



Planning Board – Monday, June 24, 2019, 6:30PM
City Hall Council Chambers – 3 Washington Street, 2nd floor

AGENDA

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – May 28, 2019 Meeting
- III. **Extension Request**
 1. **SPR-902, Modification #4 – 350-354 Winchester St – Home Goods** – Applicant Frederick Taylor Associates Architects, on behalf of owner Riverside Improvements LLC, requests a six-month extension of the 180-day conditional site plan approval timeframe. This conditional approval is for modifications to the front façade of the building and the addition of three new loading docks and one receiving ramp to the rear of the building. The site is 21 acres in size and is located in the Commerce District (TMP# 111-004-000-000-000).
- IV. **Public Hearings**
 1. **SPR-972, Modification #3 – 222 West Street – Site Plan** – Applicant Brady Sullivan Properties proposes to conduct exterior work to the Colony Mill building including the installation of a perimeter drain and landscaping as well as penetrations for exterior ventilation, wall mounted lights and heating and cooling units. The site is 4.6 acres in size and located in the Commerce District (TMP# 567-009-000).
- V. **Advice and Comment**

Applicant Brickstone Land Use Consultants, LLC plans to submit plans for redeveloping the Kingsbury property located at 80 Laurel Street. The site is 22+/- acres in size and located in the Business Growth & Re-Use District.
- VI. **Community Development Director Report**
- VII. **New Business**
- VIII. **Upcoming Dates of Interest – July 2019**

Planning Board Meeting – July 22; 6:30 PM
Planning Board Steering Committee – July 5; 11:30 AM
Joint PB/PLD Committee – July 8; 6:30 PM
Planning Board Site Visits – July 17; 8:00 AM – To Be Confirmed

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**CITY OF KEENE
NEW HAMPSHIRE**

**PLANNING BOARD
MEETING MINUTES**

Monday, May 28, 2019

6:30 PM

Council Chambers

Members Present

Douglas Barrett, Chairman
Michael Burke
Martha Landry
Councilor George Hansel
Gary Spykman

Staff:

Rhett Lamb, ACM/Community Development
Director
Mari Brunner, Acting Planner
Tara Kessler, Senior Planner

Members Not Present:

Chris Cusack, Vice-Chair
Pamela Russell Slack
Andrew Weglinski
Mayor Kendall Lane

I. Call to order – Roll Call

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

II. Minutes of previous meeting – April 22, 2019 Planning Board Meeting Minutes

A motion was made by Councilor George Hansel to accept the April 22, 2019 meeting minutes. The motion was seconded by Gary Spykman and was unanimously approved.

III. Public Hearing

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).

A. Board Determination of Completeness.

Acting Planner Mari Brunner recommended to the Board that Application CUCR-01-05, Mod. 4 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. Jim Phippard of Brickstone Landuse Consultants addressed the Board first. Mr. Phippard stated the landowner, Walter Rohr, owns two adjacent land parcels on Darling Court and referred to lot 1 and lot 2 on a plan. Mr. Phippard stated the request before the Board is to amend the driveway layout for lots 1 and 2. The current driveway layout is for one single, shared driveway. He noted Mr. Rohr purchased these properties more than ten years ago. The driveway was never constructed and he would like to sell lot 2. He has found a buyer who wants his own driveway to lot 2. Mr. Phippard stated what they are asking is to go back to a previously approved plan from 2006 which called for a single driveway into lot 1 and a single driveway into lot 2.

As a result of these changes, the total length of driveway one will be 1,100 linear feet and will impact less land than the shared driveway would. Mr. Phippard noted each landowner would need to apply for their own driveway permit to complete the design. This design would include stormwater collection areas near the bottom of the hill, which will then discharge into the onsite drainage system and into the stormwater pond located on the property. There will be no runoff into the city right of way.

Mr. Phippard referred to the driveway profiles and noted the driveway for lot 1 was very long but does not exceed 12% in grade; there will be pull outs every 300 feet and there will also need to be a turnaround at the top for fire trucks and noted this can be accommodated. The driveway for lot 2 is much shorter in length; it is about 340 feet but does get up to 14% in grade and added this was approved previously and felt it can be accommodated on the property.

Mr. Phippard then referred to a steep slope plan and noted the area shown in green is the precautionary slope, which includes slopes of 15% up to 25% grades. The areas in yellow are the prohibitive slopes, which are 25% or greater. The driveways for both lots cross precautionary slopes but not prohibitive slopes (except a 20-foot area, which is permitted if it is less than 40 feet). The total disturbance to precautionary slopes is well under the 20,000 square foot allowance, which is permitted under the Hillside Ordinance. This concluded Mr. Phippard's presentation.

Mr. Burke asked why the owner originally went with the shared driveway. Mr. Phippard stated because he owned both lots, he wanted to leave the land undisturbed.

Staff comments were next. Acting Planner Mari Brunner went over the history of this project. She stated this was an eight-lot subdivision approved through the Conservation Residential Development (CRD) process in 2005. Since that time, there have been modifications to that approval and all of them had do with driveways. The first was to allow for separate driveways to lots 2 through 5.

The second modification had to do with lot 5, and the third had to do with the addition of the common driveway for lots 1 and 2. The modification before the Board today is to separate the driveways for Lots 1 and 2 again. Ms. Brunner stated the driveway for Lot 1 was approved by the Planning Board at a compliance hearing in December of 2005. The driveway for Lot 2 was approved during modification #1 for this project. The applicant is asking to go back to the designs that were previously approved for these two driveways.

Ms. Brunner stated as far as departmental comments are concerned, they are only from engineering and fire and they both have to do with the length of the driveway and the requirement for a turnaround at the end of the driveway for emergency access.

Ms. Brunner went on to review the applicable standards, including drainage which she noted the applicant has already addressed. With reference to Hillside Protection, she noted this ordinance was adopted in 2009 after this subdivision was approved and therefore the applicant only needs to show that the driveway is located to avoid steep slopes as much as possible. The applicant has provided a steep slope plan which shows the driveway is in keeping with the Hillside Ordinance. The final standard has to do with Comprehensive Access Management, which encourages the use of common driveways. Ms. Brunner noted that the common driveway is longer than the two single driveways would be if combined. This concluded staff comments.

The Chairman asked for public comment next.

Greg and Sue McConahey addressed the Board and Mr. McConahey stated they have lived at 9 Darling Court since 1997 he read the following statement for the record:

It was always accepted that the land behind us would be developed when the design described by then Mayor Michael Blastos as “pork chop” was approved in 2005 and we expressed our concerns to the then previous Planning Board about the impact of runoff onto our property. The Board approved the driveway and drainage design for lot 1, stating it met the requirement that the design does not result in increased volume or velocity of surface runoff onto adjacent properties or surface water bodies. This drainage design was intended to have an effect that during a storm event of 25 years or less, volumes and velocities of storm water flow entering the abutters’ properties should be lower than existing condition.

After modification #3 was approved, the applicant commissioned a contractor to put in base layers for the combined driveway for Lot #1 and Lot #2. In 2012, Keene experienced a significant rain event, flooding the east side of the city but also doing significant damage to Darling Road. We experienced several inch-deep torrents coming down the hillside in question here contributed by the driveway, which was roughed, into place. Last fall we experienced standing water in our backyard after a long rainy period again attributable to a bend in this shared driveway that had been roughed in.

We have no issue with the applicant’s desire to modify the build site for lot #2. Our concerns continue to be with lot #1 and the run off caused by the existing roughed-in shared driveway.

Mr. McConahey stated he is not sure whether the plan is to extend the roughed-in shared driveway and looking at the pins placed on the site, it seems like the roughed-in driveway is located on lot #2.

Depending on where lot 1’s proposed driveway is sited; whether extended due north from the bend or sited in an altogether new area, who monitors the actual build rather than just approving a designer’s plan? Has any city employee reviewed the post build site after a rainstorm to see if the drainage system is directing flow properly?

The existing banking and outlet for the rough driveway fails the stipulation originally described. What is our recourse as the abutter when the actual build does not achieve the desired outcome?

Mr. McConahey stated in closing that they still have concerns about the runoff as expressed when this plan was approved in 2006.

Chair Barrett summarized the concerns raised; the concern is not for the stand-alone driveway but what was approved previously and what has been roughed in.

Mr. McConahey added he also wants to know where the driveway for lot 1 will actually be located. Would the roughed-in driveway be discontinued? Ms. Landry noted she heard a question about who would be overseeing the installation of the driveway and the drainage system and who makes sure it is acting properly as designed – Ms. Landry asked for staff’s comments on this item.

Mr. Lamb stated the issuance of a driveway permit is usually handled through the City Engineer's office but stated he was not sure if there was an approval for this driveway and was also unaware of its installation. He added according to aerial photography as of 2015, it looks like it has been in use at least since 2015 and was not sure how that matches up to the approved prior plan of 2006 or this plan before the Board today. Mr. Lamb felt the Board should hear from Mr. Phippard as to the location of this roughed-in driveway.

Mr. Phippard stated the issue is this driveway was never completed and apologized for not having a complete picture of this item, as this was one of Mr. David Bergeron's applications and he is out on leave with a medical issue. Mr. Phippard indicated he had spoken to the owner who said they had started clearing the path and the owner didn't know if it was in the approved location or not. He went on to say when Mr. Phippard visited the site there was runoff coming down the site, a lot of vegetation had been removed and this was causing the runoff to get onto the abutter's property. He agreed it should be corrected and addressed impacts to the right of way – he noted he would be speaking to Mr. Rohr about this. Mr. Phippard asked that addressing the drainage issues be made a condition of approval if the Board is inclined to approve this application tonight.

Mr. Phippard further stated Mr. Rohr needs to stabilize the area and create the drainage collection area to prevent it from leaving his property and going outside the controlled channeled structure and into the storm water system. He apologized to the abutters and said that what they are experiencing should not have happened.

Mr. Lamb stated what is before the Board is a change to the driveway, but the significant question is what is there today; he noted what he can see from aerial imagery is the roughed-in driveway crossing both properties. He further stated that the aerial map shows the curb opening located along the frontage of lot 2 for a driveway that is going to be used for lot 1. He asked Mr. Phippard whether he plans on taking out what exists there now and move ahead with what is on the approved plan. Mr. Phippard stated his intent is to comply with what is on the approved plan – he stated he does not know why it was relocated and if his office was involved they would have come back for an amendment.

Ms. Landry asked for clarification on whether Mr. Rohr was going to sell lot 2. Mr. Phippard stated this is his intent. Ms. Landry asked how the city would have assurance that what is built will match the approved design. Mr. Lamb said that, due to the substantial difference between the location of the roughed-in driveway and the driveway on the plan, he would suggest this item be continued. Chair Barrett stated he feels the same way, and added if the Board was aware of what currently exists at the site, a site visit could have been conducted which did not happen with this application.

Mr. McConahey stated there is a transformer box where their lot ends and lot 1 begins and asked Mr. Phippard if he has an estimate of how far from this transformer box, the driveway for lot 1 will begin. Mr. Phippard stated he was going to have the surveyor go back and look at the pin locations. He added if the box is close to Mr. McConahay's property, the curb cut should be about 60 feet to the west, and for lot 2 it would be about 150 feet to the west.

Mr. Spykman noted it is not the purview of this Board to enforce what has been approved and added enforcement lies with other city departments. Mr. McConahey apologized for wasting the Board's time. Chair Barrett noted it was not a waste of time and added if not for the

McConaheys' concerns the Board would not be aware of a situation where what is on the ground is different than the plan and added this would be the reason for the continuance.

Mr. Phippard apologized to the abutters and went on to say that when the buyers learned there was an approval required for the location of a driveway for lot 2, they postponed their closing, which was May 5, and it has now been moved to June 5. He added that if they cannot close on June 5, it is likely the sale might not happen. Mr. Phippard stated he was not opposed to adding a condition which indicates a driveway permit for lot 2 cannot be granted until the drainage situation for lot 1 is corrected and added he will oversee the problem to make sure it is corrected.

With no further comments, the Chairman closed the public hearing. Mr. Spykman stated he was not opposed to a continuance and was hoping good language can be proposed for the continuance.

Mr. Lamb noted there has been no driveway permit issued through the City Engineer's office. The applicant has shown the Board profiles of the driveway and what the Board does not have are construction drawings as to how the drainage is going to be handled. He added the Board's decision tonight could be appealed, whereas a driveway permit cannot and felt the June 5 deadline sounds like an issue with respect to the possibility of an appeal. He reiterated what is on the ground is not something that is on a plan and is something that is being discovered tonight; the curb opening is on the wrong lot. He further stated if the Board is interested in a condition, the Board could take a short recess while staff puts language together.

Chair Barrett stated that just resolving the drainage issue is not enough for him to approve this application tonight; he is still unclear of the situation that exists at this site – why there is a curb cut in the wrong location? Why was a driveway roughed-in?

Mr. Lamb went over the outstanding issues:

1. The Board needs to see a revised plan because there are too many inconsistencies that exist now between what is present on the site and the proposed plan. This plan will need to be approved by the City Engineer.
2. Removal of the existing curb cut and driveway – what exists is not consistent with either the 2006 plan or the plan before the Board tonight.
3. Drainage and driveway safety to be reviewed by the City Engineer.

Councilor Hansel asked how the enforcement issue would move forward if the process were stopped at this point. The Councilor felt this was separate from the approval process. Mr. Lamb stated this would happen through the Code Enforcement staff for a building permit and through the City Engineer's office for a driveway permit. In this case, since it is a CRD application, it would be a combination between Code Enforcement and the Engineer's office. He added the city does not have a normal practice to inspect driveways before they are built. There will be an inspection for the construction of the home, and the driveway will be part of that process. The Councilor added that this problem needs to be fixed and felt the only way to accomplish that is to move this item forward, so the applicant can sell the lot, with a requirement to apply for a driveway permit. If that does not happen, how can the issue be fixed for the McConaheys? Mr. Lamb stated now that the City knows there is a problem, the City will work with the owner to address the issues raised at tonight's meeting.

Ms. Landry asked whether the Board could take a recess to see what conditions staff could come up with to include in a motion for a conditional approval.

The Board recessed while staff worked on language for possible conditions to approve this application.

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board 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. Submittal of a revised existing conditions plan to show existing curb cut location and driveway area.
3. Removal and restoration of existing curb cut and driveway area in a condition deemed satisfactory to the City Engineer.
4. That the applicant obtains a driveway permit from the City Engineer for Lots 1 and 2.
5. Owner’s signature appears on the plan.

The motion was seconded by Gary Spykman.

Mr. Phippard asked what would happen should the surveyor find out the driveway is not in the wrong location; would it still need to be removed? Chair Barrett stated they would discuss this question.

Mr. Spykman suggested because the Board only has the aerial photography as a reference tool, he felt the language could be altered to reflect the uncertainty in the driveway location.

Ms. Landry asked whether there could be any issue with the construction of the roughed-in driveway with respect to the driveway for lot 2. Mr. Burke noted it has been stated this was one of the issues; the driveway was not installed correctly.

Councilor Hansel retracted his motion and Mr. Spykman retracted his second.

A motion was made by Councilor George Hansel that the Planning Board 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. Submittal of a revised existing conditions plan to show existing curb cut location and driveway area.
3. Removal and restoration of existing curb cut and driveway area in a condition deemed satisfactory to the City Engineer, if the existing curb cut and driveway area are not consistent

with the approved driveway location as shown on the plan signed by the Planning Board chair in March 2006.

4. That the applicant obtains a driveway permit from the City Engineer for Lots 1 and 2.
5. Owner's signature appears on the plan.

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

2. **S-03-19 – 0 Hurricane Road – Boundary Line Adjustment** – 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 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 in the Rural District.

A. Board Determination of Completeness.

Acting Planner Mari Brunner recommended to the Board that Application S-03-10 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 stated he was before the Board regarding the Bruce R. & Kimberly A. Pilvelait Irrevocable Trust. This application is regarding two adjacent lots located on Hurricane Road, which are both non-conforming lots in terms of lot size. These lots were approved in the 1950's, pre-dating the current lot size standards. Mr. Phippard stated the item has been before the Zoning Board for variance approval to allow for construction of single-family homes on each of the lots. The first lot is 3.7 acres and the second lot is 2.97 acres in the Rural district. The proposal is for a lot line adjustment; however, the adjustment will not change the acreage for either lot and will allow both lots to meet the lot width requirement for single family home construction. He added the boundary line adjustment plan is what will be recorded with the Registry of Deeds.

Mr. Phippard referred to second plan which shows that after the lot line adjustment, these lots would comply with all dimensional requirements other than lot size. Setback areas, well locations, and building house footprints are also shown on this plan. Mr. Phippard added there is documentation from a septic designer that each of these lots can support an onsite septic system.

He further stated the driveway locations have excellent line of sight from both directions for over 400 feet. There are existing wetland areas on the property but there is no disturbance proposed for the wetland areas. The property is also not located in a flood plain.

Mr. Phippard then referred to a steep slope plan and noted the yellow areas are precautionary slopes and referred to where these slope areas are being crossed. The green represents prohibitive slopes and only about 20 feet in length of prohibitive slopes are being crossed (less than 40 feet is allowed under the Hillside Ordinance). This concluded Mr. Phippard's presentation.

Staff comments were next. Ms. Brunner stated the reason for this application is to adjust lot line between the two lots to create a 200-foot lot width for building construction. She went on to say that, because there is no development proposed at this time, many of the Board's standards don't

apply to this application. However, Staff did request the submittal of a steep slope plan to show that driveways could be located to avoid the steep slopes to the best extent possible and comply with the Hillside Protection Ordinance. The applicant has demonstrated this.

Ms. Brunner added there are also wetlands present on this site, but the applicant has demonstrated both lots can be developed without impact to the wetlands. With reference to surface waters, she noted that Section 102-1492, Surface Water Protection Ordinance says that for pre-existing uses, single- and two-family homes will not be prohibited if certain conditions are met – the only condition that pertains to this application is regarding the maintenance of a 30-foot buffer which the applicant has demonstrated.

Ms. Brunner added the applicant is not looking for Planning Board approval for the exact location for driveways at this time. The only plan that will be recorded with the registry is the plan which shows the lot line adjustment; the building footprints and driveway locations were only shown in order to demonstrate that it is possible to develop each lot while meeting the City's standards.

With regards to water and sewer, Ms. Brunner stated the applicant received approval from the Zoning Board of Adjustment 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 and 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.

With reference to Comprehensive Access Management, the applicant notes that while driveway locations are shown, they are only for demonstrative purposes and will eventually obtain driveway permits through the City Engineer's office.

This concluded staff comments.

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-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.

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

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.

Senior Planner Tara Kessler addressed the Board and explained the purpose of Advice and Comment is to seek preliminary guidance from the Planning Board on a project and develop a project that is consistent with the Planning Board's Development Standards. She indicated these are informal sessions that are non-binding; they are not a public hearing and abutters are not notified.

With respect to today's Advice and Comment, Ms. Kessler noted certain unique circumstances that have occurred which cause staff to recommend to the Board not to move forward with this Advice and Comment. She explained staff became aware last week that work on the exterior of the site has already begun without Board approval. She noted staff has been in communication with Brady Sullivan over the past few months and at that time, this work was proposed. She added Brady Sullivan did get administrative approval for change of use to residential in 2017 following an issuance of a variance for a residential use in the Commerce district. She noted this approval clearly states no changes would be made to the exterior of the building such as the walkways, lighting or landscaping. In December, staff was approached regarding the location of exterior vents for several apartments and at that time the owner was informed this installation would need to be approved by the Planning Board. This conversation continued through April and it was suggested they come before the Board this month for Advice and Comment. They had missed the deadline for site plan review for the May meeting.

The applicant has submitted an application for site plan review for the June meeting. However, last week staff found out changes have been made to the exterior of the site without Board approval. Ms. Kessler stated that, as Advice and Comment is intended for proposed work and the applicant has moved forward with number of these changes, staff recommends the Board not continue with the Advice and Comment this evening and any further discussion on this item be held at the public hearing in June. Ms. Kessler added when staff learned of this work last week, the Community Development Department issued a stop work order.

Chair Barrett stated at this point the Board would have to decide if they wish to continue with this item, but added he would like to give the applicant the opportunity to respond.

Mr. Rob Pearson representing 222 West Street, Colony Mill addressed the Board stated there have been a few hands involved with this project; they had to present to the National Park Service for Historical Credits for their project and were under the impression some of the penetrations were already accepted through that process. Mr. Pearson noted the penetrations staff is referring to are for lighting and most of those were due to signs for other businesses previously located at this site as well as for banners. He added for every hole they drilled they filled in hundreds of holes. He stated once the stop work order was issued, any lighting that was being installed stopped.

Mr. Pearson agreed they were wrong in installing some of the lights without Board approval. As far as the penetrations were concerned, they were under the impression that it was understood that 89 units were being added to this building and condensation lines were required (six on the West Street side and 12 on the Court Yard side of the building). The landscaping that was taken out was in discussion with the City – a perimeter drain was added to take care of the water that comes down West Street as well as water the site was absorbing from West Street. He added the landscaping that was taken out were plants that were overgrown.

The Chair asked for Board comment next.

Mr. Spykman stated he does not have to remind the Board how many times applicants do the work and then ask for approval after the fact. He stated he was encouraged when he saw an Advice and Comment item, but this applicant has moved forward with the work and stated he was not prone to moving forward with this item and suggested waiting for the site plan approval in June.

Councilor Hansel stated he does not get too concerned when work is performed beforehand and felt this work that is being done is done at their own risk and might be something that an applicant would have to remove.

Mr. Lamb stated there are a few reasons to not move forward with this item; there is no public present and staff has not prepared a staff report. He further stated with the work that was done, staff would like to provide comment on it and felt it was inappropriate to do so under Advice and Comment and suggested waiting for the site plan approval. He went on to say when the applicant was asked by staff if anything was changing on the front of the building they were told no, hence the reason this item was approved administratively. He added he took a lot of heat from the Board approving this item administratively.

A motion was made by Martha Landry that the Board conclude the Advice and Comment on this item based on information received from staff and any discussion on this proposal be deferred until a site plan application is received by the Board. The motion was seconded by Gary Spykman and was unanimously approved.

Mr. Pearson stated they are trying to work with the City of Keene and if they missed this, they would like to apologize. They have many third party vendors who are involved and it was not done intentionally.

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

City Engineer, Don Lussier stated the Ammi Brown Road currently exists as a Class VI Road – it is a path through the woods, the neighborhood loves it and makes for a great mountain biking route. He noted the City recently received the Transportation Alternatives Program (TAP) Grant in 2016 and is currently under review by DOT for construction. As part of this work, the city is going to be improving this Class VI road. By State Law Class VI roads are roads a municipality does not maintain, it is for public access. Mr. Lussier noted this becomes an issue when you are trying to improve a trail.

As a result, what staff is proposing tonight is the absolute discontinuance of the Class VI road to be followed immediately by the laying of a Class A Trail. He explained Class A Trails are new under State Law. A municipality can perform maintenance on it, it is for public use but there can be use restrictions placed on it and permit more access right for adjacent property owners.

Mr. Lussier referred to the existing trail on a plan, the trail area across from Summit Ridge Condominium will not be changed, land owned by C&S Wholesale Grocers, a majority of this trail will not see a change.

Mr. Burke asked once it is changed to the Class A Trail whether it can still be used by snowmobiles. Mr. Lussier stated under State Law snowmobile use is permitted but the city can also restrict uses and restricting snowmobiling is something the condominium association has asked for. What staff is proposing is to install the trail, permit snowmobile use and the trailhead parking at the corner of Summit and Summit Ridge will have signs indicating “hours for daylight only”. The complaints the city has received is snowmobile use after hours.

Mr. Lamb addressed this item and noted the role of the Planning Board for this type of item is fairly rare; under the Statute, the Planning Board has the authority to provide advice and make a recommendation to the City Council. If so inclined, the Planning Board would recommend adoption of the Resolutions outlined by the City Engineer.

Chair Barrett noted it is indicated the Mayor will set a time and date for a site visit and public hearing. Mr. Lussier noted the site visit has been scheduled for June 6th at 5:30 pm at the Trial Head location

A motion was made by Councilor George Hansel that the Planning Board recommend Adoption of R-2019-08; R-2019-09; and R-2019-10 all relating to the discontinuance of the Ammi Brown Road. The motion was seconded by Gary Spykman and was unanimously approved.

VI. Community Development Director Report

None

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

The meeting adjourned at 8 pm.

Respectfully submitted,
Krishni Pahl
Minute Taker

Reviewed and edited by Mari Brunner, Acting Planner

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Frederick Taylor Associates – Architects, PC
572 North Broadway
White Plains, NY 10603

914 289 0011
914 289 0022

June 1, 2019

City of Keene
Community Development Department
City Hall, 4th Floor
3 Washington St.
Keene, NH 03431

Attn: Tara Kessler, Senior Planner


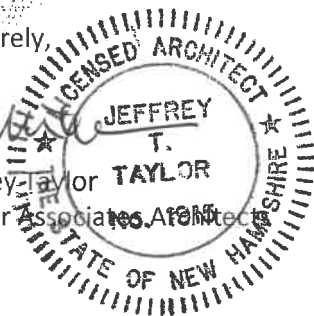
Re: Riverside Plaza Façade
350-354 Winchester St.
(TMP# 111/004/000/000/000)
Keene, NH
Job #10375

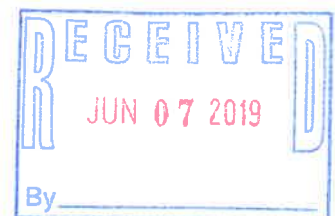
Dear Ms. Kessler:

This letter is to kindly request an extension to the Planning Approval for the new façade work at Riverside Plaza. We are making this request to allow more time to comply with the condition of approval to obtain a floodplain development permit for the existing Shaws space currently under construction. A new survey and site elevation drawing are currently being prepared and should be ready to file within a few weeks.

After review of the above information and attachments please feel free to contact our office with any questions or comments.

Sincerely,


Jeffrey Taylor
Taylor Associates Architects




From: [Robert Dallesandro](#)
To: [Tara Kessler](#)
Cc: [Jeffrey Taylor](#); [Glenn Wilson](#); [Jose Navarro \(jnavarro@dlcmgmt.com\)](mailto:jnavarro@dlcmgmt.com)
Subject: Planning Approval Extension for Elevation Certificate
Date: Monday, June 10, 2019 10:56:01 AM

Hi Tara,

As a follow up to our phone call and our letter, we'd like to request a six-month extension to the previous approval with the likelihood that we will have a new Elevation Certificate well prior to that date.

We have a completed survey from our surveyor and our Civil Engineer is working on a new drawing elevation drawing for review which should be ready in about 4 weeks.

Please let me know if you have any questions or need anything additional.

See you on the 24th.

Rob Dallesandro



572 North Broadway

White Plains, NY 10603

p: 914.289.0011

f: 914.289.0022



City of Keene

New Hampshire

December 20, 2018

Mr. Jeffrey Taylor
Frederick Taylor Associates – Architects P.C.
572 N. Broadway
White Plains, NY 10603

RE: **SPR-902, Modification #4 – 350-354 Winchester Street – Home Goods – Site Plan** –
Applicant Taylor Associates Architects, on behalf of owner Riverside Improvements LLC,
proposes interior renovations and site work to the site of the former Shaw's Department
store on the property located at 350-354 Winchester St. (TMP# 111-004-000-000-000).

Dear Mr. Taylor,

At its meeting of December 18, 2018 the Planning Board voted to approve SPR-902 Modification #4, as shown on the plan sheet entitled "Lease Outline Drawing Overall Floor Plan" prepared by Taylor Associates Architects at a scale of 3/32" = 1' on June 6, 2018 and revised November 15, 2018 and the architectural elevations entitled "Elevation and Partial Plan" prepared by Taylor Associates Architects at varying scales on June 6, 2018 and last revised on December 3, 2018 with the following conditions prior to signature by Planning Board Chair:

- A. Submittal of an elevation certificate to verify whether the proposed concrete ramp is in the floodplain and, if needed, attainment of a floodplain development permit.
- B. Owner's signature on plan.

When the above conditions have been addressed, please submit five plan sets reflecting compliance with the Planning Board's conditions of approval. The final submitted plans will be subject to a review period. Once the plans are deemed complete, the Planning Board Chair will be so notified to sign the plans.

In accordance with the Planning Board Regulations, the applicant is allowed 180 days from the date of approval to meet the conditions established by the Planning Board or the plan shall automatically expire. The expiration date of this conditionally approved plan is June 18, 2019.

Sincerely,

Rhett Lamb,
Community Development Director/ACM

cc: City Plans Examiner
City Appraiser
City Engineer
Project File

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STAFF REPORT

SPR-972 MODIFICATION 3 – 222 WEST ST – COLONY MILL MODIFICATIONS

Request:

Applicant Brady Sullivan Properties proposes to conduct exterior work to the Colony Mill building including the installation of a perimeter drain and landscaping as well as penetrations for exterior ventilation, wall mounted lights and heating and cooling units. The site is 4.6 acres in size and located in the Commerce Zoning District (TMP# 567-009-000).

Background:

The Colony Mill at 222 West St is historically known as the Faulkner & Colony Woolen Mill. It was established in 1815 and was used for textile manufacturing until 1954, making it the longest running family-owned textile mill in the country. The building was replaced twice due to massive fires in 1825 and 1838. The Mill remained untouched between 1954 and 1981 when it was bought and restored for use as a retail mall and became known as the “Colony Mill Marketplace.”

In 2014, Brady Sullivan Properties purchased the Colony Mill and was granted a use variance from the Zoning Board of Adjustment (ZBA) in December 2016 to allow for multi-family residential uses in the Commerce District. In February of 2017, Brady Sullivan received an administrative approval from the Community Development Department for the change of use to residential. This approval explicitly stated that there would be no changes to the exterior of the building, walkways, parking lot lighting, snow storage or landscaping.

In December of 2018, the Applicant informed the Community Development Department that it would need to install multiple exterior ventilations for each apartment unit in the five-story portion of the building. At that time, City staff informed that Applicant that any exterior work, including the installation of any wall penetrations for vents would require Planning Board approval. Again, in April of 2019, the Applicant inquired about installing these penetrations/vents and City Staff provided the same response as it did in December. At a site visit in April, it was observed that the Applicant had removed mature landscaping and installed a perimeter drain around the site without prior approval. City staff informed the Applicant that this work and any proposed future work would need to receive approval from the Planning Board.

In April and May of 2019, City staff and the Applicant worked together to identify a way to reduce the number of proposed penetrations. It was determined by the Building and Code Official that a number of the proposed vents could be penetrated through the roof of the glass atrium rather than through the brick walls of the building, and that some units would require fewer vent penetrations due to the layout of the spaces.

In late May, the Applicant submitted a site plan application to the Planning Board for the June meeting for the proposed penetrations and site modifications. The following week, City staff observed that the Applicant had moved forward with installing multiple penetrations in the exterior of the building for wall mounted light fixtures and had completed the installation of a number of these wall mounted lights. City staff issued a Stop Work Order for all exterior work on May 24, 2019 and documented the work that had been completed to the building at that time.

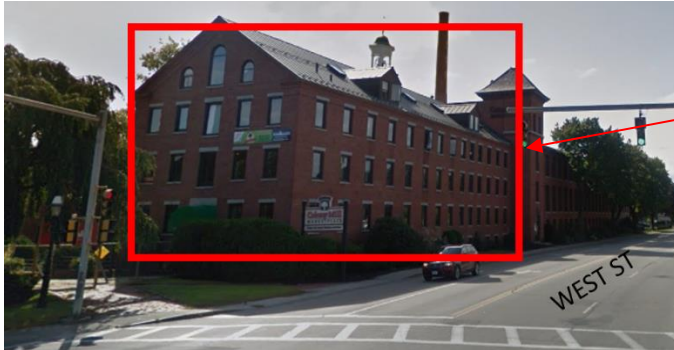
In this application, the Applicant is seeking approval for the installation of the following work:

- 11 exterior condenser units and associated wall-mounted conduit for heating and cooling at the northeast corner of the site;
- 39 wall mounted lights along the north and east building elevations (some of these lights have already been installed);
- 18 exterior vents through the brick walls and 11 vents through the roof of the glass atrium;
- A crushed stone perimeter drain (this has already been installed);

STAFF REPORT

- A mixture of tree, shrub and perennial plants around the perimeter of the building to replace the existing landscaping that had been removed; and,
- The reconfiguration of brick walkways at the northeast corner of the site.

The Applicant has applied for federal historic preservation tax credits through the National Park Service and the State Historic Preservation Office. The exterior work that was approved by these agencies for the tax credits was limited to six exterior wall penetrations to the five-story building for ventilation. The work proposed by the Applicant in this site plan application has yet to be reviewed by the State Historic Preservation Office or approved by the National Park Service.



5-Story portion of the Mill Building

Completeness:

Recommend that the Board accept the application as complete.

Departmental comments:

Engineering – No issues.

Code – No issues.

Application Analysis:

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

1. **Drainage:** The Applicant has installed a french drain around the perimeter of the building to capture and infiltrate stormwater from the roof. The water that is collected by this drain will be directed into the onsite drainage system. The Applicant has submitted a letter from a NH Licensed Engineer that states the perimeter drain system, as designed, is deemed appropriate for its intended application. The Applicant is not proposing to install any new pavement or alter the existing grading on the site.



Installed perimeter drain

STAFF REPORT

2. Sedimentation and Erosion Control: With this application, the Applicant is not proposing any work that would appear to require sedimentation and erosion control. However, City staff have observed that materials are being stockpiled in the southwest corner of the site without protection. City staff have asked the Applicant to install silt fencing around these piles to protect against transport of sediment/materials offsite or into existing catch basins/nearby waterways.
3. Hillside Protection: There are no steep slopes present on the site. This standard is not applicable.
4. Snow Storage: The Applicant has adequate space for snow storage on the site.
5. Flooding: The property is not within the 100 Year Floodplain. This standard is not applicable.
6. Landscaping: The Applicant removed the large shrubs and landscaping along the perimeter of the building to install a french drain. In place of this landscaping, the Applicant is proposing to install a variety of 167 shrubs and 190 assorted perennials, as well as 2 Japanese maples and 3 arborvitae, around the east and north facing elevations of the building. A Landscaping Plan has been submitted that details the proposed plant types, locations, sizes, and numbers. This Plan also identifies the location of existing trees, which the Applicant has noted will not be removed from the site.
7. Noise: The Applicant does not propose work that might lead to noise impacts. This standard appears to be met.
8. Screening:
 - Dumpster Enclosure: The Applicant will be installing wooden screens along the south side of the building to screen the existing dumpster and transformer from view. These screens had been used by the previous property owners. One screen is 12' wide by 8' tall. The other is 8' wide by 8' tall.
 - Condenser Units: The Applicant is proposing to install 11 ground-mounted condenser units at the northeast corner of the building. Four units would be located along West Street and seven units would be located near the eastern most entrance to the building (facing Gilbo Ave). These units would attach via conduit to the inside of the building and each would service one apartment unit. The conduit would be at the ground level and connected to the building at the height of the condenser unit. The Applicant has noted that each condenser is approximately 3' tall and would be mounted on a 3" plastic pad. The Applicant has proposed installing a spreading yew hedge in front of these units as a vegetative screen. The spreading yew hedge would be 18" to 24" tall at the time of planting and would grow to be between 3' to 4' tall at maturity.

It appears that the condenser model proposed by the applicant would be black in color. Staff will confirm the unit color with the Applicant prior to the Planning Board meeting in June. Staff asked the Applicant to consider locating the proposed condenser units in a less visible location. The Applicant noted that there is no other location that these units can be located due to the limitations of the line lengths for each unit and because the units cannot be installed on a pitched roof.

STAFF REPORT



The areas highlighted in the photos above with yellow are the proposed sites for the ground-mounted condensers.

- **Roof Mounted Vents:** The Applicant is also proposing to install 11 low profile vents on the roof of the glass atrium. These vents would need to be installed on a 12” high curb mounted to the roof of the atrium. The specifications for this vent are included in the meeting packet. Each of the low profile vents would be 11” wide by 6.5” tall by 13” long. To screen these vents from view, the Applicant is proposing to install a 30” roof screen. This screen is depicted on the Sheet A2-3 of the elevations submitted for this application.
9. **Air Quality:** No impacts to air quality are proposed as part of this application.
10. **Lighting:** The Applicant is proposing to install 30 wall-mounted light fixtures along the perimeter of the building. The fixture proposed by the applicant is an up/down light. Per Development Standard #10, uplighting is prohibited. To address this issue, the Applicant has proposed modifying this fixture so that the upper lamp would not be operational and the fixture would only operate as a downlight. The Applicant has noted that the lights will be set on a timer to turn on and off at sunrise/sunset each day.

In addition, the applicant is proposing to install three pairs of goose-necked, wall-mounted lights on either side of the main entrances to the building on the north, south, and east elevations. Three of these goose-necked fixtures are proposed to be installed on the south elevation on the wall of the first story.



The wall-mounted up/down light is displayed in the above left photo. The goose-necked light is displayed in the above right photo.

STAFF REPORT

11. Sewer and Water: The site is currently serviced by City water and sewer services. This standard appears to be met.
12. Traffic: When the Applicant applied for a variance from the ZBA to have residential use in the Commerce District, a traffic study was completed evaluating the impact of the proposed use. This traffic study demonstrated that there would be a decrease in travel demand to the site as a result of the change of use. However, there would be no traffic impacts generated as a result of this current proposal. This standard appears to be met.
13. Comprehensive Access Management: The Applicant has proposed realigning the brick walkway at the northeast corner of the site, which leads to the crosswalk at the intersection of Gilbo Ave and West St. This walkway had previously branched into two pathways, one leading east and one leading west on West St. The proposed walkway would be a single brick walkway that is larger in size than the previous walkway.

In addition, the Applicant will be installing two new bicycle racks in areas adjacent to the parking lot on the east side of the building and in front of the south side of the building near the former Toadstool Bookstore retail space. These bicycle racks are to replace pre-existing racks that were removed by the Applicant because they were damaged.

14. Hazardous and Toxic Materials: The Applicant does not propose to receive, handle, store or process any hazardous substances as part of this application. This standard appears to be met.
15. Filling / Excavation: This standard appears to be met.
16. Wetlands: There are no wetlands present on the site. This standard is not applicable.
17. Surface Waters: There are no surface waters present on the site. This standard is not applicable.
18. Stump Dumps: This standard is not applicable.

19. Architectural and Visual Appearance: The Applicant is proposing to install a number of permanent penetrations through the brick walls of the building for lighting, air exchange/exhaust, and heating/cooling. These proposed opening will be variable in size, with the largest being 6" in diameter. Eighteen of these penetrations are for air ventilation for the apartment units. The Applicant proposes to locate 6 along the first story of the building facing West Street and 12 along the upper stories of the building elevation facing south, above the glass atrium. These penetrations would be capped with an aluminum, vertical wall vent that is approximately 10.5" by 10". A specification for this wall vent is included in the agenda packet. The Applicant has noted that they intend to paint the vent cap with a terracotta paint color that is to match the color of the brick. While these vent caps will not be highly visible from the public right of way, the penetrations will leave large openings in the exterior of this historic building. In order to maintain their application for historic preservation tax credits from the National Park Service, the Applicant will need to submit modifications to their original plan and receive approval for the proposed work. The National Park Service will be reviewing this application for consistency with the Secretary of the Interior Standards for the treatment of historic properties.



Above: The 6" diameter penetration for ventilation; Below: Penetration for light fixtures.



STAFF REPORT



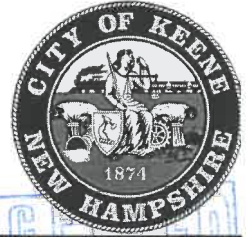
*Proposed location for exterior vents on
the West Street Façade*

RECOMMENDATION FOR APPLICATION:

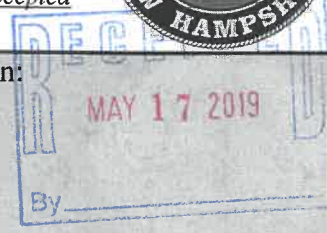
Staff will provide a recommended motion at the meeting on June 24, 2019.

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 <i>Colony Mill Apartments</i>	Date Received/Date of Submission:
	Tax Map Parcel number(s) <i>576 - 009 - - - - -</i>	Date of pre-application meeting:
		Date Application is Complete:
		Community Development Dept File #: <i>SPR-972, mod. 3</i>

Project Address: <i>222 West St</i>	O w n e r	PRINTED Name: <i>Brady Sullivan Properties</i>
		Signature: <i>[Signature]</i>
		Address: <i>670 N Commercial Suite 303 Manchester NH</i>
Acreage/S.F. of Parcel: <i>4.6</i>		Telephone \ Email: <i>603-716-7301 rpearson@brady-sullivan.com</i>
Zoning District: <i>Commerce</i>	A p p l i c a n t	PRINTED Name: <i>Robert Pearson</i>
		Signature: <i>[Signature]</i>
		Address: <i>222 West St Keene</i>
		Telephone \ Email: <i>716-7301 rpearson@brady-sullivan.com</i>

Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: _____ Date: _____

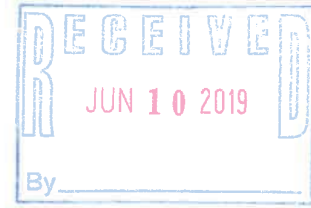
For those sections of the application that are not affected by the proposed modification to the previously approved site plan, you are encouraged to request exemptions in lieu of submitting required documents.

B Descriptive Narrative Including

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

C A complete application must include the following

City of Keene
New Hampshire



MEMORANDUM

TO: Rob Pearson, Brady Sullivan

FROM: Tara Kessler, Senior Planner

DATE: May 29, 2019

SUBJECT: Comments on Site Plan Application (SPR 972 Mod. 3) for 222 West Street, Colony Mill

Staff from the City of Keene Community Development have conducted an initial review of the Site Plan application for 222 West Street (TMP# 576-009-000-000). Included below are comments and questions on the submitted materials. Please, submit additional information and/or revised drawings by the deadline of **June 10, 2019**. Staff are waiting on comments from the Fire, Police, and Engineering Departments and will forward these comments to you when they are submitted. Please, feel free to contact me with any questions at 603-352-5440 or tkessler@ci.keene.nh.us.

To access an electronic copy of the Planning Board Development Standards or the Site Plan Regulations, which are referenced in the comments below, click on the following links:

- https://ci.keene.nh.us/sites/default/files/planning/2019_04_22_Dev_Standards_Adopted_FINAL.pdf
- https://ci.keene.nh.us/sites/default/files/planning/2018_05_29_Planning_Board_Regs_Adopted_FINAL.pdf

1. Existing Conditions Plan:

- a) Please, submit a revised Existing Conditions Plan that documents the current existing conditions of the site. The Plan that was submitted shows condenser units and landscaping that is not present today. This Plan does not show the perimeter drains, granite edging along walkways, and the NBT Bank kiosk, which are present today. Also, the existing walkway configuration by NBT bank is different than what is depicted on the Plan.
- b) Please, include a legend on the Existing Conditions plan that has symbology for lines and site features.
- c) In the parking space closest to the NBT walkway, there is a bicycle symbol. What does this symbol represent? A similar symbol is present in an area near the southwest corner of the building.
- d) The Existing Conditions Plan and the Landscaping Plan that was submitted need to be stamped by a NH licensed engineer or architect per Section IV.D.2.a.1 of the Planning Board's Site Plan and Subdivision Regulations.
- e) Ensure that the Plans submitted include a North Arrow, and a correct scale bar.

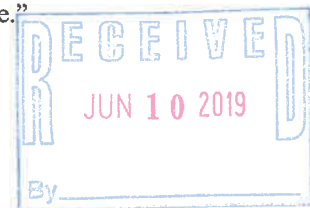
2. Drainage:

- a) Please submit a plan that shows the perimeter drain/trenches that were installed and where they connect to the storm drains as described in the narrative submitted.

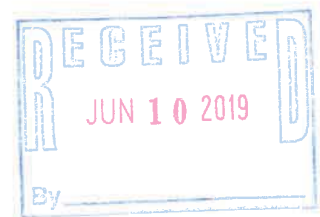
3. Exterior Lighting:

- a) The lighting fixture selected for the proposed wall mounted lights is an uplight/downlight. Per section 10.C.1 of the Planning Board Development Standards, uplighting is prohibited. This fixture does not meet the Planning Board's Development Standards.

- b) Please submit manufacturer specifications/cut sheets for the proposed gooseneck light fixtures that frame the entrances on the east- and north-facing elevations.
 - c) What hours during the day will the exterior lighting be turned on? Section 10.C.6 of the Planning Board Development Standards addresses the requirements for exterior lighting hours of operation.
4. Exterior Ventilation:
- a) Please submit a sample and manufacturer's specifications for the vent cap that will cover the proposed exterior penetrations for ventilation. These specifications should show the color, finish type, and size of the proposed vent cap.
 - b) The Building and Code Official has requested the submission of a floor plan that shows which units the proposed exterior vents go to and that identifies what is being vented? This floor plan should identify which units will vent through the glass atrium, which units will vent through the brick wall, and which units will not be providing a kitchen vent.
5. Condensers:
- a) The proposed condensers will be located in a visually prominent location. Is it possible to relocate these condensers to an area that is not visible from the public right of way? If not, please describe why this is not feasible. If it is feasible, please submit a revised plan showing these condenser units in a less visible location.
 - b) What will be the installed height of the proposed condensers at the north east corner of the building? Upon what will these condensers be mounted?
 - c) Please, display any wall-mounted conduit and proposed penetrations associated with the proposed condenser units at the northeast corner of the building on the elevations. Please submit a sample of the color/finish of the wall-mounted conduit.
6. Dumpsters:
- a) The plans show two large dumpsters at the south side of the building. These plans do not show how these dumpsters are screened from view. Please describe how these dumpsters will be screened and enclosed and submit drawings/details illustrating the proposed enclosure. Section 8.a. of the Development Standards describes the screening requirements for dumpsters.
7. Walkways
- a) Are there any changes proposed to the configuration of the walkways, specifically, at the northeast corner of the site?
8. Landscaping
- a) There are areas on the Landscaping Plan that are outlined similarly to the area of new spreading yew hedge adjacent to the north-facing elevation. These areas are present in the northeast corner, near the dumpsters, near the casino building, and near the southwest corner. Are these areas existing landscaping or areas where spreading yew is proposed to be installed? Please clearly distinguish between existing landscaping and proposed landscaping on the Plan.
 - b) The large willow tree in the northeast corner of the site is not depicted as an existing tree.
 - c) Please include the spreading yew hedge in the landscaping table on the Landscaping Plan.
 - d) Per Section IV.D.2.f.5., please include the following information on the Landscaping Plan: Average height and width of proposed plants at maturity.
 - e) Per Development Standard 6.f.2., please include either a note or a detail on the Landscaping Plan specifying that "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."



- f) There is a note on the Landscaping Plan that states “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.” This note will need to be removed prior to signature by the Planning Board, if the site plan application is approved by the Planning Board.





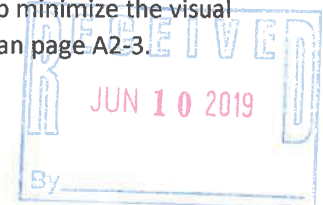
SITE PLAN APPLICATION REVIEW COMMENTS

June 10, 2019

Hello Planning Board,

On May 29th, 2019, the Planning Board sent to Brady Sullivan its review or comments on our Site Plan Application. Below are the items with the corresponding number from that review, and our answer/submittal for those items.

1. Existing Condition Plans
 - a. See new Plan – Page A0-2
 - b. See new Plan – Page A0-4
 - c. Bike Symbols represent location of pre-existing bike racks that were removed because they were damaged. New ones will be installed in their location and marked on plan page A0-2. See Bike Rack attachment for specifications on bike rack.
 - d. See new Plan – Page A0-4
 - e. See new Plan – Pages A0-2 through A0-4
2. Drainage:
 - a. See new Plan – Page A0-4, as well as letter from M&W Soils regarding perimeter drain.
3. Exterior Lighting:
 - a. We are proposing to go with our submitted up/down lights, see Up-Down Lights attachment, with the understanding that the top lamp would not be hooked up or removed. See Up Down Light picture attachment showing disassemble light fixture with two lamps, upper lamp would not be hooked up.
 - b. See Goose Neck Light attachment
 - c. Hours of operations – Lights will be on timer, timer will be updated regularly by property manager to coincide with sunrise and sunset.
4. Exterior Ventilation:
 - a. Please see External Grill attachment for specifications of proposed vertical wall vent and the Low Profile Roof attachment for specifications of proposed roof vents on atrium. Both come aluminum, but plan to paint to match brick with Sherwin Williams color #2803 Rookwood Terra Cotta. The low profile roof vents would have to be on a 12" curb. We are also proposing a 30" roof screen on atrium to help minimize the visual impact of these low profile roof vents. The roof screen is on plan page A2-3.



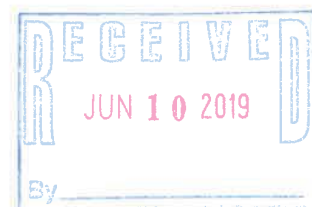
- b. See new Plan – Page SK-2.2
- 5. Condensers:
 - a. The condensers are limited to how far they can go due to their line set lengths. The limit for these line sets is a maximum of 79'. See Line Set Attachment. Including pictures of Mill prior to construction showing condensers and exhaust fans on exterior of building.
 - b. The unit, model #GSZ140481K, has a height of 36 ¼". See Condenser attachment (sending only last page with hard copies, I will email the whole manual to Planning Board). The condenser will be put on a 3" plastic pad, Model EL3030-3. See Condenser Pad attachment.
 - c. Conduit and any penetrations for the condensers will be at ground level, directly between condenser unit and building. The electrical disconnect will be attached to the condenser on these units and not the building.
- 6. Dumpsters:
 - a. We have two screens for the large dumpsters on South side that were previously used at Mill. One is 12' wide, the other 8'. Both are 8' tall, metal frame, PVC lattice and on casters. See Dumpster Screen attachment/picture.
- 7. Walkways:
 - a. The only proposed changes with walkways is that we are planning on removing the timber curbing, replacing with granite, but intend on reusing brick and current path layouts. The reason being that some of the timbers are rotting and we would like to have continuity throughout property.
- 8. Landscaping:
 - a. See new Plan – Page A0-4
 - b. See new Plan – Page A0-4
 - c. See new Plan – Page A0-4
 - d. See new Plan – Page A0-4
 - e. See new Plan – Page A0-4
 - f. See new Plan – Page A0-4

Thank you and please let me know if you have any questions or need anything else from me.

Sincerely,



Rob Pearson
Property Manager Colony Mill
BRADY SULLIVAN PROPERTIES
603-716-7301
rpearson@bradysullivan.com



M&W Soils Engineering, Inc.
Randall Rhoades, PE

PO Box 1466, Charlestown, NH 03603
38 A Street, Wilder, VT 05088

ph: 603-826-5873
fax:603-826-4210

June 10, 2019

Brady Sullivan Properties
670 N. Commercial Street
Manchester, NH 03101
attn: Rob Pearson, Commercial Property Manager

re: Colony Mill, 222 West Street, Keene, NH
Opinion regarding perimeter drainage

Dear Rob,

As a continuation of my earlier engineering work on this project, I have reviewed the details of the perimeter drainage and spoken with you and the sitework contractor on the matter.

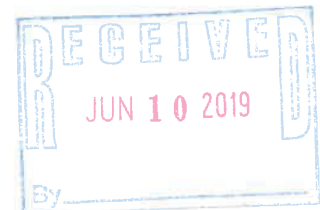
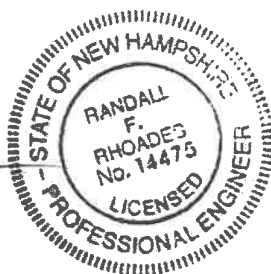
The contractor and I have worked on several drainage projects in the past, the detail he used is a common approach to the application needed on your project. Rubber roofing is used to prevent the flow of infiltrating surface water into the interior living spaces, this material is extended to below the interior slab level. Backfill against the membrane is straight ¾" crushed stone, with a 4" perforated drain line at the bottom of the stone fill (resting above the bottom of the rubber membrane). Filter fabric is used to separate the exterior soils from the crushed stone drainage fill. While this system will deal with groundwater if it rises to the level of the drain pipe, the primary intention of this system is to keep the subgrade living spaces dry.

I find the perimeter drain system, as designed, to be appropriate for the intended application.

Sincerely,



Randall F. Rhoades, PE
Principal



Project: _____

UP-DOWN LIGHTS ATTACHMENT

Contact: _____

CYLINDER

Wall mounted Damp location listed

PROGRESS LED

P5642-31/30K

Specifications:

Description:

The P5642 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits. Specify P8798-31 top cover lens for use in wet locations.

Construction:

- Black (-31) (powdercoat)
- Die cast and extruded aluminum construction
- metal shade
- Flicker-free dimming to 10% brightness with most ELV type dimmers (See Dimming Notes)
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- Wet location listed when used with P8798 lens cover (sold separately)

Performance:

Number of Modules	2
Input Power	29W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW (Down)	1262/44 (LM-79) per module
Lumens/LPW (Up)	1300/44 (LM-79) per module
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30° C
Max. Operating Temp	30° C
Warranty	5 year warranty
Labels	cCSAus Damp location listed

Images:



Dimensions:

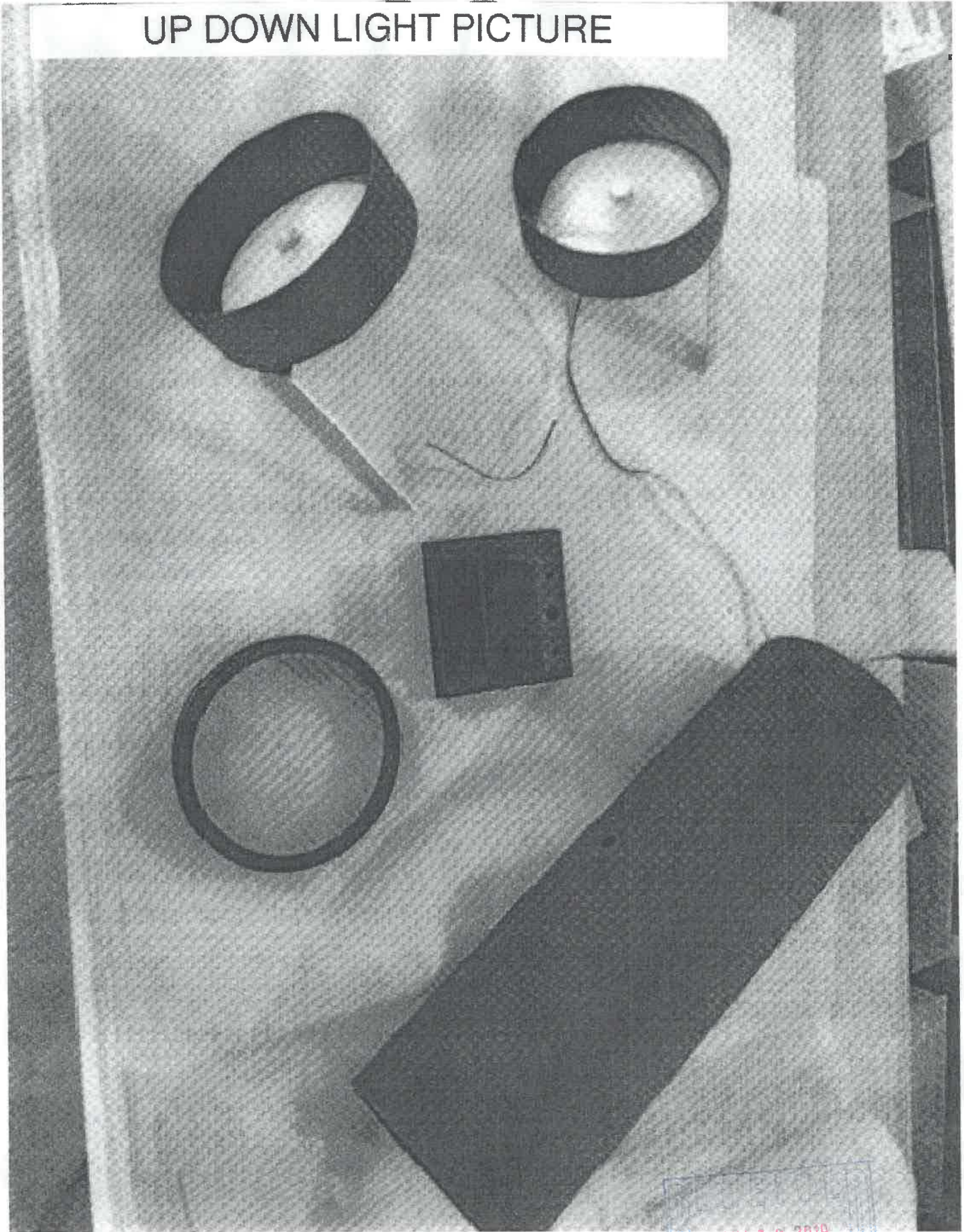
- Width: 6"
- Height: 18"
- Depth: 8-7/8"
- H/CTR: 8"

Catalog number:

Base	Finish	Color Temp	CRI
P5642	.31 - Black	30K - 3000K	Blank- 90 CRI



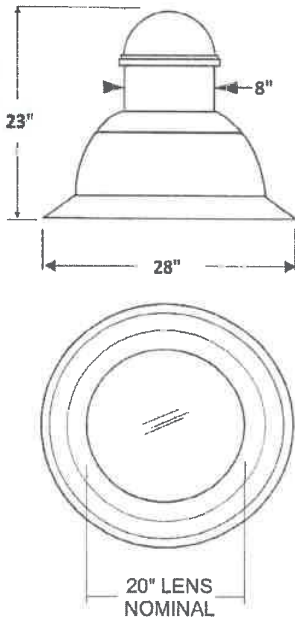
UP DOWN LIGHT PICTURE



JUN 10 2019
By _____

GOOSE NECK LIGHT ATTACHMENT

APL post top is made of one piece aluminum ballast housing and heavy gauge spun aluminum hood with beaded edge. All hardware is stainless steel material. The reflector hood is permanently silicone sealed to housing. The door frame is hinged to the ring and used with capture fasteners for maintenance. The tempered glass is held in door frame with suitable silicone gasket.



POLE MOUNT

APL 28

Exterior doors

LAMPING:

84W LED High Power LED's with 50,000 (max) hr life span at 70% lumen maintenance.

- CW - Cool White (Approx 10,920lm @350mA)
- NW - Neutral White (Approx 10,040lm @350mA)
- WW - Warm White (Approx 9,240lm @350mA)

400HPS High Pressure Sodium (max)

450MH-PS Metal Halide - Pulse Start (max)

400MH Metal Halide (max)

ELECTRICAL:

Select from 120V, 277V, 347V (consult Solera for additional voltages)
Magnetic Ballast is standard on most HID lamps. For electronic ballast specify ELB after the lamp option.
Electronic Ballast is standard on all LED, CFL, BIAX and Fluorescent lamps.

LENS/SHIELDING:

- E** Enclosed clear flat tempered glass lens
- SAG** Sag glass lens (Convex)
- PD** Opal Polycarbonate Dome
- LMD** Lumidome, Acrylic Dome (Generates an up light glow for added visual interest.)

OPTICS:

- PRV** Prismatic Reflector, TYPE V
- SMIII** Segmented Reflector, TYPE III
- SMV** Segmented Reflector, TYPE V
- HFIII** Hydroform Reflector, TYPE III
- SM96** Segmented 96 Reflector

MOUNTING:

Standard APL post top mounts with slip fitter over 3"Ø x 5" High Tenon/Pole

PT4 Mounts over 4"Ø x 5" High Tenon/Pole

GN Gooseneck Arm

YM Yoke Mounted

ER1 Mounts directly to Pole with ER1 straight arm

ER3 Mounts directly to Pole with ER3 straight arm

DR Decorative aluminum side arm

WM Wall Mounted

OPTIONS:

- ELB** Electronic HID ballast
- PCR** Photocell Receptacle
- TP** Tamperproof Hardware
- PC** Button Style Photocell
- SF** Single Fuse
- ELO** Edge Acrylic Glitter Ring
- DF** Double Fuse
- DCA** Designer Double Curve Arm
- D** Deeper Bell
- LO** Non-Illuminated Neck Louvers
- LOL** Illuminated Neck Louvers

FINISH:

Electrostatically applied, thermally cured polyester powder coated paint:

BL Minitex Black

WH Minitex White

BZ Minitex Bronze

SG Silver Gray

CC Custom Color *Adder (Consult Solera)

APL

NAME	LAMPING	COLOR TEMP. (LED)	VOLT	OPTICS	LENS	MOUNTING	OPTIONS	FINISH
APL-28	<>	WW NW CW	120V 277V 347V 120/277V	PRV SMII SMV HFIII SM96	E SAG PD LMD	PT4 GN YM ER1 ER3 DR WM	ELB PCR TP PC SF ELO DF DCA D LO LOL	BL WH BZ SG CC*

JUN 10 2019

By _____

EXTERNAL GRILL ATTACHMENT

External wall grille

Zehnder wall grille

Benefits

- Easy to install
- Vermin protection grille
- Attractive visual design
- Rain protection by optimum fin setting



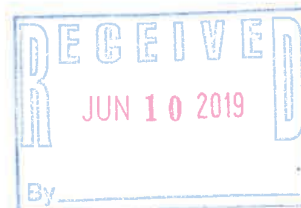
Article numbers

Designation		Article Number	Reference Number
Ventilation grille	5"	990 430 250	9411
Ventilation grille	6"	990 430 580	9410
Ventilation grille	7"	990 430 582	9409

Description of Zehnder wall grille

The wall grille is suited to a wall installation and is fitted with 5", 6" or 7" pipe connections to integrate properly with ComfoPipe insulated ducts. The fins are made of stainless steel, and there are weep holes in the lower front edge.

TS060 - 1



EXTERNAL GRILL ATTACHMENT

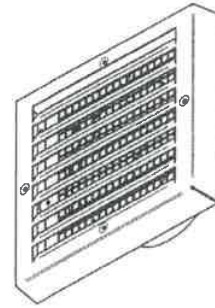
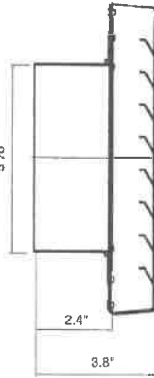
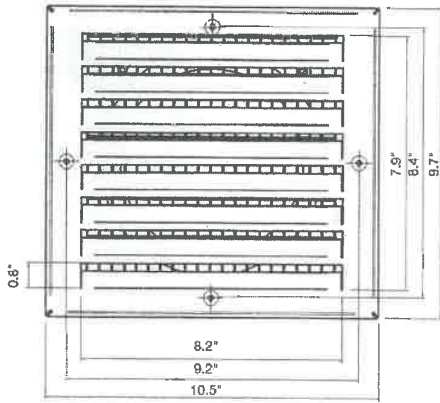


External wall grille

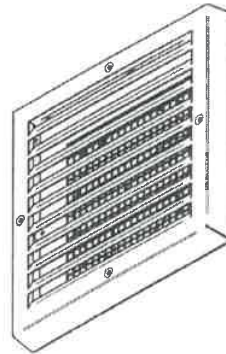
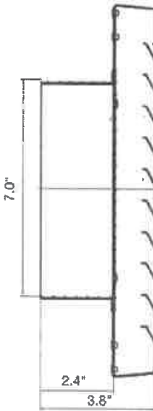
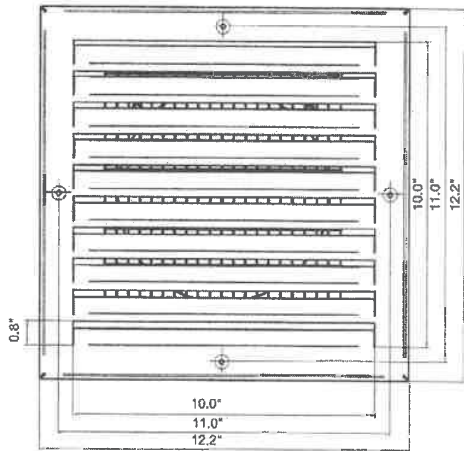
Zehnder wall grille

Dimensional drawings

5" and 6"

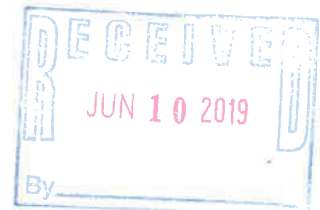


7.0"



Zehnder America, Inc. · 6 Merrill Industrial Drive, Suite 7 · Hampton, NH 03842 · USA
 T +1 603 601 8544 · Toll Free: 888 778 6701 · F +1 603 601 8510
 info@zehnderamerica.com · www.zehnderamerica.com

zehnder®



LOW PROFILE ROOF ATTACHMENT



[View full-size in new tab](#)

Southwark 240 - 7" Aluminum Roof Cap With Damper and Screen

Item: 240A MFR: 240

What

Sign in or register for pricing.

Quantity *

[Add to Cart](#)

Your Order Templates

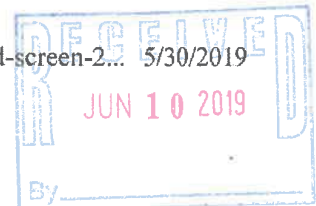
Save products for later, or create order templates to quickly re-buy items for routine jobs.

[Add To Order Template](#)

Inventory At Nearby Branches

North Carolina

<https://www.gemaire.com/southwark-240-7-aluminum-roof-cap-with-damper-and-screen-2...> 5/30/2019



LOW PROFILE ROOF ATTACHMENT

- 0 Charlotte #704
- 0 Hickory #703
- 0 Raleigh #708
- 0 Wilmington #706
- 0 Winston - Salem #701

Virginia

- 0 Chesapeake #713
- 0 **Newport News #714**
- 0 Richmond #711

All Branches

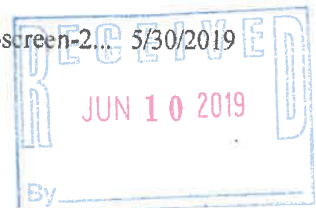
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Description

Specifications

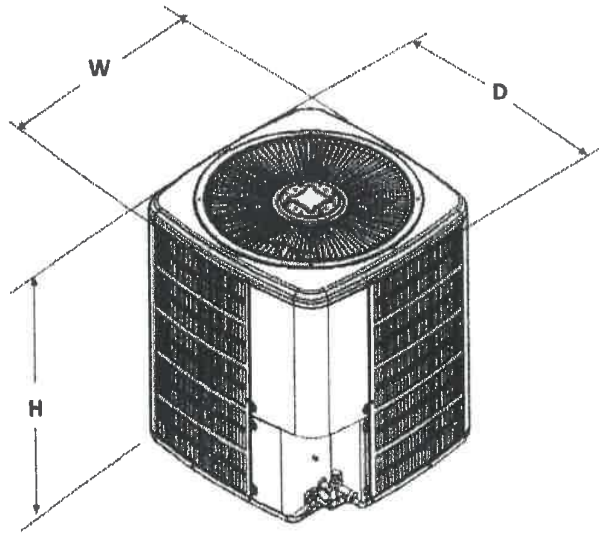
Name	Southwark 240 - 7" Aluminum Roof Cap With Damper and Screen
Gemaire Item Number	240A
Manufacturer Product Number	240
SKU - PIM Number	1371468502752
ERP Number	371944
Unit of Measure	EA
Weight	2.0 Pounds (Lb)
Length	13.1 Inches (In)
Width	11.0 Inches (In)
Height	6.5 Inches (In)
Country of Origin	USA
Brand	Southwark
Flanged	Yes
Galvanized	No
Color	Silver
Composition	Aluminum

<https://www.gemaire.com/southwark-240-7-aluminum-roof-cap-with-damper-and-screen-2...> 5/30/2019



CONDENSER ATTACHMENT

DIMENSIONS



MODEL	DIMENSIONS		
	W"	D"	H"
GSZ140181K*	29	29	34½
GSZ140241K*	29	29	34½
GSZ140301K*	29	29	36½
GSZ140361K*	29	29	36½
GSZ140421K*	35½	35½	39½
GSZ140481K*	29	29	36½
GSZ140491K*	35½	35½	34½
GSZ140601K*	35½	35½	34½

ACCESSORIES

MODEL #	DESCRIPTION	GSZ14 018	GSZ14 024	GSZ14 030	GSZ14 036	GSZ14 042	GSZ14 048/049	GSZ14 060
0130R00000S	Low-pressure Switch Kit	X	X	X	X	X	X	X
ABK-20	Anchor Bracket Kit °	X	X	X	X	X	X	X
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
AFE18-60A	All-fuel Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X	X	X	X
FSK01A ¹	Freeze Protection Kit	X	X	X	X	X	X	X
OT18-60A ²	Outdoor Thermostat	X	X	X	X	X	X	X
OT/EHR18-60	Emergency Heat Relay kit	X	X	X	X	X	X	X
TX2N4 ³	TXV Kit	X						
TX2N4A ³	TXV Kit	X	X					
TX3N4 ³	TXV Kit			X	X			
TX5N4 ³	TXV Kit					X	X	X

° Contains 20 brackets; four brackets needed to anchor unit to pad

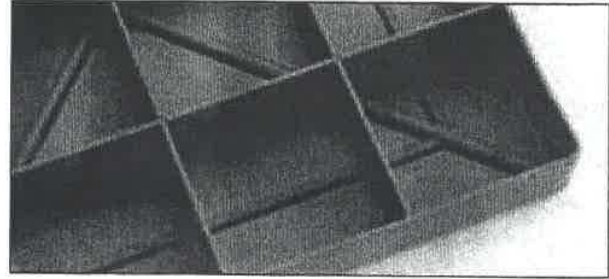
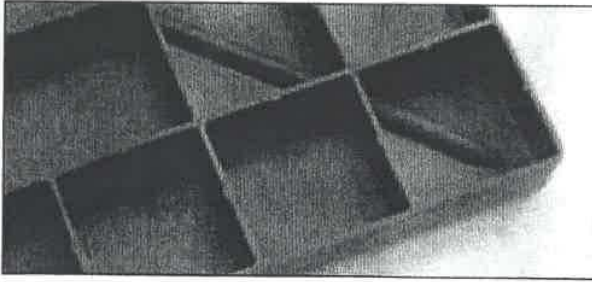
¹ Installed on indoor coil

² Required for heat pump applications where ambient temperatures fall below 0°F with 50% or higher relative humidity.

³ Condensing units and heat pumps with reciprocating compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.

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CONDENSER PAD ATTACHMENT



2" E-LITE PADS (5 cm) 22 per Pallet					
CATALOG NO.	SIZE		WEIGHT		
	IN.	CM.	LBS.	KG.	
EL2424-2*	24 x 24	61 x 61	7.9	3.6	
EL2430-2	24 x 30	61 x 76	8.9	4.0	
EL2436-2	24 x 36	61 x 91	10.6	4.8	
EL2626-2	26 x 26	66 x 66	8.9	4.0	
EL3030-2	30 x 30	76 x 76	10.9	5.0	
EL3036-2	30 x 36	76 x 91	19.3	8.8	
EL3040-2	30 x 40	76 x 102	14.4	6.5	
EL3232-2	32 x 32	81 x 81	15.5	7.0	
EL3238-2	32 x 38	81 x 97	16.0	7.3	
EL3244-2	32 x 44	81 x 112	17.0	7.7	
EL3636-2	36 x 36	91 x 91	15.5	7.0	
EL3640-2	36 x 40	91 x 102	22.1	10.0	
EL3648-2	36 x 48	91 x 122	26.0	11.8	

*44 per pallet

3" E-LITE PADS (7.6 cm) 16 per Pallet					
CATALOG NO.	SIZE		WEIGHT		
	IN.	CM.	LBS.	KG.	
EL2424-3	24 x 24	61 x 61	9.4	4.3	
EL2430-3	24 x 30	61 x 76	16.0	7.3	
EL2436-3	24 x 36	61 x 91	13.7	6.2	
EL3030-3	30 x 30	76 x 76	13.6	6.2	
EL3036-3	30 x 36	76 x 91	24.1	11.0	
EL3040-3	30 x 40	76 x 102	19.5	8.8	
EL3232-3	32 x 32	81 x 81	16.2	7.3	
EL3238-3	32 x 38	81 x 97	26.3	12.0	
EL3244-3	32 x 44	81 x 112	29.5	13.4	
EL3636-3	36 x 36	91 x 91	18.4	8.4	
EL3640-3	36 x 40	91 x 102	31.0	14.1	
EL3648-3	36 x 48	91 x 122	27.0	12.3	

TECHNICAL DATA

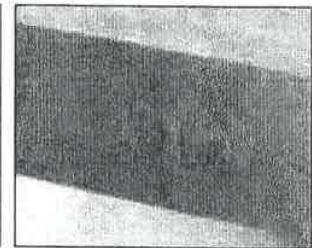
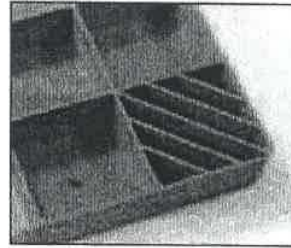
Material: Polyolefin

Freeze/Thaw: Flawless performance under the 25-cycle regimen specified by ASTM C67

Chemical Resistance: Does not crack, flake, or warp when tested per ASTM D2299 with the following:

- R-22 and R-134a
- Synthetic canine urine
- Compressor oil
- Salt solution, 20% by volume

Code Approvals: LA City RR No. 7570



Large E-Lite pads are manufactured with a new ribbed-foot design that strengthens the corners and makes them easy to level. Sizes are molded into the sides of each pad.

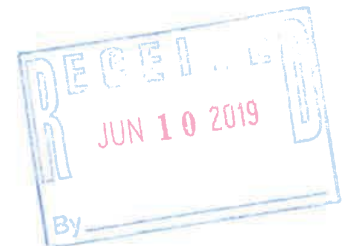
DIVERSITECH'S E-LITE LIMITED LIFETIME WARRANTY

To the original owner of the E-LITE equipment base, DiversiTech warrants the base to be free of defects in materials and workmanship for the life of the equipment under which it is installed so long as the installing homeowner lives there. All defective merchandise must be returned to the factory, transportation prepaid, and if the same is found to be defective, it will be repaired or replaced free of charge, F.O.B. factory. This warranty does not cover replacement labor cost, or any cost claim incident to the defect, replacement, or reinstallation, nor field repair expenses. This warranty gives you specific legal rights and you may also have other rights which vary from state to state. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation of exclusion may not apply to you. **EXCLUSIONS AND LIMITATIONS:** DiversiTech's E-LITE equipment pads are designed and manufactured to be used as bases for light, ground supported equipment such as air conditioning condensers, swimming pool filters and heat pumps. Use of E-LITE pads for purposes other than those listed above or improper installation of E-LITE pads may result in pad failure. DiversiTech Corporation disclaims any liability due to such misuse or improper installation. If you have questions concerning the proper installation or use of DiversiTech's E-LITE equipment pads, you should contact our Customer Service Department at (800)995-2222.

LARGE 3" E-LITE PADS (7.6 cm) 16 per Pallet					
CATALOG NO.	SIZE		WEIGHT		
	IN.	CM.	LBS.	KG.	
EL3870-3	38 x 70	97 x 178	36.2	16.5	
EL4558-3	45 x 58	114 x 147	32.5	14.8	
EL4848-3	48 x 48	122 x 122	28.5	13.0	
EL5658-3	56 x 58	142 x 147	43.1	19.6	
EL4872-3**	48 x 72	122 x 183	54.1	24.6	

**Two EL3648-3 pads mechanically attached to form one larger pad.

E-LITE[®]
by **DIVERSITECH**



2530 Lantrac Court • Decatur, GA 30035

(800) 995-2222 • (770) 593-0900 • FAX (770) 593-8600 • www.diversitech.com

Download an electronic version of this brochure at: <http://www.diversitech.com/literature/lit-fly-elite.pdf> ©2003 DiversiTech Corporation, LIT-FLY-ELITE, 6/03

LINE SET ATTACHMENT

forming
factory

Do NOT let re...
ing, ductwork, floor joists, wall studs, floors, and walls. When running refrigerant lines through a foundation or wall, openings should allow for sound and vibration absorbing material to be placed or installed between tubing and foundation. Any gap between foundation or wall and refrigerant lines should be filled with a pliable silicon-based caulk, RTV or a vibration damping material. Avoid suspending refrigerant tubing from joists and studs with rigid wire or straps that would come in contact with the tubing. Use an insulated or suspension type hanger. Keep both lines separate and always insulate the suction line.

These sizes are recommended for line lengths of 79 feet or less to obtain optimum performance. For alternate line sizing options or runs of more than 79 feet, refer to Remote Cooling Service Manual or TP-107 Long Line Set Application R-410A or contact your distributor for assistance.

equivalent) with 3/8" min. wall thickness is recommended. In severe conditions (hot, high humidity areas) 1/2" insulation may be required. Insulation must be installed in a manner which protects tubing from damage and contamination.

Where possible, drain as much residual compressor oil from existing systems, lines, and traps; pay close attention to low areas where oil may collect. **NOTE:** If changing refrigerant types, ensure the indoor coil and metering device is compatible with the type of refrigerant being used; otherwise, the indoor coil must be replaced.

Burying Refrigerant Lines

If burying refrigerant lines can not be avoided, use the following checklist.

1. Insulate liquid and suction lines separately.
2. Enclose all underground portions of the refrigerant lines in waterproof material (conduit or pipe) sealing the ends where tubing enters/exits the enclosure.
3. If the lines must pass under or through a concrete slab, ensure lines are adequately protected and sealed.

RECOMMENDED INTERCONNECTING TUBING (Ft)						
Cond Unit Tons	0-24		25-49		50-79*	
	Line Diameter (In. OD)					
	Suct	Liq	Suct	Liq	Suct	Liq
1 1/2	5/8	1/4	3/4	3/8	3/4	3/8
2	5/8	1/4	3/4	3/8	3/4	3/8
2 1/2	5/8	1/4	3/4	3/8	7/8	3/8
3	3/4	3/8	7/8	3/8	1 1/8	3/8
3 1/2	7/8	3/8	1 1/8	3/8	1 1/8	3/8
4	7/8	3/8	1 1/8	3/8	1 1/8	3/8
5	7/8	3/8	1 1/8	3/8	1 1/8	3/8

* Lines greater than 79 feet in length or vertical elevation changes; more than 50 feet refer to the Remote Cooling Service Manual or contact your distributor for assistance.

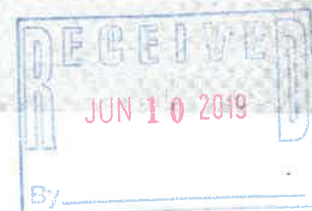
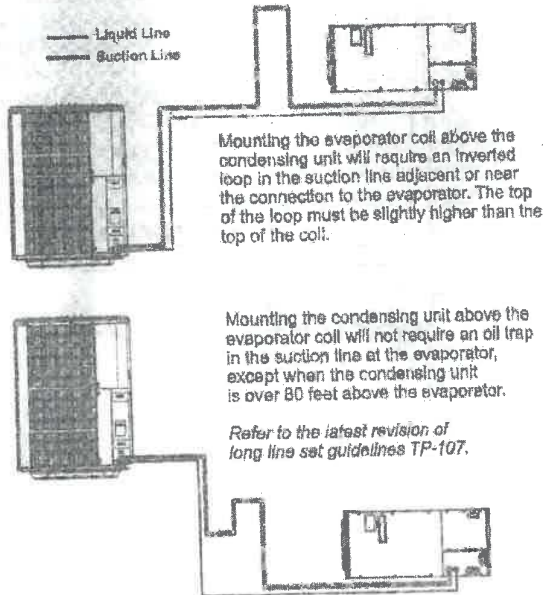
Refrigerant Line Connections

IMPORTANT

To avoid overheating the service valve, TXV valve, or filter drier while brazing, wrap the component with a wet rag, or use a thermal heat trap compound. Be sure to follow the manufacturer's instruction when using the heat trap compound. Note: Remove Schrader valves from service valves before brazing tubes to the valves. Use a brazing alloy of 2% minimum silver content. Do not use flux.

Torch heat required to braze tubes of various sizes is proportional to the size of the tube. Tubes of smaller size require less heat to bring the tube to brazing temperature before adding brazing alloy. Applying too much heat to any tube can melt the tube. Service personnel must use the appropriate heat level for the size of the tube being brazed. Note: The use of a heat shield when brazing is recommended to avoid burning the serial plate or the finish on the unit.

1. The ends of the refrigerant lines must be cut square, deburred, cleaned, and be round and free from nicks or dents. Any other condition increases the chance of a refrigerant leak.



BIKE RACK ATTACHMENT



EXTENDED INVENTORY

Flange-Mount Bike Rack - 7 Bike - Black

\$591.01

PART 909123

BRAND SARIS CYCLING

QUANTITY

-	1	+
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PLEASE NOTE



Shipping Charges
may apply



SHIPS WITHIN 10 DAYS



RESTOCKING FEES
may apply

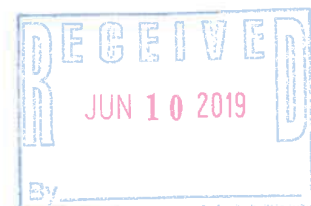
Product Details

- Flange-Mount Bike Rack
- 7 Bikes
- Strong Steel Tubing With Rustproof, Powder-Coated Finish
- Attractive Powdercoat Finish Enhances The Bike Rack's Aesthetics
- Strong Steel Tubing
- Rust Proof Powder Coated Finish
- Wave Design
- 66L x 6W x 36"H
- Mfg #6806BK

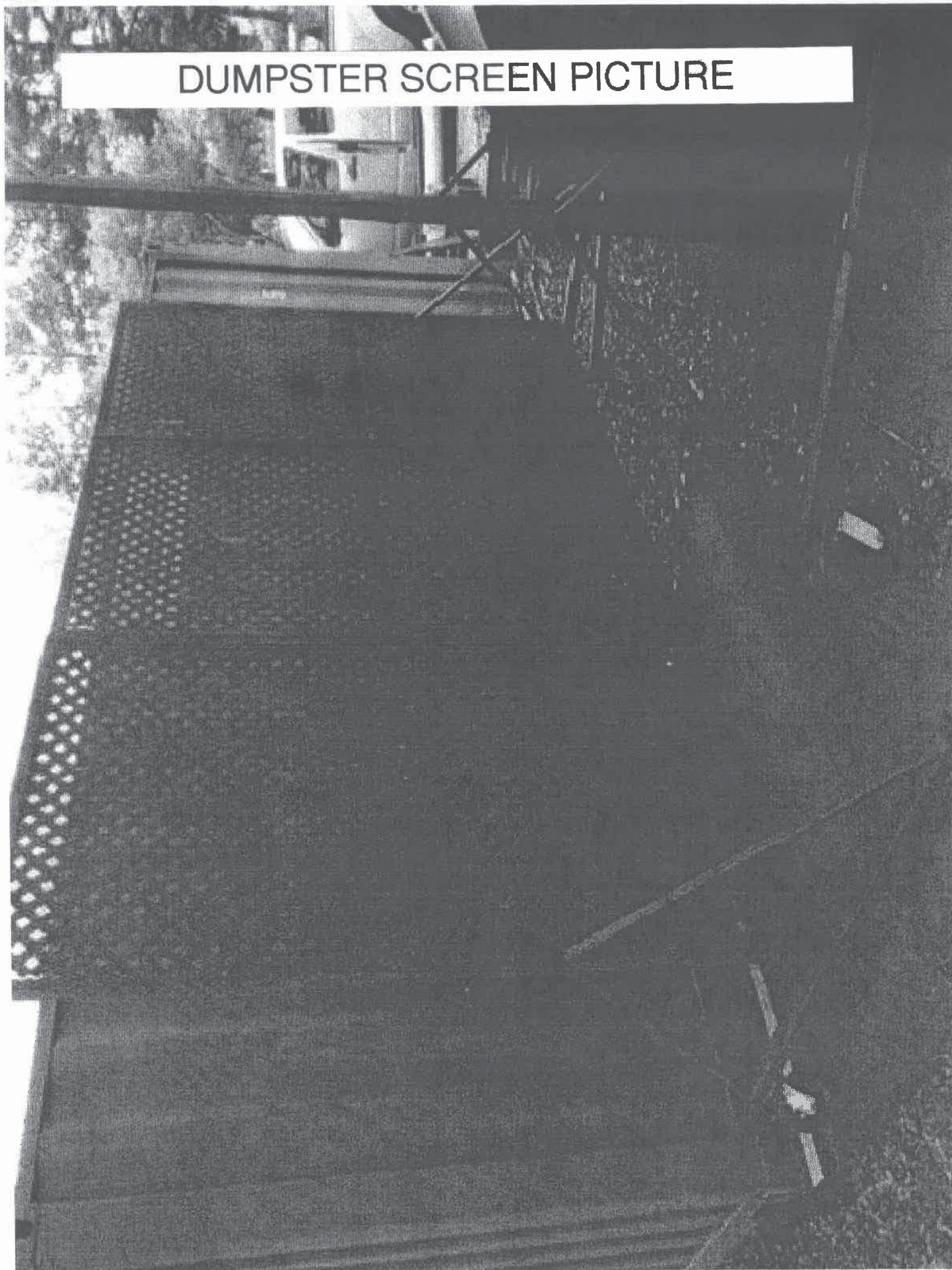
 California residents: **Prop 65 Warnings**

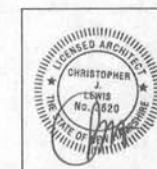
Product Specs

<https://hdsupplysolutions.com/p/flange-mount-bike-rack-7-bike-black-p909123>



DUMPSTER SCREEN PICTURE





COLONY MILL

222 WEST ST, KEENE, NH 03431

DEMO SITE PLAN

NO. DATE DESCRIPTION

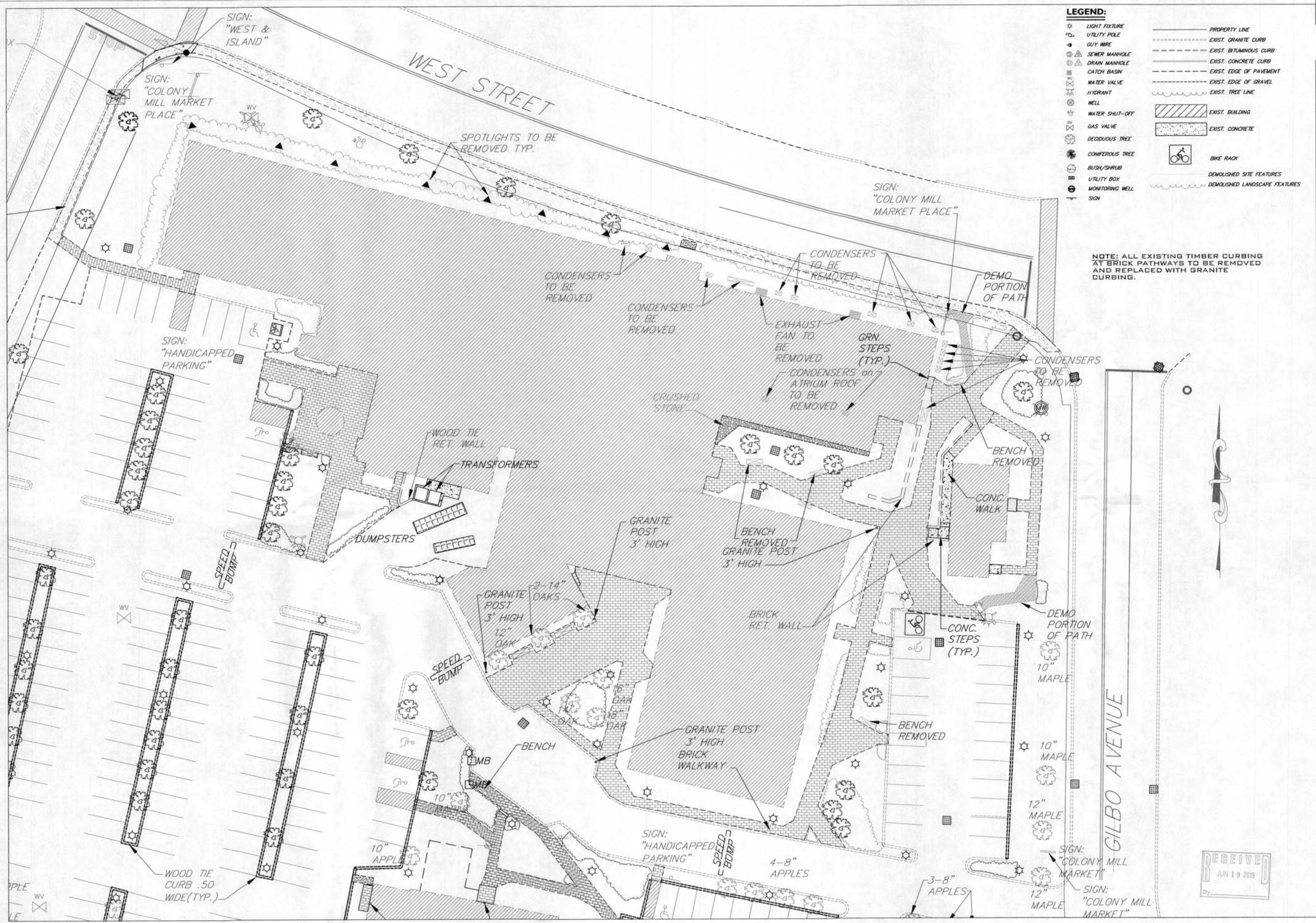
PROJECT NUMBER

AUTHOR

AO-3

5/16/2019 10:45:30 AM

AS INDICATED



LEGEND:

- ☆ LIGHT FIXTURE
- UTILITY POLE
- GUY WIRE
- ⊗ SEWER MANHOLE
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- ⊗ WATER VALVE
- ⊗ HYDRANT
- ⊗ WELL
- ⊗ WATER SHUT-OFF
- ⊗ GAS VALVE
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ⊗ BUSH/SHRUB
- ⊗ UTILITY BOX
- ⊗ MONITORING WELL
- ⊗ SIGN
- PROPERTY LINE
- EXIST. GRANITE CURB
- EXIST. BITUMINOUS CURB
- EXIST. CONCRETE CURB
- - - EXIST. EDGE OF PAVEMENT
- - - EXIST. EDGE OF GRAVEL
- - - EXIST. TREE LINE
- ▨ EXIST. BUILDING
- ▨ EXIST. CONCRETE
- 🚲 BIKE RACK
- ~ DEMOLISHED SITE FEATURES
- ~ DEMOLISHED LANDSCAPE FEATURES

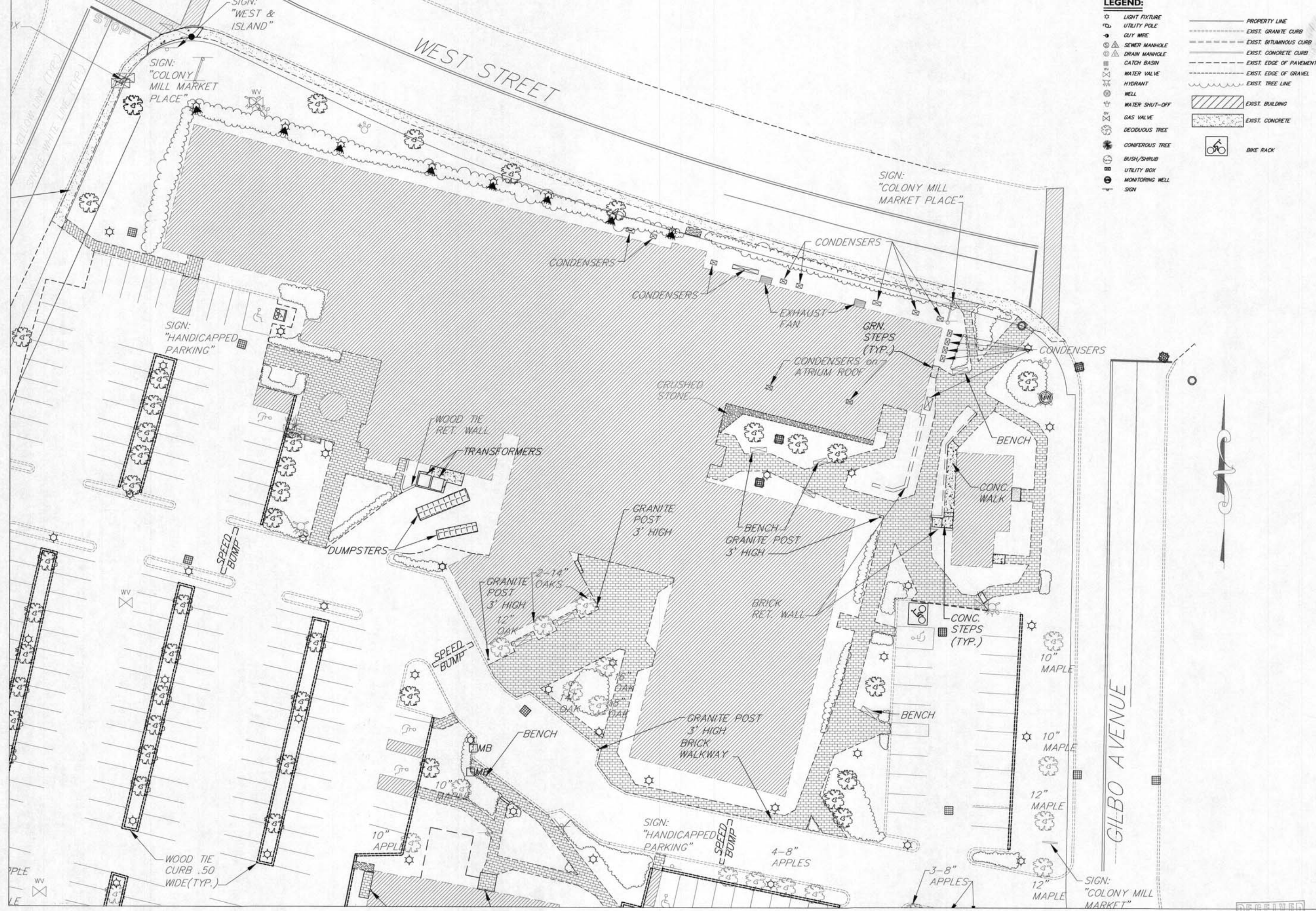
NOTE: ALL EXISTING TIMBER CURBING AT BRICK PATHWAYS TO BE REMOVED AND REPLACED WITH GRANITE CURBING.





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- LEGEND:**
- LIGHT FIXTURE
 - UTILITY POLE
 - ⊕ GUY WIRE
 - ⊖ SEWER MANHOLE
 - ⊖ DRAIN MANHOLE
 - ⊖ CATCH BASIN
 - ⊖ WATER VALVE
 - ⊖ HYDRANT
 - ⊖ WELL
 - ⊖ WATER SHUT-OFF
 - ⊖ GAS VALVE
 - ⊖ DECIDUOUS TREE
 - ⊖ CONIFEROUS TREE
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 - EXIST. TREE LINE
 - ▨ EXIST. BUILDING
 - ▨ EXIST. CONCRETE
 - 🚲 BIKE RACK



SCALE: 1" = 20'
 0 20 40 80 100

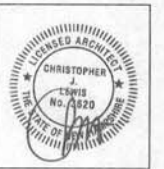
NO.	DESCRIPTION	DATE

EXISTING SITE

RECEIVED JUN 10 2019

DATE:	05/16/19
PROJECT NO.:	PROJECT NUMBER
APPROVED BY:	AUTHOR
DRAWN BY:	AUTHOR

AO-2



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LANDSCAPE PLAN

DATE	
DESCRIPTION	
NO.	
DATE	05/16/19
PROJECT NO.	
PROJECT NUMBER	
DESIGNED BY	
AUTHOR	
SCALE	AS INDICATED

PLANT	SIZE	MATURE SIZE	COUNT
HYDRANGEA	3 GALLON, 18"-24"	4'-5' TALL 4'-5' WIDE	35
RHOODENDRON	5 GALLON, 18"-24"	4'-5' TALL 4'-5' WIDE	26
BLUE SPRUCE GLOBE	18"-24" SPREAD	3' TALL 3' WIDE	16
EMERALD N' GOLD	15"-18"	2'-3' TALL 3'-4' WIDE	28
HOLLY	3 GALLON, 18"-24"	5'-6' TALL 4'-5' WIDE	28
BOXWOOD	3 GALLON, 18"-24"	3' TALL 3' WIDE	34
WEeping JAPANESE MAPLE	5'-6' TALL	6'-8' TALL 6'-8' WIDE	2
EMERALD AND GREEN ARBORVITAE	5'-6' TALL	12'-15' TALL 3'-4' WIDE	3
ASSORTED PERENNIALS	2 GALLON	2 GALLON	190
SPREADING YEW HEDGE	18"-24"	3'-4' TALL 3'-4' WIDE	1 ROW

PLANTING KEY

- EXISTING TREE
- ⊙ HYDRANGEA
- ⊙ RHOODENDRON
- ⊙ BLUE SPRUCE GLOBE
- EMERALD N' GOLD
- ⊙ HOLLY
- ⊙ BOXWOOD
- ⊙ WEeping JAPANESE MAPLE
- ⊙ EMERALD AND GREEN ARBORVITAE
- × ASSORTED PERENNIALS
- ⊙ NEW SPREADING YEW HEDGE

NOTE: 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.

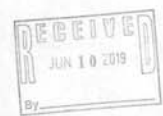
NOTE: ALL BRICK PATHWAYS TO BE LINED WITH GRANITE CURBING

SITE FEATURES LEGEND:

- ☆ LIGHT FIXTURE
- ☒ CATCH BASIN
- ☒ WATER VALVE
- ☒ HYDRANT
- ☒ WELL
- ☒ WATER SHUT-OFF
- ☒ GAS VALVE
- ☒ UTILITY BOX
- ☒ MONITORING WELL
- ☒ SIGN
- ☒ BIKE RACK
- NEW DRAIN LINE/ TRENCH



SCALE: 1" = 20'
0 20 40 80 100





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

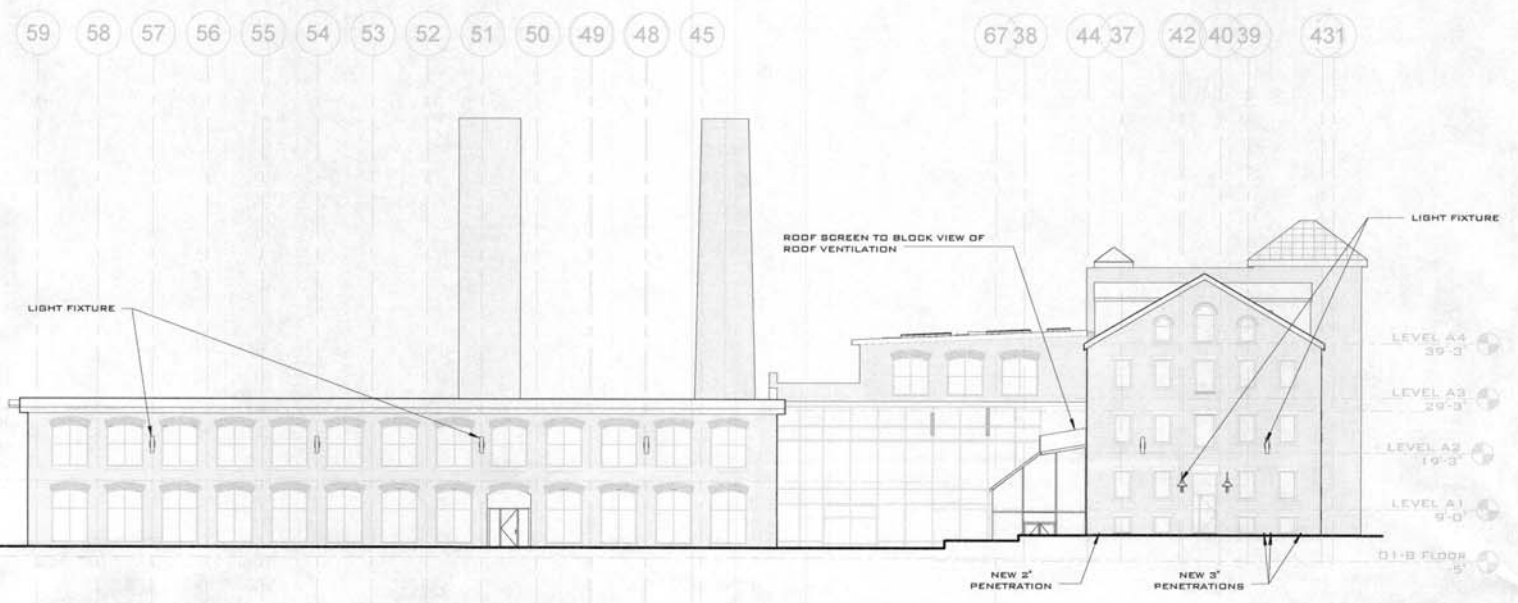
NO.	DESCRIPTION	DATE

PROPOSED ELEVATIONS

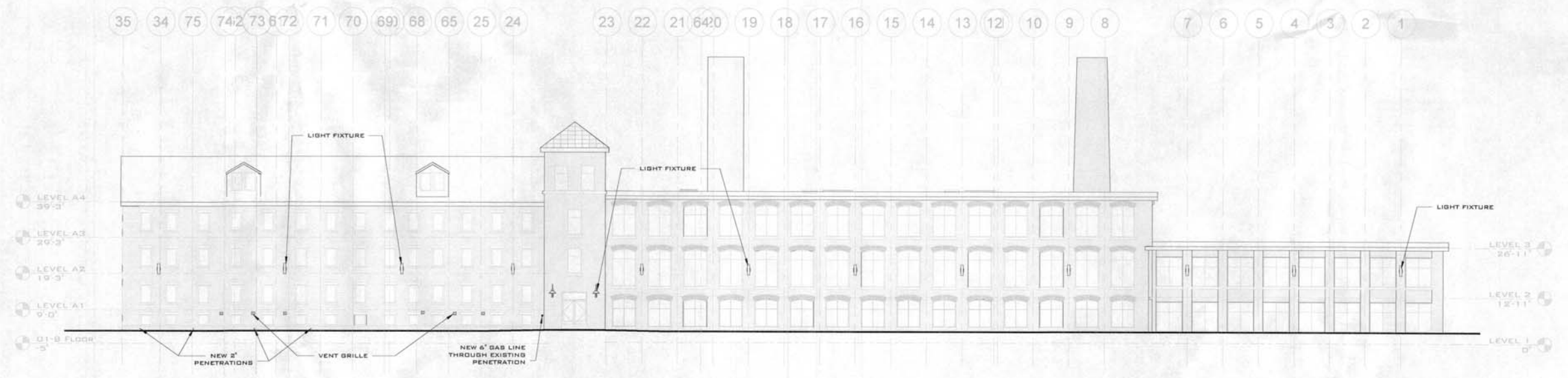
Sheet Issue Date:	03/26/18
Project No.:	PROJECT NUMBER
Appraised By:	APPROVER
Drawn By:	AUTHOR

A2-0

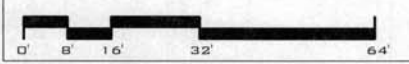
Scale: 1/16" = 1'-0"



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



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





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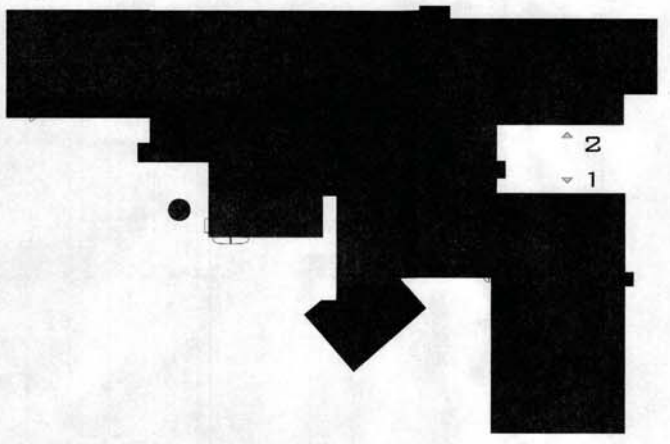
THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION.

NO.	DESCRIPTION	DATE

PROPOSED ELEVATIONS

Issue Date:	08/14/18
Project No.:	PROJECT NUMBER
Approved By:	APPROVER
Drawn By:	AUTHOR

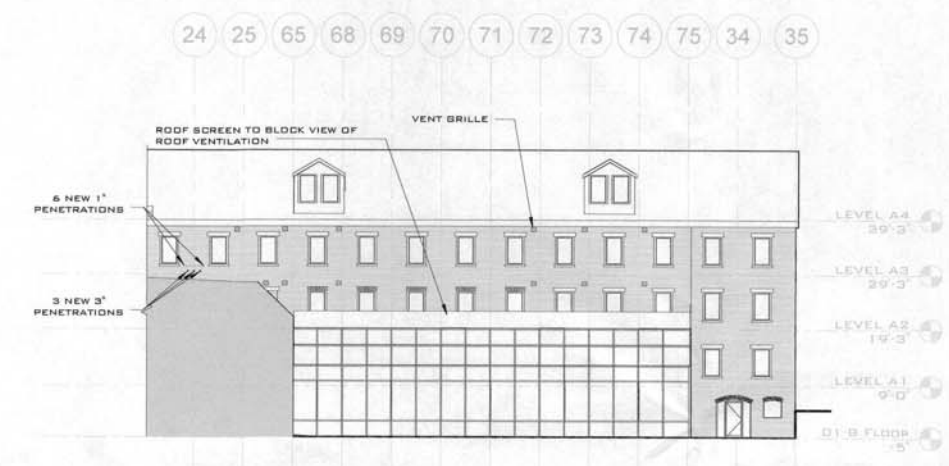
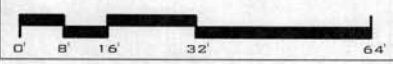
A2-3



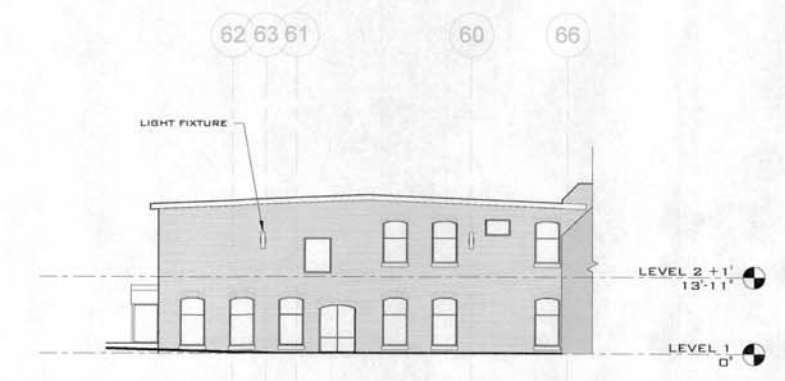
ROOF SCREEN MOCKUP



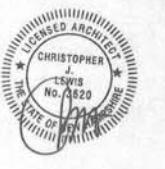
ROOF SCREEN MOCKUP



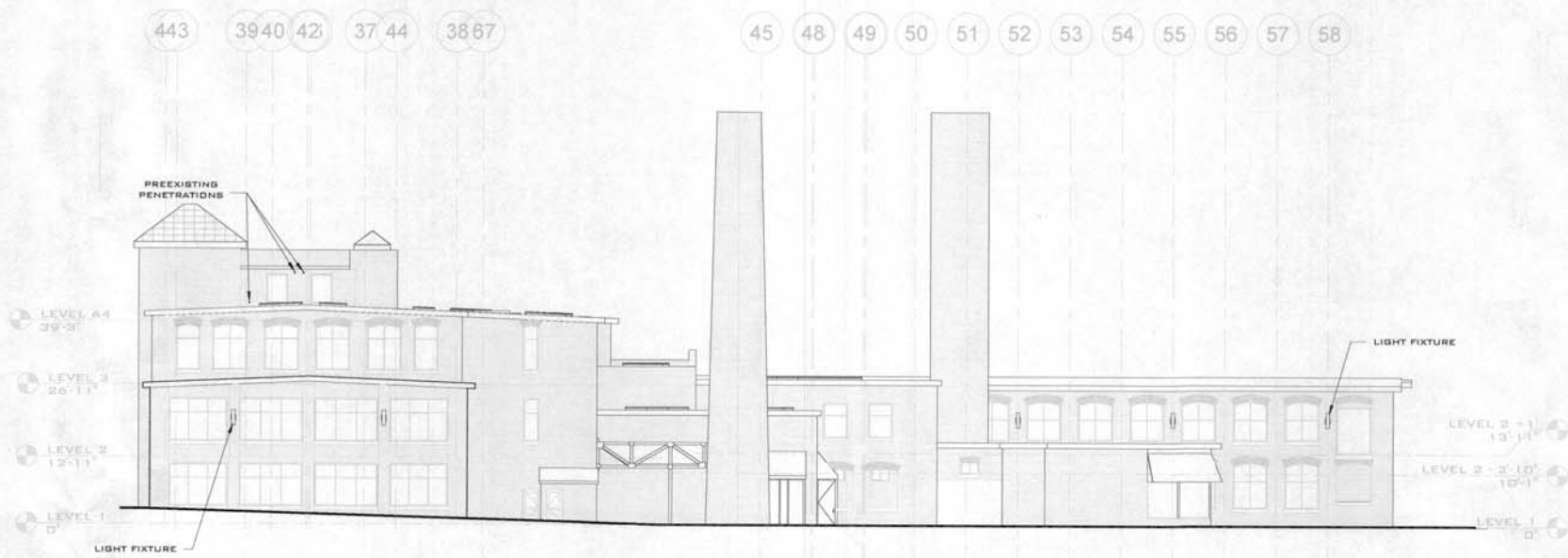
2 NORTH EAST WING - SOUTH ELEVATION
 1/16" = 1'-0"



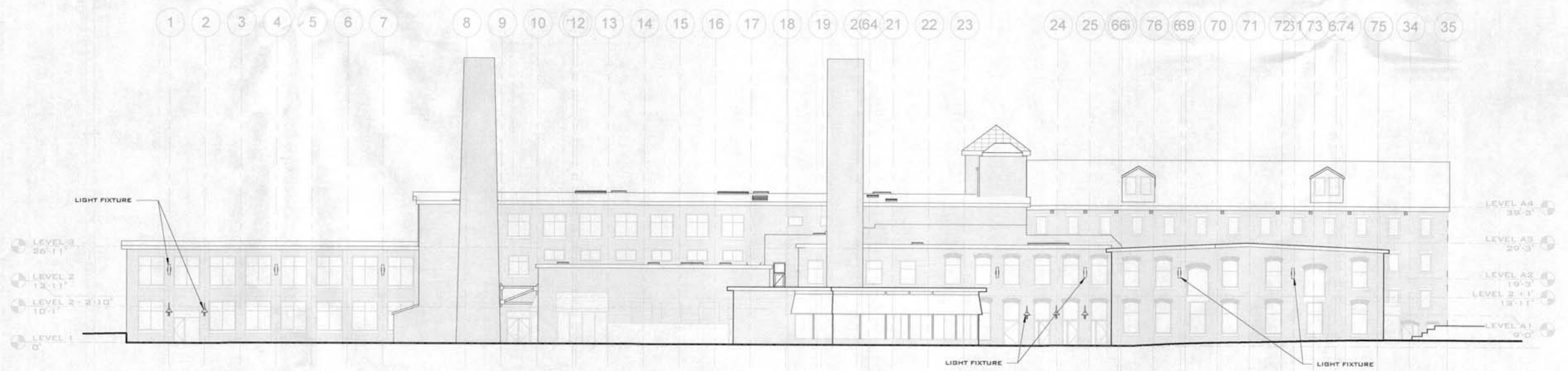
1 SOUTHEAST WING - NORTH ELEVATION
 1/16" = 1'-0"



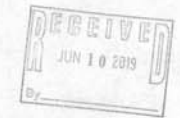
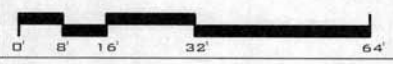
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2 WEST ELEVATION - PROPOSED
 1/16" = 1'-0"



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



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

NO.	DESCRIPTION	DATE

PROPOSED ELEVATIONS

Sheet Issue Date:	03/26/18
Project No.:	PROJECT NUMBER
Approved By:	APPROVER
Drawn By:	AUTHOR

A2-1



June 11, 2019

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

Re: Advice and Consultation with Keene Planning Board

Dear Rhett,

On behalf of Kingsbury Acquisition, LLC I am requesting to meet with the Keene Planning Board for advice and consultation regarding redevelopment of the former Kingsbury Machine Tool property at 80 Laurel Street. This is a 22 +/- acre property in the BGR District. I will present a conceptual plan for a mixed-use development that involves the entire property.

Several aspects in this concept may not be consistent with the permitted uses and dimensional requirements described in the BGR District. Before seeking modifications to the zoning or variances to allow specific uses, I would like to get Planning Board input on our concept. I understand that this is an informal, non-binding review, but the input will be helpful as we move forward with this project.

Please place this on the June 24, 2019 Planning Board agenda. Thank for considering this request.

Sincerely,

James P. Phippard, agent

cc. Brian Thibeault, Kingsbury Acquisition, LLC