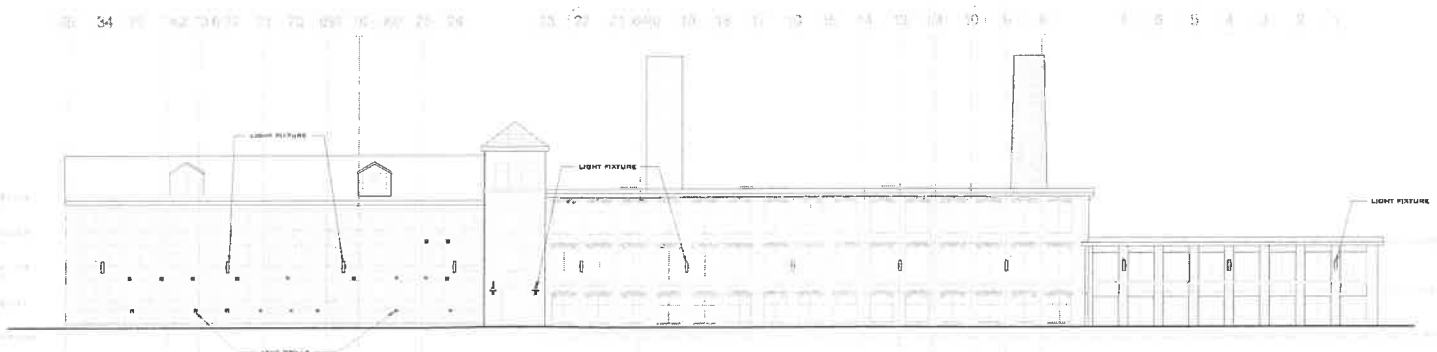


**COLONY MILL**  
 222 WEST ST, KEENE, NH 03431

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



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



PROPOSED  
 ELEVATIONS

DATE: 02/26/18  
 PROJECT NO: PROJEST 1800003  
 DRAWN BY: ABBASDOL  
 CHECKED BY: ABBASDOL  
 SCALE: AS SHOWN

A2-0

BRADY SULLIVAN ARCHITECTS  
 670 N. COMMERCIAL ST.  
 MANCHESTER, NH 03101  
 P: 603.622.6223  
 F: 603.622.7342  
 WWW.BRADYSULLIVAN.COM



**COLONY MILL**  
 222 WEST ST., KEENE, NH 03431

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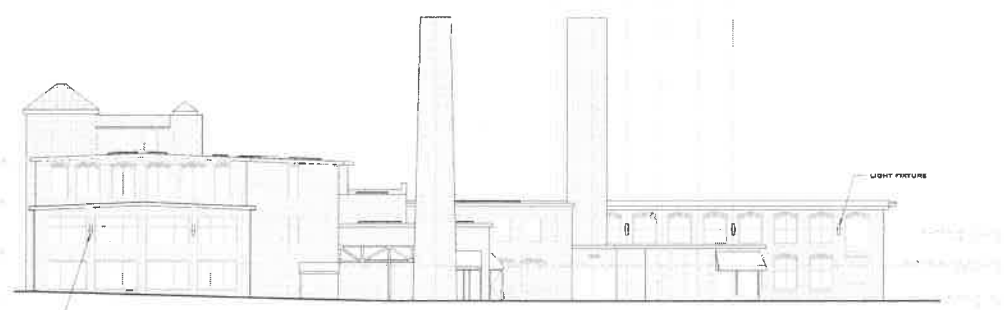
DATE	
REVISIONS	

**PROPOSED ELEVATIONS**

DATE	02/26/18
DESIGNED BY	PROJECT MANAGER
DRAWN BY	ARCHITECT
CHECKED BY	ARCHITECT

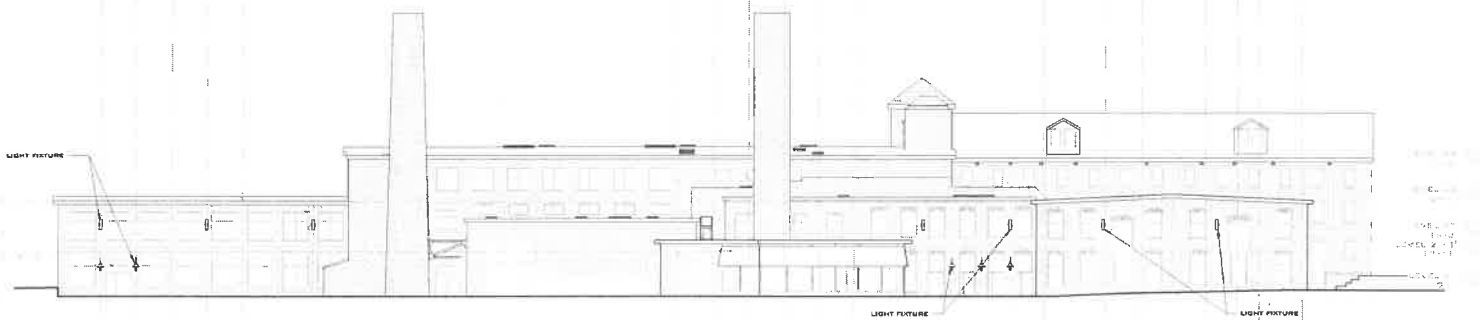
**A2-1**

643 39 10 42 37.44 2867 38 148 140 90 21 52 53 84 55 90 57 58

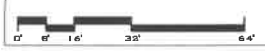


2 WEST ELEVATION - PROPOSED  
 1/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35



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



BRADY  
 670 N. COMMERCIAL ST.  
 MANCHESTER, NH 03101  
 P: 603.622.5823  
 F: 603.622.7342  
 WWW.BRADYBULLIVAN.COM



**COLONY MILL**  
 222 WEST ST, KEENE, NH 03431

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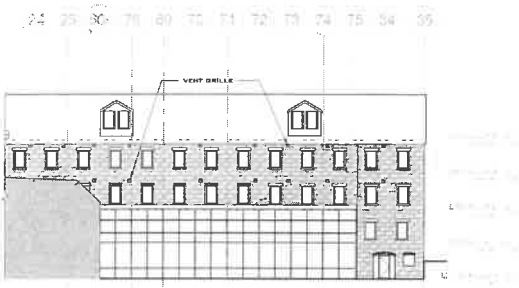
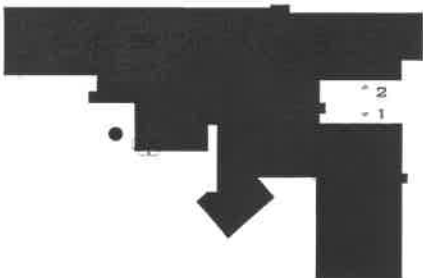
DATE	DESCRIPTION

**PROPOSED ELEVATIONS**

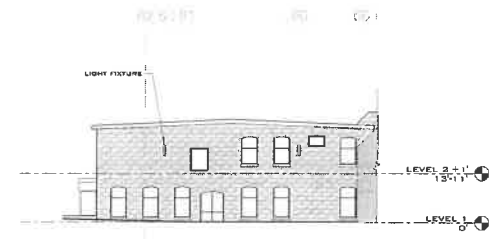
Drawn By:	DATE:
Checked By:	PROJECT NUMBER:
Approved By:	ADDRESS:
	DATE:

**A2-3**

Sheet: 22 OF 22



2 NORTH EAST WING - SOUTH  
 ELEVATION  
 1/16" = 1'-0"



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



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City of Keene, N.H.  
*Transmittal Form*

April 26, 2019

**TO:** Mayor and Keene City Council  
**FROM:** Donald R. Lussier, P.E., City Engineer  
**THROUGH:** Elizabeth A. Dragon, City Manager  
**ITEM:** K.1.

**SUBJECT:** Cheshire Rail Trail Phase III Project - The Discontinuance of a Portion of the Ammi Brown Road and the Lay Out of a new Class A Trail to be known as the Ammi Brown Trail

---

**COUNCIL ACTION:**

In City Council May 2, 2019.

Referred to the Planning Board and the Municipal Services, Facilities and Infrastructure Committee. Public hearing set for June 6, 2019 at 7 PM. Site visit scheduled for the same evening at 5:45 PM.

**RECOMMENDATION:**

Move that that Resolution R-2019-08, Absolute Discontinuance of Ammi Brown Road; Resolution R-2019-09, Relating to Relating to Deeds for the Discontinued Portion of the Ammi Brown Road; Resolution R-2019-10, Relating to the laying Out of a Class A Trail; and Resolution R-2019-11, Relating to Easements for the Laid-Out Class A Trail to be Known as the Ammi Brown Trail; be referred to the Municipal Services, Facilities and Infrastructure Committee, and

Further, that the matter be referred to the Keene Planning Board as required by RSA 674:4, and

Further, that the Mayor set a date and time for a site visit and public hearing on the absolute discontinuance of a portion of the Ammi Brown Road and the lay out of a Class A Trail to be known as the Ammi Brown Trail.

**ATTACHMENTS:**

**Description**

Resolution R-2019-08

Petition for Discontinuance

Description for the Discontinuance

Resolution R-2019-09

Discontinuance Deed - City to C&S

Discontinuance Deed - City to Summit Ridge

Resolution R-2019-10

Petition for Layout of Ammi Brown Trail

Return of Layout of Ammi Brown Trail

Resolution R-2019-11

Easement Deed - C&S to City

Easement Deed - Summit Ridge to City

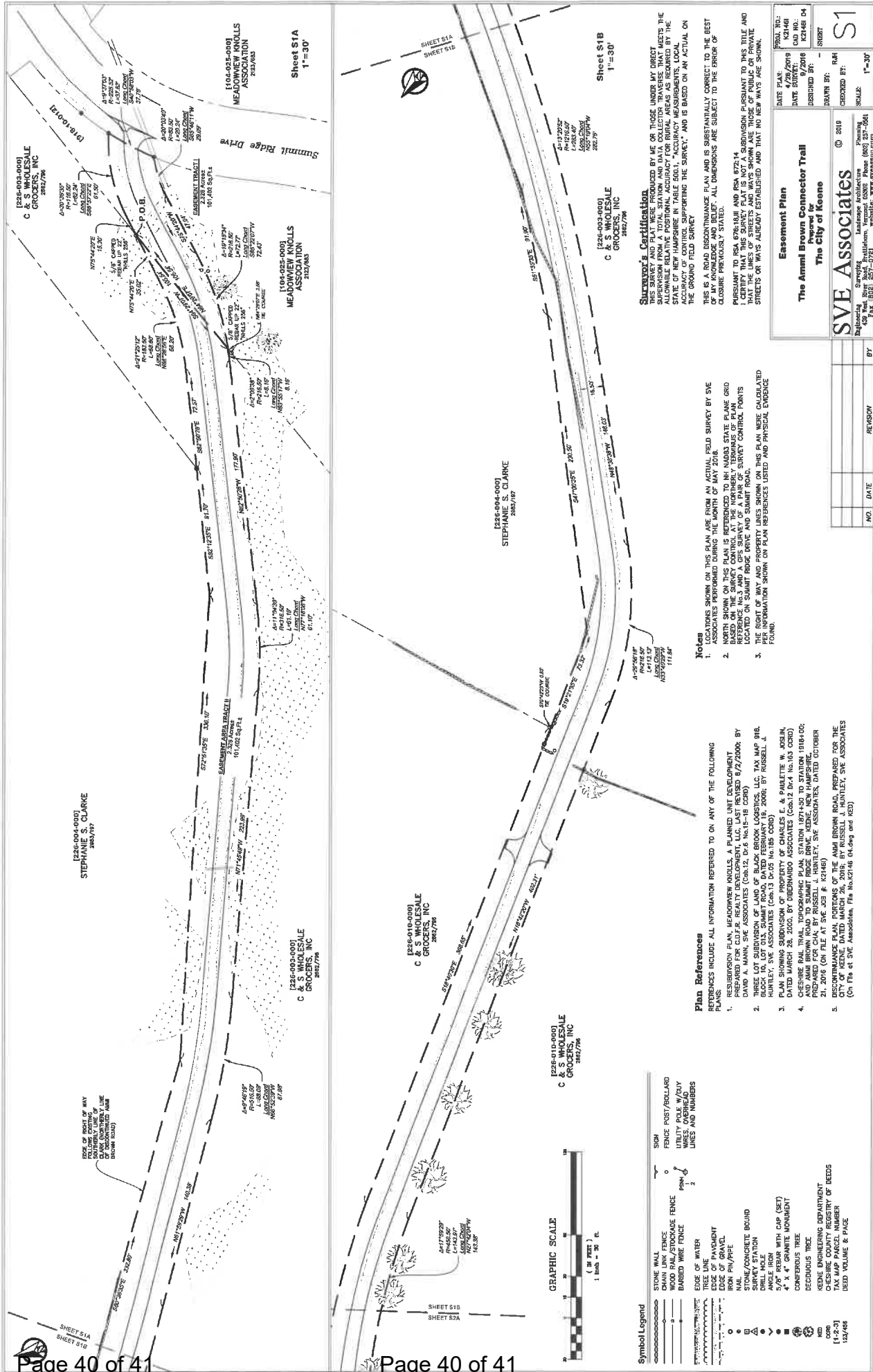
**BACKGROUND:**

In 2015, the City received a grant from the New Hampshire Department of Transportation (NHDOT) for improvements to the Cheshire Rail Trail running north from the Hurricane Road and along the historic Ammi Brown Road to Summit Ridge Drive. The project scope also includes the creation of on-street bicycle and pedestrian facilities on Summit Road, Park Avenue and West Street. When completed, the project will create a multi-use trail loop using the existing multi-use trail that currently ends at Hurricane Road back to the North Bridge near the Kohl's Plaza.

Currently, the Ammi Brown Road is laid out as a Class VI Highway. Under state law, the public is allowed to use this right-of-way, but the City does not perform maintenance work. In addition, over time, the path regularly used by the public has strayed from the historic laid out location of the Ammi Brown Road. The proposal is to discontinue the existing Class VI Ammi Brown Road and in its place lay-out a Class A Trail for public use. The lay-out of the Class A Trail will encompass the areas outside the original Class VI highway that the public has been using.

Resolution R-2019-08 will discontinue the existing Class VI road as a public way and Resolution R-2019-09 will authorize the City Manager to do all things necessary to issue deeds to the underlying property to release the City's interest in the historic layout.

Then Resolution R-2019-10 will lay out a new Class A Trail for use by the public. Finally, Resolution R-2019-11 allows the City Manager to do all things necessary to accept easements for the laid out Class A trail.



**Surveyor's Certification**  
 THIS SURVEY AND PLAN WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND I CERTIFY THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR RURAL AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 600.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON AN ACTUAL ON THE GROUND FIELD SURVEY.  
 THIS IS A ROAD DISCONTINUANCE PLAN AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.  
 I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

- Notes**
1. LOCATIONS SHOWN ON THIS PLAN ARE FROM AN ACTUAL FIELD SURVEY BY SVE AND WERE OBTAINED DURING THE MONTH OF MAY 2016.
  2. MOST OF THE POINTS SHOWN ON THIS PLAN ARE FROM THE STATE PLANE GRID BASED ON THE SURVEY CONTROL AT THE NORTHERLY TERMINUS OF PLAN REFERENCE No. 3 AND A GPS SURVEY OF A PAIR OF SURVEY CONTROL POINTS REFERENCE No. 4.
  3. PER INFORMATION SHOWN ON PLAN REFERENCES LISTED AND PHYSICAL EVIDENCE FOUND.

- Plan References**
- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS.
1. RESUBDIVISION PLAN, MEADOWVIEW KNOLLS, A PLANNED UNIT DEVELOPMENT PROJECT, PREPARED BY SVE ASSOCIATES, INC. DATED 6/27/2006, BY DAVID A. MANN, SVE ASSOCIATES (Case 12, D&S No. 14-18 CD00).
  2. THREE LOT SUBDIVISION OF LAND OF BLACK BROOK LOGISTICS, LLC, TAX MAP 918, BLOCK 10, LOT 013, SUMMIT ROAD, DATED FEBRUARY 18, 2006, BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Case 13, D&S No. 18 CD00).
  3. DISCONTINUANCE PLAN, MEADOWVIEW KNOLLS, A PLANNED UNIT DEVELOPMENT PROJECT, PREPARED BY SVE ASSOCIATES, INC. DATED MARCH 28, 2006, BY CHERIBANDU ASSOCIATES (Case 12, D&S No. 14 CD00).
  4. CHESHIRE RAIL TRAIL TOPOGRAPHIC PLAN STATION 1871450 TO STATION 1818400, AND AMNI BROWN ROAD TO SUMMIT RIDGE DRIVE, KENNEBEC, NEW HAMPSHIRE, DATED MARCH 26, 2015, BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Case 12, D&S No. 14 CD00).
  5. DISCONTINUANCE PLAN PORTIONS OF THE AMNI BROWN ROAD, PREPARED FOR THE CITY OF KENNEBEC, DATED MARCH 26, 2015, BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Case 12, D&S No. 14 CD00 and KSD).

**Easement Plan**  
 The Amni Brown Connector Trail  
 Prepared for  
 The City of Kennebec

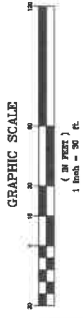
DATE PLAN: 4/29/2019  
 DATE SUBMITTED: 4/29/2019  
 DESIGNED BY: SVE  
 DRAWN BY: RAH  
 CHECKED BY: SVE  
 SCALE: 1"=30'

PROJECT NO.: K21461  
 JOB NO.: K2146 04  
 SHEET NO.: 11 OF 14

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 430 West Street, Portland, Vermont 05602 Phone (802) 207-8661  
 Fax (802) 257-0791 website: www.sveassociates.com

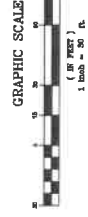
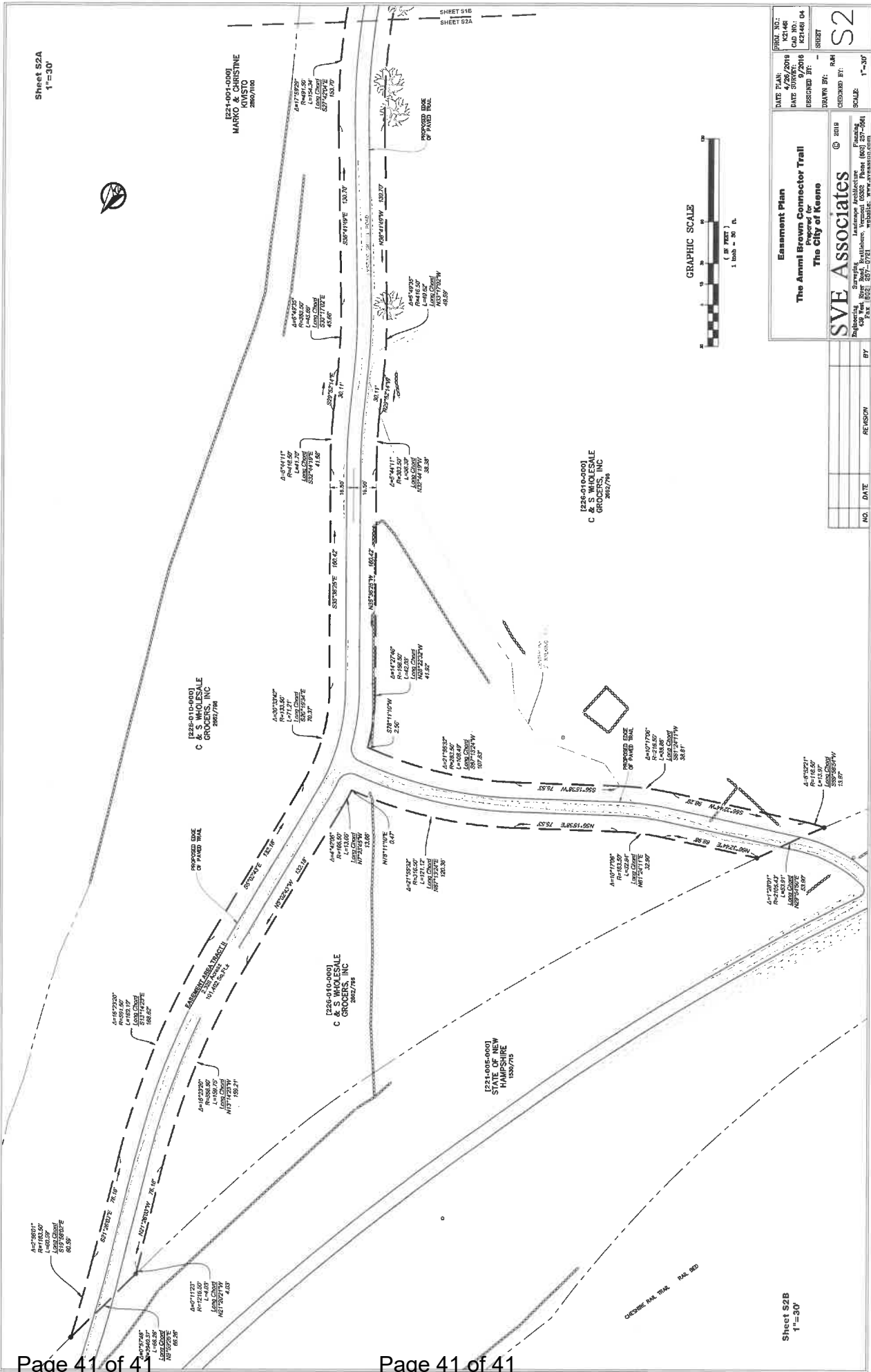
**Symbol Legend**

STONE WALL	—	SIGN
CHAIN LINK FENCE	—	FENCE POST/BOLLARD
WOOD RAIL/STOCKADE FENCE	—	UTILITY POLE W/BUY
BARBED WIRE FENCE	—	WIRES OVERHEAD
EDGE OF WATER	—	WIRE NUMBERS
TREE LINE	—	
EDGE OF GRAVEL	—	
IRON PIN/PPE	—	
STONE/CONCRETE BOUND	—	
SURVEY STATION	—	
DRILL HOLE	—	
5"X7" REBAR WITH CAP (SET)	—	
4" X 4" GRANITE MONUMENT	—	
CONCRETE TREE	—	
DECIDUOUS TREE	—	
KENNEBEC COUNTY DEPARTMENT	—	
CHESHIRE COUNTY RESISTRY OF DEEDS	—	
MEMBER	—	
DEED VOLUME & PAGE	—	





Sheet S2A  
1"=30'



PROJ. NO.:	K2148
DATE PLAN:	4/28/2018
DATE SURVEY:	4/28/18
DESCRIBED BY:	RAH
DRAWN BY:	RAH
CHECKED BY:	RAH
SCALE:	1"=30'

**Easement Plan**  
The Ammi Brown Connector Trail  
Prepared for  
The City of Keene

**SVE Associates** © 2018  
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NO.	DATE	REVISION	BY

Sheet S2B  
1"=30'