



City of Keene, New Hampshire

Historic District Commission

AGENDA

Wednesday, August 21, 2019

4:30 PM

2nd floor Committee Room

Commission Members:

Hanspeter Weber, Chair
Andrew Weglinski, Vice Chair
Thomas Powers, Councilor
Nancy Proctor
Erin Benik

Hans Porschitz
Sam Temple
Joslin Kimball Frank, Alternate
Dave Bergeron, Alternate

1. **Call to Order and Roll Call**
2. **Minutes of Previous Meeting** – July 17, 2019
3. **Public Hearing**
 - a) **COA-2016-06, Modification #4 – 31 Washington Street** – Tony Marcotte, on behalf of owner Washington Park of Keene LLC, proposes exterior work to the former Middle School building, including penetrations for exterior ventilation, the replacement of an exterior stairway, and modifications to three entrances on the south side of the building. The property is located at 31 Washington Street (TMP# 569-056-00) in the Central Business District. The former Middle School building is ranked as a Primary Resource.
4. **Staff Updates**
 - a) Resource Ranking Effort
5. **Next Meeting** – September 18, 2019
6. **Adjourn**

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, July 17, 2019

4:30 PM

2nd Floor Committee Room,
City Hall

Members Present:

Hanspeter Weber, Chair
Andrew Weglinski, Vice Chair
Councilor Thomas Powers
Nancy Proctor
Sam Temple

Staff Present:

Mari Brunner, Planner

Members Not Present:

Erin Benik
Hans Porchitz
Joslin Kimball Frank, Alternate
Dave Bergeron, Alternate

1) **Call to Order & Roll Call**

Chair Weber called the meeting to order at 4:33 PM and Ms. Brunner conducted roll call.

2) **Minutes of Previous Meeting – May 15, 2019**

Ms. Proctor moved to approve the minutes of May 15, 2019, which Councilor Powers seconded and the Historic District Commission carried unanimously.

3) **Advice & Comment**

- a. **Colonial Theater Expansion – Charles Michal, on behalf of owner Colonial Theatre Group, Inc. seeks input on proposed modifications to the main entrance and on the installation of an addition to the rear of the Colonial Theatre building located at 89 Main Street (TMP# 575-008-000-001-001). This property is ranked as a Primary Resource and is located in the Central Business district.**

Ms. Brunner noted this was not an application, but seeking advice and comment on a forthcoming expansion to the Colonial Theater, which is under HDC purview.

Chair Weber recognized Charles Michal, who spoke on behalf of Alec Doyle, Executive Director of the Colonial Theater. Mr. Michal referred to information in the meeting packet as well as imagery and site plans demonstrated at the meeting. Mr. Michal explained that renovations are

necessary for the theater to remain viable as a leading community arts organization contributing to the vitality and attraction of downtown Keene. The nearly 100 year-old building now requires architectural changes that will improve patrons' experiences and expand the theater's ability to serve the community. The owners anticipate a multi-year project, ideally beginning May 2020. Mr. Michal said there are no plans to increase the theater's audience capacity in the existing 888-seat theater, which he noted is on the NH State Register of Historic Places; the historic nature of the auditorium will not be altered or threatened by this project. No changes are proposed to the front façade and its original, iconic marquee.

Mr. Michal used visuals to demonstrate the existing theater, which currently abuts City parking at the rear. He noted mechanical equipment on the west side of the theater at grade; the plan is to replace this equipment and relocate to the roof of the new building. There is currently no backstage area for performers because of the limited, low-ceiling basement. The theater stage is relatively shallow and restricts possible productions. The new expansion will build to the zero lot line and add needed space. While the interior changes are not the HDC's purview, the Commission will need to approve the exterior changes that are proposed to accommodate interior renovations. Today, the theater relies on a hemp and sandbag system to lift and hold production materials, like lights. The Colonial is operated from an intermediate platform above the stage that is accessed by a tall vertical, precarious ladder.

Mr. Michal said this proposed expansion will accommodate a modern rail system with pulleys and a walking grid that will make maintenance above the stage safer and allow more space on the stage and in the theater. The addition will allow for a deeper and higher stage house, suitable for modern productions, and it will provide an upper floor area that is handicap accessible and served by an elevator for many backstage functions. Some brick on the exterior will also be repointed and some windows will be replaced. The proposed expansion will be taller than the existing building, for which a special exemption will be sought from the Zoning Board of Adjustment.

Mr. Michal continued explaining the proposed changes relevant to the HDC. The primary façade on Main Street is three stories tall, with two types of brick; a decorative brick on the lower level and a plain brick higher on the building.

This project will address several problem areas at the theater, beginning at the lobby. In its current configuration, the lobby fills quickly during larger performances, and people have no place to sit while waiting for shows to start or during intermission. The theater entry has a sloped floor that exceeds the pitch allowed for proper handicap access. Patrons at popular events in the winter must wait outside when the ticket lobby is overcrowded before shows. Renovations to the first and second floors will allow people to congregate on a larger flat floor area. New bathrooms on the second floor will be accessible by elevator and current first floor bathrooms will be renovated. The intention is to relocate the existing doors under the marquee closer to the street, though; with this change, there will still be space to congregate inside the primary façade of storefronts; this change to the doors alerted the applicants of the need for HDC approval.

Mr. Michal concluded by explaining remaining proposed changes. On Main Street, most of the planned architectural changes are interior alterations of the entire first-floor building area and a

remodeled second floor (to accommodate an expanded ticket lobby, additional restrooms, a patron lounge, and a dedicated concessions area). He said The Colonial serves roughly 50,000 people annually, more than one third of whom come from out of town. In addition to its year-round offerings of movies and live performances, the theater hosts community and private events, ranging from Keene State College's annual Holocaust Remembrance, to the Keene Lion's Club's annual winter musical, and the Monadnock International Film Festival each spring. Renovations will accommodate shows (such as larger Broadway tours) for which there is inadequate space today and outdated technology. New amenities will make it easier to grow the audience even more. The completed project could also bring additional visitors to Keene, supporting economic development. Mr. Michal welcomed questions.

Mr. Temple asked if the anticipated lobby changes will increase show frequency, theater use, or quality of experience. Mr. Doyle said the expanded lobby space will not change programming but will change the audience experience; the better space will allow people to look forward to arriving pre-show. He hopes people will come into the theater and be more social, especially during colder months. He said the renovations will also increase the theater's longevity and relevance as a non-profit business; the revenue from new concessions will be pivotal. Mr. Temple asked how spaces will be filled and used when the theater is empty; for example, how will the newly empty Brewbakers space be used when there are no shows. Mr. Doyle said the newly empty business spaces will be used to enhance the box office operations, increase public space, and create new opportunities for administrative offices. He said the Brewbakers space, for example, will be an extension of the current box office where patrons can buy tickets during the day.

Chair Weber said from an architectural point of view, that the goal is to increase the evening life of the building and how that is presented to Main Street. Chair Weber recognized Tad Schrantz, Design & Construction Committee Chair, who said he thinks this expansion could facilitate preshow and intermission activities. He hopes with the new comfortable space, people will come to Keene longer in advance and experience the town. He also hopes that the improvements could help attract certain larger touring acts and provide a space for performers to interact with the audience.

Ms. Proctor recalled there is currently a nice open area on Main Street and asked how that space will be incorporated with the renovations. Mr. Michal said they will retain a full panel of four trimmed and detailed poster boards and inlays in the plaster to display information. The outdoor experience on Main Street will remain the same, with space off the sidewalk behind the façade. The Brewbakers steps will be converted into two landings; its left window will become a ticketing area for daytime activity, and the right window will display promotional materials for which there will no longer be space in the current entryway.

Mr. Weglinski asked if the rear elevations will be flat. Mr. Michal used photos to demonstrate the three possible renovations of form, from the perspective of Gilbo Avenue. With the proposed renovations, the addition will not be visible when approaching the theater from Main Street, but will be visible from Gilbo Avenue. He said the rear exterior changes are significant and complex because of the mechanical equipment geometry. All changes are also complicated because even the smallest change can affect sound in the theater. He is working with structural and mechanical

engineers, as well as theater consultants to explore solutions for an attractive exterior addition. The project organizers will explore possible different finishes for the new wall surfaces; the intent, however, is to leave the north and south brick stage house walls intact. Councilor Powers asked about the height change on the addition; Mr. Michal used photos to demonstrate proposed 14' height increase.

Mr. Temple asked if the addition will be visible from the east side of Main Street. Mr. Michal replied that "a sliver" of the east tower wall rising in the perspective distance will be almost imperceptible. He added that there is a long-term intention to install a solar array on the new flat roof. Initially, Mr. Michal thought the most prominent visual impact would be to those who use the Gilbo Avenue parking lot; those familiar with the current experience behind The Colonial will notice prominent change. Visitors approaching from RT-101 and Main Street will see minimal changes. There should be no visual impact from Emerald Street walking north.

Chair Weber asked what shows the renovations will allow compared to today, with the understanding there are other venues in town, like the middle school auditorium, KSC, and new library spaces. Mr. Doyle did not express concern about competition with other performance spaces in town. He is in close contact with library administration as they share many potential donors; still the library and Colonial's operations are very different. The Colonial has always had a good relationships with KSC and already coordinate programs with them. He noted limited demographics in the region and confirmed he has no intention to detract from other community programs by enhancing the theater; the goal is to draw a larger and broader audience from outside the region because of enhanced programming and artistry. The additional space could accommodate new, heavy-production shows like Broadway tours. Mr. Michal said the new space will provide safer stage facilities and also be more efficient when shows come with predesigned lighting.

Mr. Temple noted that films are not the greatest revenue for the theater, but he asked how this expansion will impact those who value film experiences there. Mr. Doyle thinks the renovations will improve film experiences in the theater, with enhanced media capabilities for higher film quality. He agreed that films are not a significant part of their business plan, compared to the theater programs. Mr. Temple asked if the renovated lobby will be active during weekday film showings, or just for special events. Mr. Doyle said it will be open all the time, with considerations for neighboring restaurants and businesses that theater attendance supports. Chair Weber recognized Dan Belluscio, Chairman of the Facilities Committee for the Colonial Theater advising the renovations, who spoke about the proposed new lobby. He said the lobby will be more open so those from the sidewalk can see activity inside, which is impossible today and will create more activity and interest in the theater. Mr. Doyle agreed and said he believes this renovation will animate the street to a much larger degree than today.

Chair Weber referred to the three possibilities for the new addition design (views from the west) that Mr. Michal displayed at the meeting. Chair Weber stated he preferred the middle option of the three displayed at the meeting; Mr. Temple agreed. Councilor Powers preferred the top option because the mechanical equipment would be invisible. Still, Councilor Powers said he would support the middle option as well. Ms. Proctor agreed that the top or middle option would

be acceptable. Mr. Weglinski said the form will have to accommodate needs on the inside and agreed that the equipment will be less obtrusive in the middle option.

Mr. Weglinski said he thinks less about form and more about materials on the new exterior. Mr. Michal discussed proposed materials for the top and middle options displayed. As presented, the theater and proposed addition are skinned metal buildings with steel frames. The owners have considered brick on the bottom and a deliberately scored series of exterior finish installation panels, where the pattern is less repetitive. He noted there are architectural tricks to deal with mass and bulk, such as darker colors higher on the building, with lighter colors lower. The middle option displayed, with the sloped roof, could be treated with a metal-clad panel system with the faux patina of aged copper. This sloped roof is typical of contemporary systems and will likely make the building look taller from the perspective facing the slope.

Ms. Proctor asked what color was used on the high school addition. Mr. Schrantz said that was a light tan synthetic stucco. Mr. Michal noted how colors and design can help emphasize parts of the building or not.

Ms. Brunner recalled all Commission input provided at this meeting is non-binding and she provided the HDC material standards for building rehabilitation: *Materials used for siding shall be those that are common in the district. Acceptable materials include brick, stone, terra cotta, wood, metal and cement clapboard.* Ms. Brunner noted this materials list is not exhaustive and added that the applicant will have to request a special height exemption from the ZBA, though she was unsure if the HDC would have input on this aspect of the project.

4) Staff Updates

a. **Building Better Together www.keenebuildingbetter.com**

Ms. Brunner reminded the Commission of this project that staff, community members, and consultants are working on to develop a form based development code for downtown Keene. Staff will present to the HDC again in a few months on project updates that will effect the Commission's purview on new construction downtown.

b. **Resource Ranking Effort**

Ms. Brunner noted that Mr. Temple and Chair Weber volunteered for the Resource Ranking Subcommittee, in addition to two volunteers from the Heritage Commission. Ms. Brunner will try to schedule the first subcommittee meeting for late July.

5) Next Meeting – August 21, 2019

6) Adjourn

Hearing no further business, Chair Weber adjourned the meeting at 5:37 PM.

Respectfully submitted by,
Katrnya Kibler, Minute Taker
July 22, 2019

STAFF REPORT

COA-2016-06 MODIFICATION 4 – LATE APPLICATION - 31 WASHINGTON ST – Exterior Modifications to Former Middle School Building

Request: Tony Marcotte, on behalf of owner Washington Park of Keene LLC, proposes exterior work to the former Middle School building, including penetrations for exterior ventilation, the replacement of an exterior stairway, and modifications to three entrances on the south side of the building. The property is located at 31 Washington Street (TMP# 569-056-000) in the Central Business District. The former Middle School building is ranked as a Primary Resource.

Background:

The 135,000 square foot building on the property located at 31 Washington Street was constructed circa 1912 as the Keene High School, with major additions in the 1920s (classrooms and gymnasium), 1940s (auditorium), 1970s (kitchen and cafeteria), and 1980s (music room and science renovations). In 1960, the building changed use to the Keene Middle School. It served as the Keene Middle School until 2011, when a new Middle School building was constructed in West Keene.



In 2016, the HDC and Planning Board approved plans for the building to be repurposed as space for residential and office units, a restaurant/bistro, gym, concert venue, and nightclub. In addition, the boards approved the construction of a 135-unit apartment building to the rear of the existing building. The Applicant is in the process of converting the existing building into leasable tenant spaces, including a tenant space that will be used as a school.

The applicant is requesting approval for modifications to the exterior of the former Middle School building, including the following:

- Installation of seven, four-inch diameter penetrations with 25 Square inch vent caps in brick walls for exterior ventilation on the west and south facades of the building;
- The replacement of an existing stairway to the second floor on the south side of the building;
- The installation of new siding on an attached structure on the south façade of the building;
- The installation of a new, 42.5 square foot attached structure over the entrance to the boiler room on the south side of the building; and
- The installation of metal flashing and railings at an existing entrance to the first floor on the south side of the building.

All of the work proposed has already been completed / installed, with the exception of the vent caps for the seven penetrations to the exterior brick walls.

Per Section III.D.3 (“Renovation, rehabilitation or restoration of a building or structure”) and Section III.D.7 (“Changes to exterior materials other than those classified as minor projects”), this work is classified as a “Major Project” for review by the HDC.

Completeness:

The applicant has submitted an application form, narrative, reduced copied of the site plan, and photographs of the completed work that is proposed. Staff recommends accepting the application as complete.

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Application Analysis:

The relevant standards of the HDC Regulations for this proposed project are included below.

Section XV.A.5 – Utility, Service and Mechanical Equipment

Sub-section b.5: “Walls on front or street-facing facades shall not be penetrated for vent openings larger than seventy (70) square inches. Vent caps shall not be larger than two-hundred (200) square inches.”

The applicant proposes to install one, 4-inch diameter penetration with a 25 square inch vent cap on the primary, street-facing façade of the building, as well as six penetrations (identical in size and vent cap) along the south façade of the building. In addition, the applicant proposes a penetration near the main entrance on the primary façade of the building for a sprinkler system drain. The vent caps are proposed to be a dark brown color. Figure 1 below depicts the proposed penetration on the west, street-facing facade of the building, and Figure 2 is an image of the proposed vent cap.

The vent openings are each approximately 12.6 square inches, and the proposed vent caps are 25 square inches. This meets the size requirements for vent openings on a street-facing façade. The applicant notes that the vents are needed to provide



Figure 1. Image of 4-inch diameter penetration on the west façade of the former Middle School building.



Figure 2. Image of proposed vent cap.

Section XV.B.1 – General Standards

“a) Design Standards

- 1) Each building or structure shall be recognized as a physical and cultural record of its time, place and use.*
- 2) The historic character of a building or structure shall be retained and preserved.*

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- 3) *The removal of historic materials or alteration of features that characterize a building or structure shall be avoided.*
- 4) *Deteriorated historic features significant to the building or structure shall be repaired, rather than replaced. If replacement is necessary due to extreme deterioration, the new feature shall match the historic in size, design, texture, color and, where possible, materials. The new feature shall maintain the same visual appearance as the historic feature.*
- 5) *All architectural changes shall be appropriate either to the original style or appearance of the building or structure (if it has not been significantly altered) or to its altered style or appearance (if it has been altered within the Period of Significance and those alterations have attained significance).*
- 6) *Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.”*

The applicant proposes several modifications to the exterior of the south side of the building. Figure 3 below includes a picture of the south façade of the building that was taken by staff in 2016 prior to any renovation work on the left. The photo on the right is an image that was submitted by the applicant to show the proposed changes, which have already been installed.

The white structure shown in the image on the left in Figure 3 was clad in white vinyl. The applicant proposes to replace the white vinyl with HardiePlank® cement board siding, painted to match the brick color. A new, 7 foot tall, 42.5 square foot structure is proposed to be installed at the entrance to the boiler room that would be clad in the same HardiePlank® material and have a rubber membrane roof. The applicant has noted that the purpose of this structure is to provide access to the boiler room that is protected from the weather.

An existing, brick-and-concrete staircase (partially visible in the left image below) is proposed to be replaced with a black painted steel staircase (visible in the right image below). The applicant notes in the narrative that the brick and concrete staircase was damaged beyond repair.



Figure 3. Images of the south side of the former Middle School from 2016 (left) and 2019 (right).

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The applicant also proposes to install two black railings and steel metal plates at an existing entrance on the south side of the building. Figure four below shows two images of this entryway, one from 2016 on the left without the railings and steel plates, and one from 2019 on the right with the railings and steel plates installed. The applicant notes in their application that the steel plates are needed to prevent weathering of the brick around the entry door.



Most of the proposed changes to the south façade of the building are only partially visible from Roxbury Street. These features are set back by about 250-300 feet from the road (depending on the viewing location on Roxbury Street) behind the MoCo Arts building. None of the features that are proposed to be replaced are known historic features. Staff were unable to locate historic photos of the south façade of the building, which was historically blocked from view by the Keene YMCA building. The proposed colors (brick red for siding, black for railings, staircase, and metal flashing) are consistent with other architectural features on the building.

Recommendation:

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

Approve COA-2016-06 Modification #4 for exterior work to the former Middle School building located at 31 Washington Street (TMP# 569-056-000), as described in the application and supporting materials submitted to the Community Development Department by Tony Marcotte on behalf of owner Washington Park of Keene on August 1, 2019 with no conditions.

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: <i>Washington Park of Keene</i>		For Staff Use Only: Date Received : _____ Community Development Department File # <i>CAF-201606/Modr3</i> Reviewed by: _____		
	Tax Map Parcel number(s) <i>569-056-000-000-_____</i> _____ _____		Project Address: <i>31 Washington St</i> Square Footage of Parcel: <i>215,000+ SF</i> Zoning District: _____		
Applicant	Name (please print):		Owner or duly authorized agent	Name (please print): <i>Washington Park of Keene, LLC</i>	
	Address:			Address: <i>9 OLD DERRY Rd HUDSON, NH 03051</i>	
	Telephone/Email:			Telephone/Email: <i>603-886-5021 TONY@MDP DEVELOPMENT.COM</i>	
	Signature:			Signature: _____	
	Date:			Date: <i>7-29-19</i>	
B	Descriptive Narrative Including:	<input checked="" type="checkbox"/> Type of alteration <input checked="" type="checkbox"/> Reason for alteration <input checked="" type="checkbox"/> Location of alteration <input checked="" type="checkbox"/> Material selection <input checked="" type="checkbox"/> Site features <input checked="" type="checkbox"/> Landscape features	Exemptions Requested (for materials not submitted) Circle one: YES <input type="radio"/> NO <input checked="" type="radio"/> (If YES see section H)		
		For Staff Use Only: Date of Pre-Application _____ Date Application is Con _____			
C	A complete application must include the following:				
	<table style="width:100%; border: none;"> <tr> <td style="width:50%; vertical-align: top;"> <input checked="" type="checkbox"/> Two (2) copies of completed application forms <input checked="" type="checkbox"/> Two (2) copies of Descriptive Narrative <input checked="" type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters </td> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Copies of _____ <input type="checkbox"/> Three (3) copies of site plan (see Section D) <input checked="" type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <i>B+W</i> <input type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G) </td> </tr> </table>				<input checked="" type="checkbox"/> Two (2) copies of completed application forms <input checked="" type="checkbox"/> Two (2) copies of Descriptive Narrative <input checked="" type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters
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See Signatures on Original →

Descriptive Narrative A

Washington Park of Keene of Keene has drilled seven 4 inch diameter holes that will be covered with 5" square vented covers for venting of bathroom and kitchen (no hoods) fans. The approved Mechanical plans showed four penetrations of the front of the building, and we eliminated three of the front penetrations. We had asked the contractor to not penetrate the front of the building but one penetration was made.

One penetration was made at a low spot on the front of the building near the entrance with the ramp for the sprinkler system drain.

One additional hole will need to be drilled on the South side of the building for a DDC (Fire Department Connection) so that the fire department may utilize or charge water into the sprinkler system. This is required and is required by code.

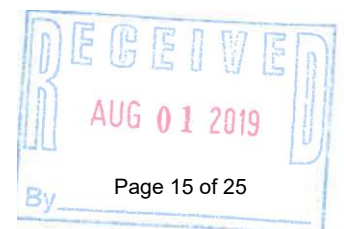
We also replaced white vinyl siding on a stairway entrance to the lower level on the South Side and painted it a color similar to the brick. A matching small structure was built over an existing opening for a weather tight access to the boiler room.

A railing was also placed at an existing stair entrance on the South side of the building and steel plates were added where there is constant weathering of the brick.

The existing stairway into the South second floor was deteriorated beyond repair and was replaced.

I have attached black and white pictures for reference and will point these areas out during the site walk prior to the meeting.

COA-2016-06, mod. 3





Pipe for Sprinkler drain

Only vent penetration facing Washington Street



South façade penetration



South façade penetration



South façade penetrations



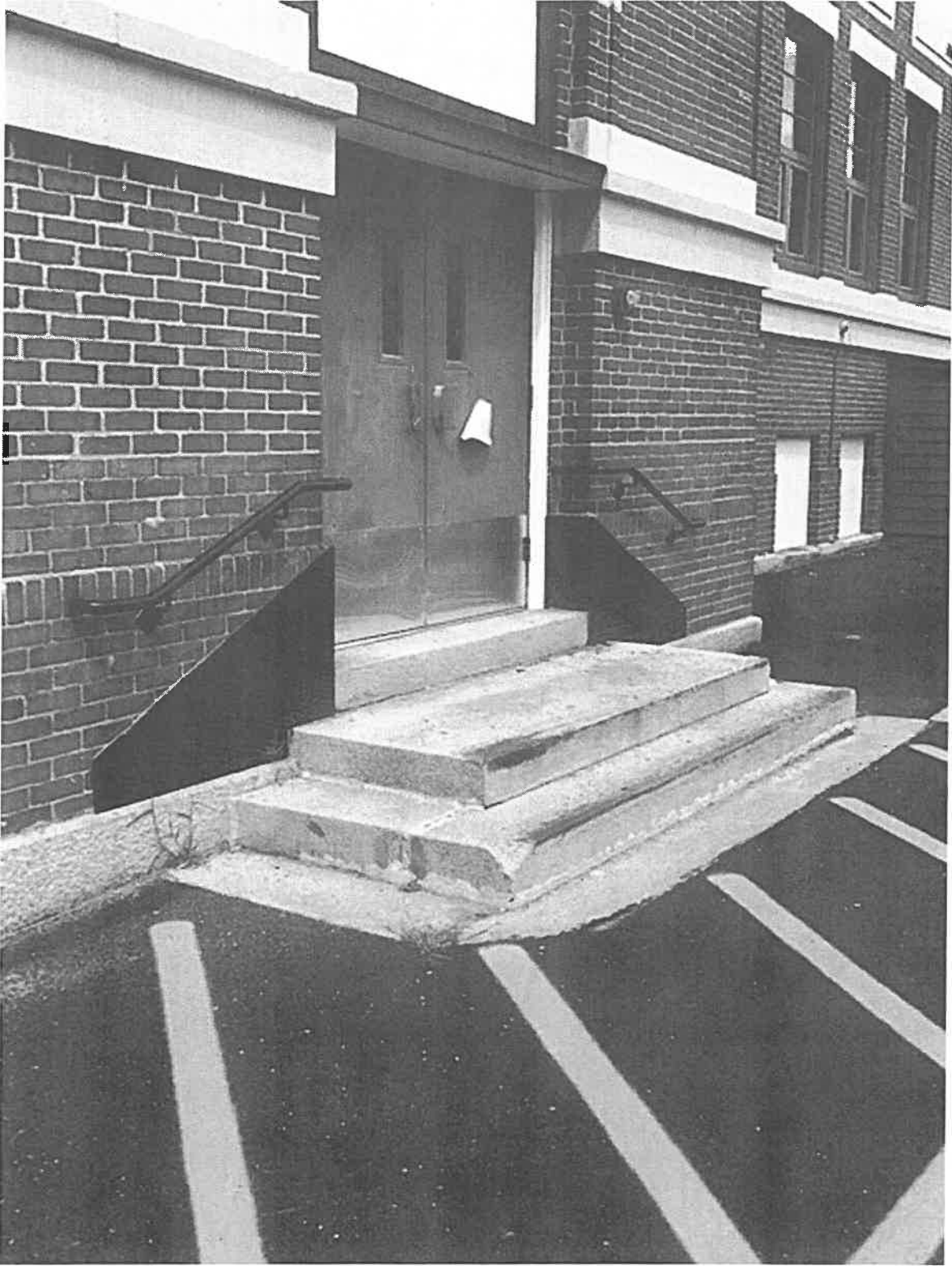
Resided and painted entrance and replaced stair



Two entrances

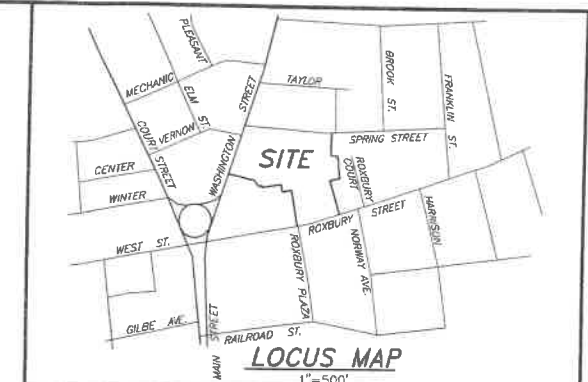
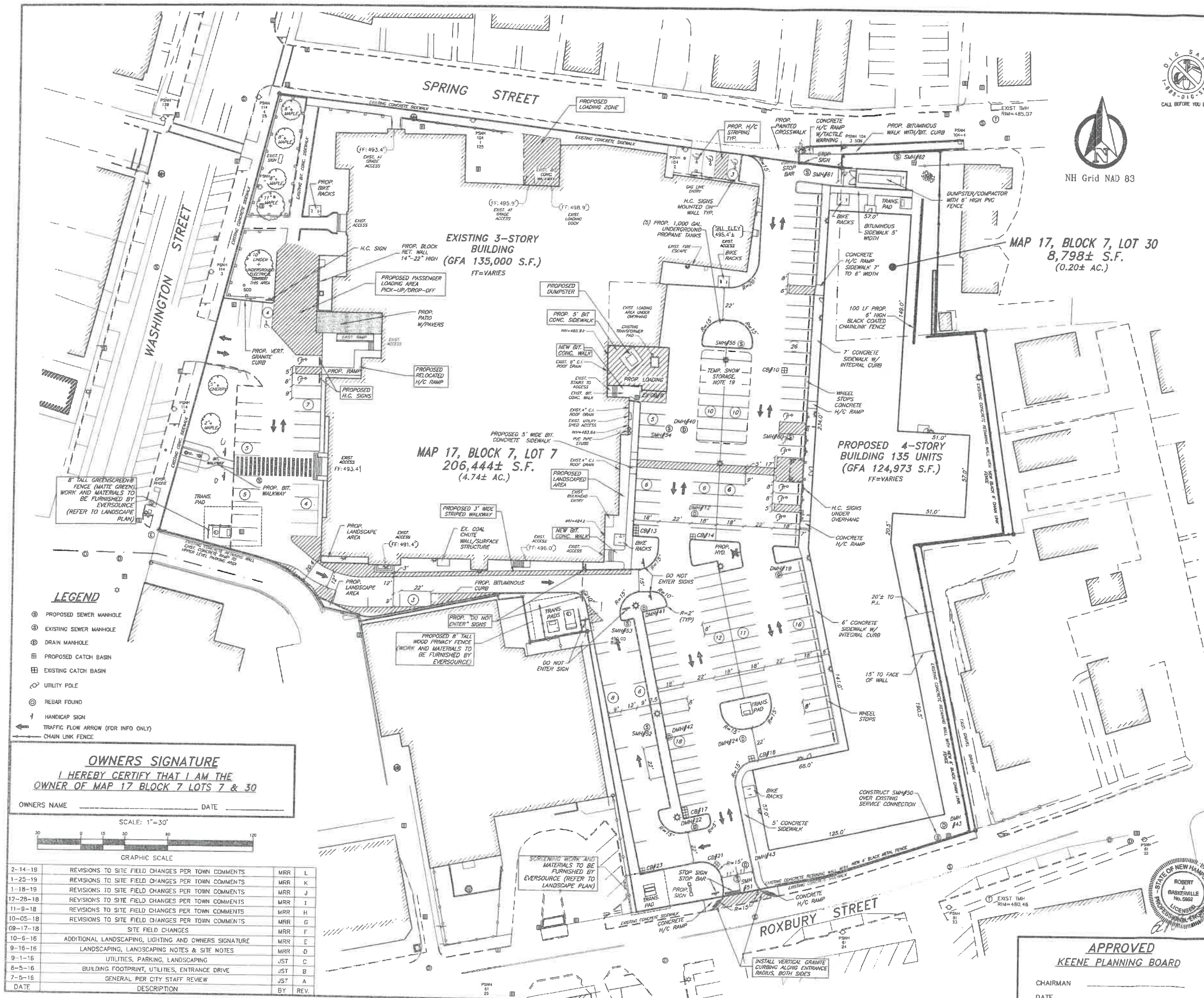


Railing and weathering protection



Location of future fire department connection





NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF A 124,973 S.F. 4-STORY RESIDENTIAL BUILDING (135 UNITS) ON A LOT WHICH CONTAINS AN EXISTING 135,000 S.F. 3-STORY BUILDING WITH ASSOCIATED PARKING AND FACILITIES. THE EXISTING BUILDING REQUIRES A CHANGE OF USE FROM A FORMER MIDDLE SCHOOL TO A MULTI-TENANT SPACE WITH OFFICES, RETAIL, FOOD SERVICES, AUDITORIUM AND APARTMENTS. THIS PROJECT WILL REQUIRE A LOT CONSOLIDATION BETWEEN MAP 17 BLOCK 7 LOT 7 AND MAP 17 BLOCK 7 LOT 30.
- TAX MAP 17, BLOCK 7, LOTS 7 & 30 OWNERS OF RECORD: LOT 7 - WASHINGTON PARK OF KEENE, LLC LOT 30 - CITY OF KEENE 9 OLD DERRY ROAD HUDSON, N.H. 03051 BK: 2715 PG: 745 3 WASHINGTON STREET KEENE, N.H. 03411 BK: 877 PG: 228
- TOTAL AREA OF NEW PARCELS IS 215,242 S.F. (4.94 ACRES)
- PROPERTY ADDRESS FOR NEW BUILDING PER CITY OF KEENE: 00000000000000000000
- THE PARCEL IS ZONED CENTRAL BUSINESS (CB) AND HISTORIC DISTRICT (HD).

DIMENSIONAL REQUIREMENTS	(CB)	(HD)	PROPOSED
MINIMUM LOT AREA	NONE	NONE	4.94 AC.
MINIMUM FRONTAGE	NONE	NONE	311' WASHINGTON ST. 285' SPRING ST. 244' ROXBURY ST.
FRONT BUILDING SETBACK	NONE	NONE	NONE
REAR SETBACK	NONE	NONE	NONE
BUILDING HEIGHT	4 STORIES (55')	4 STORIES (55')	4 STORIES (55')
MAX. LOT COVERAGE	100%	100%	100%
MAX. IMPERMEABLE COVERAGE	100%	100%	100%

- EXISTING LOT 30 IS MUNICIPAL PARKING, AND LOT 7 IS THE FORMER KEENE MIDDLE SCHOOL.
- PROPOSED BUILDING - 135 UNITS TOTAL: 73 1-BEDROOM, 62 2-BEDROOM
- PARKING REQUIREMENTS: NO ON-SITE SPACES REQUIRED. 8'x18' SPACES WITH 22' AISLES. PARKING PROVIDED ON-SITE: 172 SPACES (INCLUDING 12 1/2-C SPACES).
- NO TRASH PICKUP OR DELIVERIES SHALL BE MADE BETWEEN THE HOURS OF 11PM OR 6AM PER THE CITY OF KEENE NOISE ORDINANCE.
- THIS LOT IS SERVED BY CITY WATER AND SEWER.
- THE SUBJECT PARCELS IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, CHESHIRE COUNTY, COMMUNITY PANEL NUMBER 287 OF 610, MAP 330000000E, DATED MAY 23, 2006.
- FOR THIS SITE PLAN THE FOLLOWING STATE AND LOCAL PERMITS ARE REQUIRED (COPIES ARE FILED WITH THE PLANNING DEPARTMENT): NHDES SEWER CONNECTION PERMIT - (PENDING). NHDES ALTERATION OF TERRAIN PERMIT - A07-1131 (EXPIRES JULY 15, 2021)
- ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KEENE'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
- THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (AVAILABLE AT THE PUBLIC WORKS DEPARTMENT) FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF KEENE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION TO APPLY FOR A PERMIT.
- THE CONTRACTOR SHALL APPLY FOR A DRIVEWAY PERMIT (AVAILABLE FROM THE PLANNING DEPARTMENT) TO REPAIR, WIDEN, RECONSTRUCT OR CONSTRUCT A DRIVEWAY.
- THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH ENGINEERING SERVICES TO DISCUSS SITE INSPECTIONS, SCHEDULES, SPECIAL CONDITIONS, ETC.
- LANDSCAPE REQUIREMENTS: TOTAL NEW PARKING AREA = 50,711 S.F. REQUIRED INTERIOR LANDSCAPE COVERAGE = 10% x (50,711 S.F.) = 5,071 S.F. PROVIDED INTERIOR LANDSCAPE COVERAGE = 13,28 (6,670 S.F.) TREES REQUIRED, ONE TREE PER 10 SPACES x 172 SPACES = 17.2 TREES REQUIRED TREES PROVIDED, 12 EXISTING + 26 NEW = 38 TREES PROVIDED
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES ON-SITE. PRIOR TO THE PRE-CONSTRUCTION MEETING, SEVEN COPIES OF THE FINAL APPROVED SITE PLAN SHALL BE PROVIDED TO THE PLANNING DIVISION FOR REVIEW BY THE CITY ENGINEER AS APPROVED FOR CONSTRUCTION.
- A FIRE CONNECTION ON THE APARTMENT BUILDING SHALL BE INSTALLED WITHIN 50 FEET OF A FIRE HYDRANT PER THE KEENE FIRE DEPARTMENT'S REQUEST.
- VERTICAL DATUM = MADD3.
- DURING LARGE SNOW STORM EVENTS, SNOW SHALL BE MOVED TO THE TEMPORARY STORAGE AREA PRIOR TO BEING TRUCKED OFF-SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7333 AT LEAST 72 HOURS BEFORE DIGGING.
- NO SITE CONSTRUCTION WITH HEAVY MACHINERY/EQUIPMENT SHALL TAKE PLACE BETWEEN THE HOURS OF 7AM PER THE CITY OF KEENE NOISE ORDINANCE.

COA-2016-06 M/S

MAP 17, BLOCK 7, LOT 7
MAP 17, BLOCK 7, LOT 30

**SITE PLAN
WASHINGTON PARK
MULTIFAMILY HOUSING**

LOCATED AT:
**17 WASHINGTON STREET
KEENE, NEW HAMPSHIRE**

OWNER:
WASHINGTON PARK OF KEENE, LLC
9 OLD DERRY ROAD
HUDSON, N.H. 03051

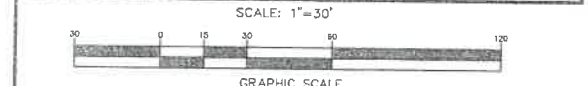
SCALE: 1"=30'	APRIL 5, 2016	SHEET 3 OF 18
DESIGN: JST	DRAWN: JST	CHECKED: RJB
DATE: JST	DATE: JST	DATE: RJB
CHAIRMAN		503-17
DATE		

Bedford Design Consultants
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

- LEGEND**
- PROPOSED SEWER MANHOLE
 - EXISTING SEWER MANHOLE
 - DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - UTILITY POLE
 - REBAR FOUND
 - HANDICAP SIGN
 - TRAFFIC FLOW ARROW (FOR INFO ONLY)
 - CHAIN LINK FENCE

OWNERS SIGNATURE
I HEREBY CERTIFY THAT I AM THE OWNER OF MAP 17 BLOCK 7 LOTS 7 & 30

OWNERS NAME _____ DATE _____



DATE	DESCRIPTION	BY	REV.
2-14-19	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	L
1-25-19	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	K
1-18-19	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	J
12-28-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	I
11-9-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	H
10-05-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	G
09-17-18	SITE FIELD CHANGES	MRR	F
10-6-16	ADDITIONAL LANDSCAPING, LIGHTING AND OWNERS SIGNATURE	MRR	E
9-16-16	LANDSCAPING, LANDSCAPING NOTES & SITE NOTES	MRR	D
9-1-16	UTILITIES, PARKING, LANDSCAPING	JST	C
8-5-16	BUILDING FOOTPRINT, UTILITIES, ENTRANCE DRIVE	JST	B
7-5-16	GENERAL PER CITY STAFF REVIEW	JST	A

**APPROVED
KEENE PLANNING BOARD**

CHAIRMAN _____
DATE _____

