



City of Keene, New Hampshire

CONSERVATION COMMISSION

City Hall

Monday, September 16, 2019

4:30 PM

2nd Floor Conference Room

Commission Members

Alexander Von Plinsky, IV, Chair
Eloise Clark, Vice Chair
Kenneth Bergman
Denise Burchsted
Councilor George Hansel

Brian Reilly
Art Walker
Thomas P. Haynes, Alternate
Steven Bill, Alternate

4:00 pm Site Visit – Airport Road – Meet at Keene Recreation Center, 312 Washington St.

1. Call to Order
2. Approval of Meeting Minutes – August 19, 2019
3. Informational
 - a. Subcommittee reports
 - b. Letter of support – The Nature Conservancy Surry Mountain Project
 - c. NH DES letter to Keene Alumni Association
4. Discussion Items
 - a. 44 Black Brook Road – Surface Water Protection Ordinance Referral from the Planning Board
 - b. Airport Road habitat
 - c. Easement monitoring – schedule
5. New or Other Business
6. Adjournment – Next meeting date Monday, October 21, 2019

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City of Keene
New Hampshire

CONSERVATION COMMISSION
MEETING MINUTES

Monday, August 19, 2019

4:30 PM

**2nd Floor Conference Room,
City Hall**

Members Present:

Eloise Clark, Vice Chair
Art Walker
Brian Reilly
Councilor George Hansel
Steven Bill, Alternate
Thomas Haynes, Alternate

Staff Present:

Rhett Lamb, Community Development
Director/Assistant City Manager
Andy Bohannon/ Director of Parks, Recreation
& Facilities

Members Not Present:

Alexander Von Plinsky, IV, Chair
Kenneth Bergman
Denise Burchsted

1) Call to Order

Vice Chair Clark called the meeting to order at 4:30 PM and asked both alternate members present, Mr. Bill and Mr. Haynes, to act as voting members at this meeting.

2) Approval of Meeting Minutes – June 17, 2019

Mr. Bill provided a correction: on page 4 of 6, “Mr. Bill’s wife found a rattlesnake plantain plant, which was destroyed by log piles from the dam work...” should be corrected to, “Mr. Bill’s wife found several clusters of rattlesnake plantain plants, which were destroyed by log piles from the dam work...”

Mr. Bill moved to approve the minutes of June 17, 2019 as amended, which Councilor Hansel seconded and the Conservation Commission carried unanimously.

3) Informational

a. Subcommittee Reports

Mr. Haynes provided three updates. First, he asked if Commission members wanted to participate with him – representing the Commission – at the Source to Sea event on September 28. He proposed signing-up for the event as the Commission and choosing a designated area to work that members are passionate about. Vice Chair Clark noted that Eric Swope manages cleaning an area of Beaver Brook down the channel and that there is an active crew that works along the Ashuelot River through Swanzey. The Ashuelot River Local Advisory Committee (ARLAC) has participated in the past; the United Unitarian Church is also doing clean up by boat into Swanzey. Vice Chair Clark, Mr. Walker, and Mr. Bill reported that they would not be available to participate. Mr. Haynes will sign-up and represent the Commission at the event.

Second, Mr. Haynes reported that Jeff Littleton is willing to lead a natural history walk through the Greater Goose Pond Forest. Mr. Littleton led a similar walk when developing the Goose Pond Forest Stewardship Plan. Mr. Littleton's preferred dates are October 19 and 26. Mr. Bohannon offered to get an update on the current construction project, which is scheduled to finish around that time, and so the new parking lot might be available. Mr. Haynes and Mr. Bohannon agreed to follow-up together as this would be a great way to kick-off the end of the project.

Third, Mr. Haynes reported that he and Vice Chair Clark agreed to lead some kind of educational walk on Beech Hill to acknowledge the Beauregard property acquisition. Mr. Lamb said he thinks it is wonderful that the Commission is pushing outreach and connecting citizens to the land around them. He recalled that the Heritage Commission searched for a mission for years after an intensive long-term project; they found a new mission of educating the community, such as leading a recent great session on urban/carriage barns. He thinks focusing on outreach is a way to enhance the Commission's role in the community. Mr. Lamb thanked Mr. Haynes and all members for their work. Mr. Bill said he would be honored to lead a glacial walk at Goose Pond.

b. ARLAC Thank You Letter

Vice Chair Clark hoped members read this and the subsequent two thank you letters for donations or renewed memberships this year.

c. NH Association of Conservation Commissions Thank You Letter

The Commission renewed membership and provided a donation to remain as members in good standing but without the assumption of remaining active members.

d. Society for the Protection of NH Forests Thank You Letter

e. 75 Swanzey Factory Road – Expedited Review

Mr. Lamb reported that the town of Swanzey submitted this project in Keene. The source water for Wilson Pond is created by a diversion dam downstream of the stone arch bridge on the Branch River, from which the small spillway is visible that pushes water into and through Wilson Pond. Chair Von Plinsky and staff signed an expedited permit and a letter came back with comments from DES saying the permit application needed to be updated with some information; that letter from DES was included in the meeting packet. Mr. Lamb said it is an interesting manmade waterway that was created to push water into Wilson Pond for power generation at the end of Swanzey Factory Road.

4) Discussion Items

a. Greater Goose Pond Forest Stewardship Plan Implementation – Andy Bohannon, Director of Parks, Recreation & Facilities

Mr. Bohannon reported that he is talking with Peter Poanessa (who was a part of the plan development) to create signage for the various trail markers. Mr. Bohannon said the first funds will be available in the Capital Improvement Program (CIP) to begin plan implementation will be available in fiscal year 2021, which begins July 1, 2020. This is later than Mr. Bohannon thought, but the extra time allowed him look at the Recreation Trails Grant program for matching funds and to begin the Goose Pond fund. He will begin submitting grant proposals in May 2020 to prepare for the fiscal year beginning. When funds are available, he plans to blaze the various trails with signage regarding the City of Keene and the New England Mountain Bike Association Keene-Brattleboro chapter, who are very active in the park (e.g., volunteering to resolve two bridge issues in the forest this fall). Mr. Bohannon said his focus to implement the plan currently is to improve the loop trail

around the pond. Subsequently, he will focus farther from the pond. He said the dam project is coming along nicely.

Mr. Walker asked for more details on the trail improvements. Mr. Bohannon said some surface drainage work is needed primarily on the backside of the pond, where new board bridge improvements will be accessible to walk one-by-one and provide better bike access. He said additional work is needed to widen some canopy areas and allow people to walk side-by-side; the Stewardship Plan calls for 6' – 8' wide canopies. Mr. Walker asked if there is any thought of relocating parts of the trail. Mr. Bohannon recalled a few years ago when parts of the trail were relocated with the summer youth's program but the feedback was negative and people continued walking where it is muddy. Those muddy areas will be mitigated with step stone bridges and other improvements. Mr. Walker mentioned a part of the trail also on the backside of the pond and on a steep hill that seems like an invitation to erode faster. Mr. Bohannon would need to look back at the recommendations for that section of trail. Mr. Lamb confirmed that the Community Development Department webpage links to the full Stewardship Plan and two large appendices.

Mr. Haynes recalled questions about how this Commission should be involved with implementing this overall stewardship of the property. Mr. Bohannon said he thought briefly about creating a City body moving forward to guide stewardship implementation; he has mentioned this to the City Manager. He admitted that the recently completed library project has overshadowed this stewardship implementation to this point. Moving forward, he said there are a lot of planned priorities but what lacks are passive recreation and open space components. He recalled a new project adopted by City Council and identified in the CIP this year that allocates \$25,000 of seed money annually for open space and trails, which could include such programs at Goose Pond.

Mr. Bohannon said that what this Commission did with the Goose Pond Stewardship Plan was significant in moving forward Keene's goals to connect trails across the City. The Beauregard property acquisition, for example, will contribute to connecting City lands. He will work with Mr. Lamb, Community Development staff, and Commission members to develop a public body to guide implementation. He considered the similar example of the Ashuelot River Park Advisory Board (ARPAB), which is more project based, with some maintenance funding, and a great plan coming forward in the spring. Being abundant in open space, he also suggested that perhaps organizationally these various groups could merge into some sort of open space management program.

Mr. Lamb agreed that there are great opportunities for partnerships between all the stewards of City lands, whether as a committee or as the reassignment of City stewardship groups like the ARPAB into a larger effort across the City. Whether participating on a stewardship committee or starting that process with Council, the Commission wants to work with Mr. Bohannon to help implement this plan smoothly. In particular, the Commission wants to help develop baseline studies before the recommended work occurs; if the Commission does not know current habitat conditions, for example, they would be unable to determine if the plan advised well. Mr. Lamb said a lot right now is a matter of timing things to work together. Mr. Bill asked if there is a timeframe for any timber clear cuts at Goose Pond. Mr. Bohannon said no, not in the next fiscal year.

Mr. Haynes clarified that he was not trying to push Mr. Bohannon but to indicate that the Commission wants to be a part of plan implementation at Goose Pond. Mr. Bohannon said he did not sense the Commission pushing him; he has talked about many of these ideas with Mr. Lamb for a long time and it is great to see things moving in a positive direction. Mr. Bill noted many unusual

plants destroyed during the dam projects, which could have been avoided if the Commission had been consulted in advance.

Mr. Lamb and Mr. Bohannon will return with more ideas at the September meeting, which will be a good time to revisit open space and trails in the CIP.

b. Request for Letter of Support – The Nature Conservancy Surry Mountain Project

Vice Chair Clark welcomed Patrick Hackley from The Nature Conservancy (TNC), who congratulated the Commission for their creativity and energy. He recalled a hike that some Commission members participated in. This is a major effort on behalf of the NH TNC to acquire the Casagrande property, which abuts the Greater Goose Pond Forest; the owners and TNC have considered a conservation outcome for many years for the 1,360-acre property. The Conservancy has an option to purchase the property and will ideally do so by end of year. Formalizing the purchase of sale agreement for \$3.5 million is a huge fundraising effort for TNC. The first public hike was to garner support for this effort to conserve the unusual property with diverse terrains, topography, lightly harvested timber types, and the headwaters of seven streams flowing into the Ashuelot watershed.

Mr. Hackley shared another map of the Monadnock region to demonstrate how The Nature Conservancy looks for areas to preserve and connect resilient corridors that help wildlife adapt to changing conditions. This project would connect almost 50,000 acres of unfragmented forest, significantly contributing to conservation in the region. Mr. Hackley said TNC is collaborating with other agencies, such as the NH Department of Environmental Services (DES) ground water grant program and the NH Fish and Game, which has federal funds to conserve lands and promote wildlife habitat. Mr. Hackley said the Surry Mountain Dam is a part of Keene's watershed. He explained that he was at the meeting to introduce the Commission to this project and seek a letter from the City to support TNC is seeking \$330,000 from the NH Drinking and Groundwater Trust Fund.

Mr. Hackley provided a map of the wellhead protection area that TNC wants to conserve, which contributes to the overall health and quality of the watershed that feeds Keene's aquifer. He provided another map demonstrating how the property feeds many streams and abuts conserved area to the west. Mr. Hackley said a wellhead is a topographical area that contributes to drinking water; it is groundwater flow to a producing well. A wellhead protection area is a circle whose radius depends on the maximum daily amount of water drawn from a well. It is a calculation NH DES uses to determine the amount of land that contributes to well water aquifers. Mr. Lamb commented that he had never seen such a large wellhead protection area. All calculations for Keene have been much smaller and he wants to know if the City should be paying attention. Mr. Bill noted that City wells are gravel and sand, and thus more readily replenished, whereas the wells in question are bedrock. Mr. Lamb recommended writing the letter and mentioned the City's agreement with the Bretwood Golf Course for chemical use because Keene's wellhead crosses their property.

Mr. Hackley said there would be another tour of the Casagrande property on October 5; he will share details with Mr. Lamb. Mr. Reilly said the first tour began from access at Gilsum Road and asked if that would be the same. Mr. Hackley believed the next hike would begin from the north; he agreed that the previous tour saw 70 participants who began from the south and split in two groups going east and west. He said there are nice trails on the property. TNC is also seeking support from the Surry and Gilsum Conservation Commissions. Councilor Hansel noted that state maps show high soil quality on that property. Mr. Hackley had not seen a soil map yet, but said it is the best oak

site for growing timber and there are some areas with deeper soils that accommodate sugar maple, yellow birch, and white ash hardwood that are uncommon in NH. Councilor Hansel said this project stuck out to him because of the wildlife corridor connectivity, which Vice Chair Clark said is called for in the wildlife action plan for this region.

Mr. Reilly moved for the Conservation Commission to write a letter of support for this project, which Councilor Hansel seconded.

Mr. Lamb, the Chairman, and Vice Chair Clark will work on the letter and send it to David Patrick at TNC, ideally before September 13. Mr. Hackley thanked the Commission for their support; NH is lucky to have large tracts of land like these connecting habitats such as the 300-acre tract east of Goose Pond that Vice Chair Clark mentioned. Mr. Lamb said the Commission had authority to write the letter without Council approval.

The motion to send a letter of support passed unanimously.

c. Easement Monitoring – Schedule

Mr. Lamb said this agenda item is a placeholder to remind everyone this is still something for which the Commission is responsible. He suggested beginning the effort later in the season with fewer leaves on the trees. He hopes all members will participate in monitoring the roughly four easements the City holds on private lands. There will be more discussion in September.

d. Airport Road Habitat

Mr. Lamb recalled this topic from the June meeting, when members questioned the CIP project at the airport, which calls for a wildlife fences to minimize the potential of frequent collisions with wildlife on runways. One design in the CIP suggests a fence in close proximity to the paved surface of Airport Road, for which Commission members expressed concern because it would prevent bird watching and general experience of the roadway as a recreational resource. Mr. Lamb said the Airport Master Plan (AMP) indicates this fence project is a very important one for the airport; wildlife strikes are very common and require constant staff management the City cannot accommodate. However, there is no immediate design or funding anticipated until fall 2022 at the earliest, but summer 2023 is more likely. Mr. Lamb said the AMP does propose another option with the fence closer to the runways, which would cross through wetlands. Therefore, there is a trade off with either option, which the Commission will need to consider when the time comes. Vice Chair Clark agreed saying that the NH Wildlife Action Plan points out those wetlands as highly valuable habitat for birding, in particular. Mr. Bill agreed that property has some of the best birding spots in the state.

Vice Chair Clark recognized Councilor Steve Hooper, who said it is good news the fence project is pushed to 2023 because it gives this Commission and Council time to think through the wetland and recreation impacts. He noted that the airport is in the ward he represents (Ward 1). He agreed that the fence along Airport Road would block the majority of bird nesting areas and therefore the ability of fledglings to cross the road. He suggested concentrating on the wetland alternative and a few designs that do not obstruct Airport Road access. Councilor Hooper will be hearing this matter in the new year (2020) as a Council member during the CIP updates, in advance of which Mr. Lamb will share these concerns with the airport staff liaison (Rebecca Landry).

Mr. Reilly asked if there could be NH DES resistance to a permanent fence through these wetlands and asked how much the FAA would have to approve a final plan. Mr. Lamb said those were good

questions because a more impactful wetland impact will require a harder to get wetland permit and would be more expensive. Ultimately, it will be a Council decision and they will weigh the tradeoffs.

Mr. Haynes asked if there were wildlife studies that informed the AMP. Mr. Lamb was unaware of any, but wildlife impact airport operations daily. Councilor Hooper said he was unsure of the distance the fence must be from the runway per the FAA. He thinks it would be good to lobby for a balance between safety and conservation. The airport has sufficient support for a fence and the Commission should provide the counterbalance to support wildlife. Councilor Hansel said he was surprised the project was pushed back because the airport representatives expressed the urgency of a fence. He requested a site visit to the two proposed locations before winter. Councilor Hooper agreed and said an 8' high fence with three barbed wires along Airport Road would be unsightly. Mr. Lamb said the project was delayed due to unforeseen circumstances with the Taxiway A project. Mr. Lamb will report with more details as the project develops through the CIP (review January-March). The Commission will want to look at the CIP book as soon as it is published (December-January). The CIP is on a two-year cycle now, making this even more important. This matter will be on the September agenda.

5) New or Other Business

Vice Chair Clark reported that the pocket park on Church Street (near Carpenter Street) would be dedicated on Wednesday, August 21, 2019 at 9:00 AM and she invited members to attend.

Mr. Lamb said the Beauregard property acquisition is closing. He added that Ed Burke sent a letter to the City about acquiring a 50' wide strip of land off Chapman Road to prevent public access. Mr. Lamb said the parcel extends up too steep a slope to access. The parcel is contiguous with Beech Hill and therefore could be accessed from any existing parcels today. This matter would be back before City Council soon with recommendations from Mr. Bohannon and the City Attorney.

6) Adjournment – Next Meeting Date: September 16, 2019

Hearing no further business, Vice Chair Clark adjourned the meeting at 5:48 PM.

Respectfully submitted by,
Katryna Kibler, Minute Taker
August 22, 2019

Rhett Lamb

From: David Patrick <david.patrick@TNC.ORG>
Sent: Tuesday, August 13, 2019 10:01 AM
To: Rhett Lamb
Subject: Introduction and advice on letter of support
Attachments: Surry Mtn Keene WHPA project.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rhett,

I left a brief message on your voicemail yesterday, but wanted to follow up to make sure you had my e-mail address and provide some further information. Jim O'Brien suggested I reach out to fill you in on a land protection opportunity we're pursuing in the town of Gilsum and to get your advice on securing a letter of support from the City of Keene.

In brief, we're looking to protect 1,368 acres just north of the city. Twenty percent (252 acres) of the property is within the wellhead protection area of the City of Keene's well, allowing us to apply for funding support from the Drinking Water and Groundwater Trust Fund (DWGTF); I've attached a map showing the property outline in orange and the wellhead protection area in the hatched pink. Securing this funding is an important component of our being able to successfully protect the property.

As part of the application, we're asked to provide *"Letter(s) of support from the governing body (e.g., Board of Selectmen or City Council) of the municipality or municipalities in which the property is located and from affected water suppliers. The letter(s) should be addressed to the Drinking Water and Groundwater Advisory Commission"*. We're working with the towns of Gilsum and Surry, but it would be great if we can also have a letter from Keene. I'm also trying to determine if the City of Keene has *"a land conservation plan that identifies the subject parcel(s) as high priority for conservation specifically for water supply protection"*. I've reached out to the Water Department on a couple of occasions, but have yet to hear back from them.

Any advice and support you can offer with securing a letter of support for the project is greatly appreciated. The application is due by September the 13th,

Thanks,
Dave

David Patrick Ph.D.

Director of Conservation
Programs
david.patrick@tnc.org
(603) 230 9226

The Nature Conservancy
in New Hampshire
Concord Office
22 Bridge St., 4th Floor
Concord, NH 03301



**THE FUTURE
of NATURE**

The Nature
Conservancy 

nature.org/newhampshire

Join the conversation!





The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

August 09, 2019

KEENE ALUMNI ASSOCIATION
C/O KENNETH M DOOLEY
77 ARCH ST
KEENE NH 03431

Re: Emergency Authorization Confirmation
NHDES File Number: 2019-00543
Subject Property: Wilson Pond Dam On Arch St, Keene

Dear Mr. Dooley:

This letter follows your application, dated February 13, 2019, for an Emergency Authorization to remove woody debris, silt and sediment that had accumulated in front of and within the existing outlet structure. Also, for placement of rip-rap within the spillway to fill in eroded areas along the left abutment of the dam and to replace material lost during an overtopping event. Additional information to complete the application requirements for the Emergency Permit was received by the New Hampshire Department of Environmental Services (NHDES) on August 5, 2019. Based upon review of the above referenced application, the NHDES Wetland Bureau finds that the work complies with the requirements of RSA 482-A and the NH Code of Administrative Rules Chapters Env-Wt 100 – 900; therefore, the Emergency Authorization is hereby confirmed.

It is also subject to the following general conditions:

1. This after-the-fact approval does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
2. This after-the-fact approval does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required.

The decision to approve this emergency permit was based on the following findings:

1. The project was necessary to remove woody debris, silt and sediment that had accumulated in front of and within the existing outlet structure. Also, for placement of rip-rap within the spillway to fill in eroded areas along the left abutment of the dam and to replace material lost during an overtopping event;
2. Emergency authorization for this work was issued by the NHDES Wetlands Bureau staff on February 13, 2019 due to overtopping that occurred during recent rain events and an area of scour and erosion along the left side of the dam embankment that is potentially undermined.
3. Review of additional information submitted as required by the conditions of the emergency authorization indicates that work has been completed in accordance with the emergency authorization.

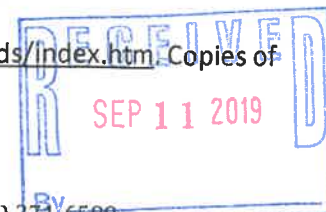
Any person aggrieved by this decision may appeal to the New Hampshire Wetlands Council (the Council) by filing an appeal that meets the requirements specified in RSA 482-A:10, RSA 21-O:14, and the rules adopted by the Council, Env-WtC 100-200. The appeal must be filed **directly with the Council within 30 days** of the date of this decision, and must set forth fully **every ground** upon which it is claimed that the decision complained of is unlawful or unreasonable. Only those grounds set forth in the notice of appeal can be considered by the Council.

Information about the Council is available at <http://nhec.nh.gov> or <http://nhec.nh.gov/wetlands/index.htm>. Copies of the rules are also available from the NHDES Public Information Center at (603) 271-2975.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964



If you have any questions, please contact me at jessica.bouchard@des.nh.gov or (603) 271-2147.

Sincerely,



Jessica Bouchard
Wetlands Bureau
Land Resources Management

cc: Keene Municipal Clerk/Conservation Commission ✓
Dubois & King, Inc. c/o Jeffrey W. Tucker

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June 20, 2019

Ref: 52591.00

Ms. Patty Little, City Clerk
City of Keene
3 Washington Street
Keene, NH 03431

Re: NHDES Utility Maintenance Notification
New England Power Company Electric Utility Rights-of-Way Maintenance and Repairs
Multiple Towns, New Hampshire

Dear Municipal Clerk:

New England Power Company (NEP) d/b/a National Grid intends to conduct routine maintenance and repair activities along their existing overhead electric utility rights-of-way (ROWs) in your municipality. Currently scheduled maintenance/repair work involves routine vegetation management which may include side-line tree pruning, danger tree removals, mechanical mowing of herbaceous and woody vegetation, and/or hand-cutting of vegetation within wetlands or other areas deemed environmentally sensitive. Other maintenance/repair activities which may occur this year include, but are not limited to, overhead structural work, structure replacements, structure painting, repairs to electric grounding grids, footer inspections and access road repairs. Maintenance/repair work is planned to commence in June 2019. Timber matting may be utilized to gain access across wetlands and streams in order to reach areas and infrastructure targeted for maintenance. Additionally, timber mats may be set up in wetlands to stage equipment while work is performed. For more information, refer to the attached NHDES Utility Maintenance Notification Form and USGS Project Location Map.

In accordance with RSA 482-A:3, XV, routine utility maintenance work is exempt from the standard wetland permitting process. However, we are required to notify the municipality where the work is proposed and the NHDES Wetlands Bureau. All project work will be conducted in accordance with the Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire (March 2019), published by the New Hampshire Department of Natural and Cultural Resources, and National Grid BMP documents as applicable. Please don't hesitate to call me at (603) 391-3944 or email me at kwilkes@vhb.com if you have any questions.

Sincerely,

Kristopher Wilkes, CWS, CPESC
Project Manager, Energy & Environmental Services



RECEIVED
CITY OF KEENE

JUN 27 2019

OFFICE OF
CITY CLERK

Enclosure

cc: NHDES Wetlands Bureau
Mariclaire Rigby, NEP

2 Bedford Farms Drive
Suite 200
Bedford, New Hampshire 03110
P 603.391.3900
F 603.518.7495

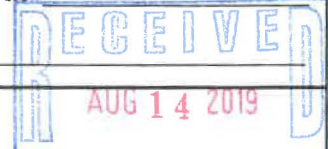
Engineers | Scientists | Planners | Designers

SWP-CUP-2019-01

CITY OF KEENE PLANNING BOARD

SPR-876, M
Department File#

Received



Surface Water Protection Conditional Use Permit (SWP CUP) Application
To be used when project also requires Site Plan Review

Please fill out entire application

Section One: Project

Tax Map Parcel # 221 - 021 - 000 - 000 - 000

Existing Zoning: Corporate Park

Project:

Name Precitech Building Expansion

Address 44 Black Brook Road

Section Two: Contact Information

Owner:

Name NH Black Brook LLC

Signature SEE SPR APP.

Name _____

Signature _____

Address _____

Phone (day) () _____

(Fax) () _____

Date _____

Applicant/Agent:

Name Brickstone Land Use Consultants LLC

Signature [Handwritten Signature]

Address 185 Winchester Street Keene NH 03431

Phone: (day) (603) 357-0116

Fax: () _____

Date _____

Surveyor/Planner/Engineer:

Name SVE Associates

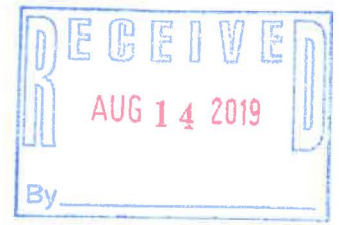
Signature [Handwritten Signature]

Address PO Box 1818 Brattleboro VT 05302

Phone: (day) (802) 257-0561

Fax: (802) 257-0721

Date: _____



SWP-CUP-2019-01

Jim Phippard

From: Dominic Cardine <dcardine@pmac.properties>
Sent: Tuesday, August 13, 2019 11:48 AM
To: Jim Phippard
Subject: Re: NH

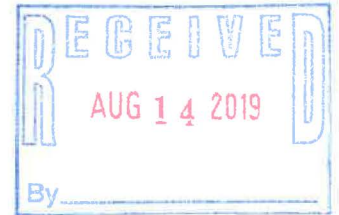
Jim,
NH Black brook LLC authorizes you to submit a Conditional Use Permit (CUP) application in conjunction with the Site Plan Review application.

Let me know if we need anything else.

Thank you
Dominic Cardine
610-597-2805

Sent from my Verizon, Samsung Galaxy smartphone

**Surface Water Conditional Use Permit Narrative
Modification to Approved Site Plan
SPR-876, Precitech
44 Black Brook Road
Keene, NH**



SWP-CUP-2019-01

August 16, 2019

NH Black Brook, LLC is the owner of Ametek (formerly Precitech) at 44 Black Brook Road. This is an 18.43 acre lot in the Corporate Park District and contains an existing approximately 60,899 sf building and 119 parking spaces. The owner wishes to construct a 7870 sf single story addition to the west end of the existing building. The building addition will expand the warehouse and re-locate the existing loading dock. Portions of the existing warehouse will be converted to R&D space within the existing building. Access to the property will remain from Black Brook Road.

To accommodate the expanded building, 22 existing parking spaces will be removed at the west end of the site. To replace the spaces, 38 parking spaces will be added along the north and east sides of the building. This will provide 135 total parking spaces where 69 spaces are required by zoning. The additional parking includes a circulation road at the rear of the building which will encroach approximately 1600 sf into the existing wetland buffer at the rear of the site.

It is not possible to locate the circulation road outside the wetland buffer area due to the location of the existing building. We minimized the encroachment by locating the new parking spaces to the east of the wetland buffer area, so only the circulation road encroaches.

The wetland area will be protected by directing stormwater runoff from the parking spaces and the road into infiltration strips located between the developed area and the existing wetland. Also, curbing will be used along the north side of the road to direct runoff into a new catch basin and ultimately to the stormwater treatment pond next to the loading dock and the detention pond west of the encroachment area. Treated stormwater is then discharged into the wetland area at the north side of the site.

The rest of the existing buffer will remain undisturbed and in its natural state.

Black Brook is the main surface water in the area and is located east and north of the proposed development area. The proposed road and parking spaces are located immediately adjacent to the building between the wetland and the existing building on the north side and will not interfere with the connectivity between the existing forested wetland and Black Brook.

The wetland buffer in the area of the proposed encroachment is a transition area between the existing building and the large forested wetland to the north. Wildlife can still cross this area to gain access to the existing stormwater pond on the north end of the site.

September 05, 2019

Mari Brunner, Planner
City of Keene
3 Washington Street
Keene, NH 03431

Re: Response to Staff Comments on Site Plan SPR-876, Modification #1, 44 Black Brook Road, Ametek Expansion

Dear Mari,

In response to the staff comments from August 29, 2019 I would like to provide the following information relating to the CUP application:

1. Rob Hitchcock will be present at the Conservation Commission meeting on Sept. 16, 2019 to present the application for CUP to allow impacts to the 30' wetland buffer.
2. At the closest point, the proposed edge of pavement is 24 feet from the edge of the existing wetland.
3. There are no plans to remove dead trees/vegetation or invasive species, or to plant native trees or species within the buffer. The buffer area to be impacted is currently a mowed grass area sloping down into the forested wetland to the north of the existing building. Several trees and some scrub shrubs will be removed in an area approximately 1600 sf in size. No impacts to the existing wetland are proposed.
4. The existing wetland to the north of the Ametek building is part of a large forested wetland identified as Black Brook Swamp. This is a 143-acre wetland complex along both sides of Black Brook. The soils in this area are primarily soil type 295, Chocorua mucky peat, and it is part of a large flood plain adjacent to Black Brook. The primary functions and values identified for this wetland complex include Floodwater Storage, Wildlife Habitat, Ecological Integrity, Sediment Trapping and Scenic Quality. With Black Brook dividing the wetland complex, it provides a natural wildlife corridor joining the hillside areas to the west and the forested wildlife habitat to the east provided by the forested Black Brook Swamp.

The buffer area to be impacted is an area that was filled with the construction of the Precitech building back in 1999. The fill material slopes downward to the north and is currently an area of grass, small trees and scrub/shrub undergrowth. The proposed driveway to be constructed will be graded to slope to the south, away from the wetland buffer, and into a small drainage collection area next to the loading dock. Stormwater will then discharge into an existing detention pond located north of the parking lot. No impacts to the existing wetland are proposed.



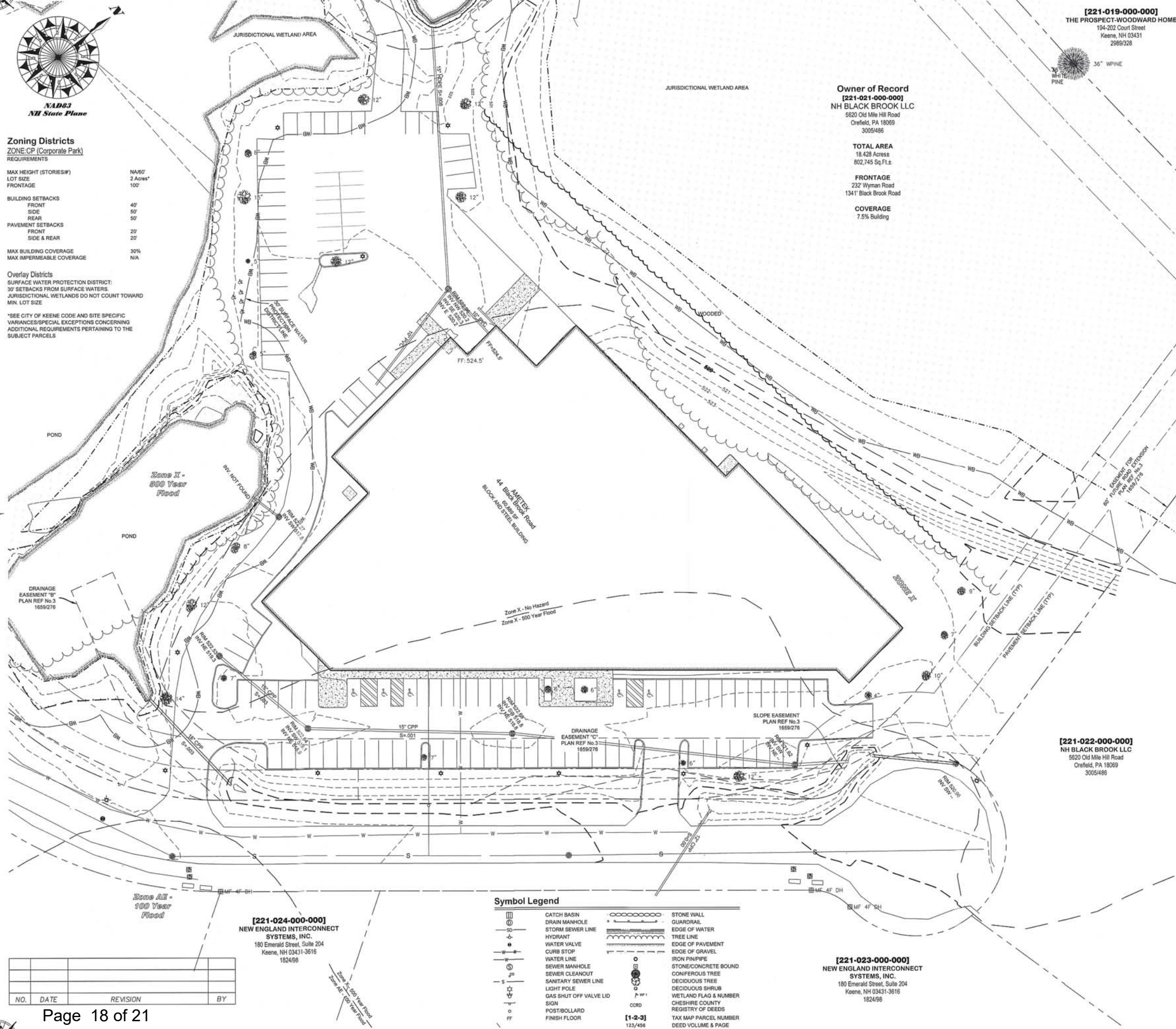
Zoning Districts
ZONE CP (Corporate Park)
 REQUIREMENTS

MAX HEIGHT (STORIES#)	NA/50'
LOT SIZE	2 Acres*
FRONTAGE	100'
BUILDING SETBACKS	
FRONT	40'
SIDE	50'
REAR	50'
PAVEMENT SETBACKS	
FRONT	20'
SIDE & REAR	20'
MAX BUILDING COVERAGE	30%
MAX IMPERMEABLE COVERAGE	N/A

Overlay Districts

SURFACE WATER PROTECTION DISTRICT:
 30' SETBACKS FROM SURFACE WATERS.
 JURISDICTIONAL WETLANDS DO NOT COUNT TOWARD MIN. LOT SIZE

*SEE CITY OF KEENE CODE AND SITE SPECIFIC VARIANCES/SPECIAL EXCEPTIONS CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO THE SUBJECT PARCELS



[221-019-000-000]
THE PROSPECT-WOODWARD HOME
 194-202 Court Street
 Keene, NH 03431
 2989/328

Owner of Record
[221-021-000-000]
NH BLACK BROOK LLC
 5620 Old Mile Hill Road
 Orefield, PA 18069
 3005486

TOTAL AREA
 18,428 Acres
 802,745 Sq Ft ±

FRONTAGE
 232 Wyman Road
 1341 Black Brook Road

COVERAGE
 7.5% Building

[221-022-000-000]
NH BLACK BROOK LLC
 5620 Old Mile Hill Road
 Orefield, PA 18069
 3005486

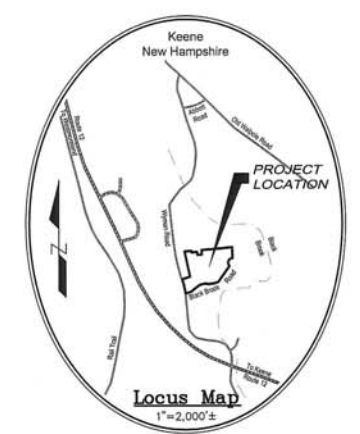
[221-024-000-000]
NEW ENGLAND INTERCONNECT SYSTEMS, INC.
 180 Emerald Street, Suite 204
 Keene, NH 03431-3616
 1824/98

[221-023-000-000]
NEW ENGLAND INTERCONNECT SYSTEMS, INC.
 180 Emerald Street, Suite 204
 Keene, NH 03431-3616
 1824/98

Symbol Legend

	CATCH BASIN		STONE WALL
	DRAIN MANHOLE		GUARDRAIL
	STORM SEWER LINE		EDGE OF WATER
	HYDRANT		TREE LINE
	WATER VALVE		EDGE OF PAVEMENT
	CURB STOP		EDGE OF GRAVEL
	WATER LINE		IRON PIN/PIPE
	SEWER MANHOLE		STONE/CONCRETE BOUND
	SEWER CLEANOUT		CONFIFEROUS TREE
	SANITARY SEWER LINE		DECIDUOUS TREE
	LIGHT POLE		DECIDUOUS SHRUB
	GAS SHUT OFF VALVE LID		WETLAND FLAG & NUMBER
	SIGN		CHESHIRE COUNTY REGISTRY OF DEEDS
	POST/BOLLARD		TAX MAP PARCEL NUMBER
	FINISH FLOOR		DEED VOLUME & PAGE

NO.	DATE	REVISION	BY

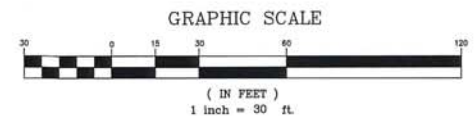


Plan References

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- WYMAN ROAD INFRASTRUCTURE UPGRADE, ROAD RELOCATION RIGHT OF WAY, EASEMENTS & ACQUISITIONS, DATED APRIL 17, 1998; BY ROGER T. MONSELL, CLOUGH, HARBOUR & ASSOCIATES (Cab 11, Dr 10 No 13 CCRD)
 - AMENDED PLANS, WYMAN ROAD INFRASTRUCTURE UPGRADE, ROAD RELOCATION RIGHT OF WAY, EASEMENTS & ACQUISITIONS, DATED MARCH 5, 1998; BY ROGER T. MONSELL, CLOUGH, HARBOUR & ASSOCIATES (Cab 11, Dr 10 No 11 CCRD)
 - 6 LOT SUBDIVISION OF LAND DESCRIBED IN BOOK 1530, PAGE 512, PREPARED FOR KEENE ECONOMIC DEVELOPMENT & REVITALIZATION CORPORATION, DATED MARCH 4, 1998; BY ROGER T. MONSELL, CLOUGH, HARBOUR & ASSOCIATES (Cab 12 Dr 3 No 90 CCRD)
 - TWO LOT SUBDIVISION PLAN PREPARED FOR KENDALL LANE OF LAND LOCATED AT TAX MAP 919, BLOCK 8, LOT 3, WYMAN ROAD, KEENE, NH, DATED OCTOBER 24, 2005; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Cab 13 Dr 1 No 140 CCRD)
 - SITE PLAN, HILLSIDE VILLAGE, WYMAN ROAD, KEENE, NH, APPLICANT PROSPECT-WOODWARD HOME, LAST REVISED DECEMBER 21, 2018 BY SVE ASSOCIATES (On file at SVE)
 - ROAD LAYOUT & WIDENING PLAN, PREPARED FOR CITY OF KEENE & THE PROSPECT-WOODWARD HOME DATED FEBRUARY 1, 2017; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (On file at SVE and KED)
 - ALTA/NSPS LAND TITLE SURVEY, HILLSIDE VILLAGE, 99 WYMAN ROAD, KEENE, NEW HAMPSHIRE, LAST REVISED JUNE 8, 2017; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (PLAN Nos 17069-72 CCRD)
 - EMERGENCY ACCESS/EGRESS EASEMENT PLAN ACROSS LANDS OF MONADNOCK ECONOMIC DEVELOPMENT CORPORATION, PREPARED FOR THE PROSPECT-WOODWARD HOME -HILLSIDE VILLAGE-, DATED MARCH 27, 2017; BY RUSSELL J. HUNTLEY SVE ASSOCIATES (On file at SVE)
 - SEWER EASEMENT PLAN ACROSS LANDS OF MONADNOCK ECONOMIC DEVELOPMENT CORPORATION, PREPARED FOR THE PROSPECT-WOODWARD HOME -HILLSIDE VILLAGE-, DATED MARCH 27, 2017; BY RUSSELL J. HUNTLEY SVE ASSOCIATES (On file at SVE)
 - BOUNDARY LINE ADJUSTMENT PLAN BETWEEN TAX MAP PARCEL 919-09-24 LOCATED AT 99 WYMAN ROAD, KEENE, NEW HAMPSHIRE & TAX MAP PARCEL 919-09-25-01 LOCATED AT BLACK BROOK ROAD, DATED AUGUST 17, 2017; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan No. 18046 CCRD)

Notes

- NORTH SHOWN ON THIS PLAN IS ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN CONJUNCTION WITH THE SURVEY UTILIZED IN PLAN REFERENCE NO 5
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM PLANS REFERENCED AND PHYSICAL EVIDENCE FOUND DURING THE SURVEY.
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY SVE PERFORMED DURING THE MONTH OF DECEMBER OF 2018. THE VERTICAL DATUM IS NAVD 88 OBTAINED FROM THE GPS SURVEY REFERENCED IN NOTE 1. CONTOUR INTERVAL IS ONE (1) FOOT.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS, PREVIOUS MAPS AND RECORDS OBTAINED FROM THE CITY OF KEENE DPW. THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY HUNTLEY SURVEY & DESIGN, PLLC, DURING THE MONTH OF NOVEMBER 2018 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTHCENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2



Surveyor's Certification

THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

THIS IS AN EXISTING SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.

Existing Conditions Plan

LAND OF
NH Black Brook LLC
 located at
 Tax Map Parcel No. 221-021-000-000
 44 Black Brook Road, Keene, New Hampshire
 Book 3005, Page 486

Scale 1"= 30'
 Surveyed 12/2018 Plan prepared 12/14/2018
 Project No. 18-080 Cad File No. 18-080A.dwg

Huntley Survey & Design, PLLC
 NH & VT Land Surveying, Wetlands & NH Septic System Design
 659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

REVISIONS: DATE:
REV. 1 FB COMMENTS 09/09/2019



[221-022-000-000]
NH BLACK BROOK LLC
5620 Old Mile Hill Road
Orefield, PA 18069
3005486

OWNER:
NH BLACK BROOK, LLC
5620 OLD MILE HILL ROAD
OREFIELD, PA, 18069



PLANNER:
Brickstone
Land Use Consultants LLC
Site Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

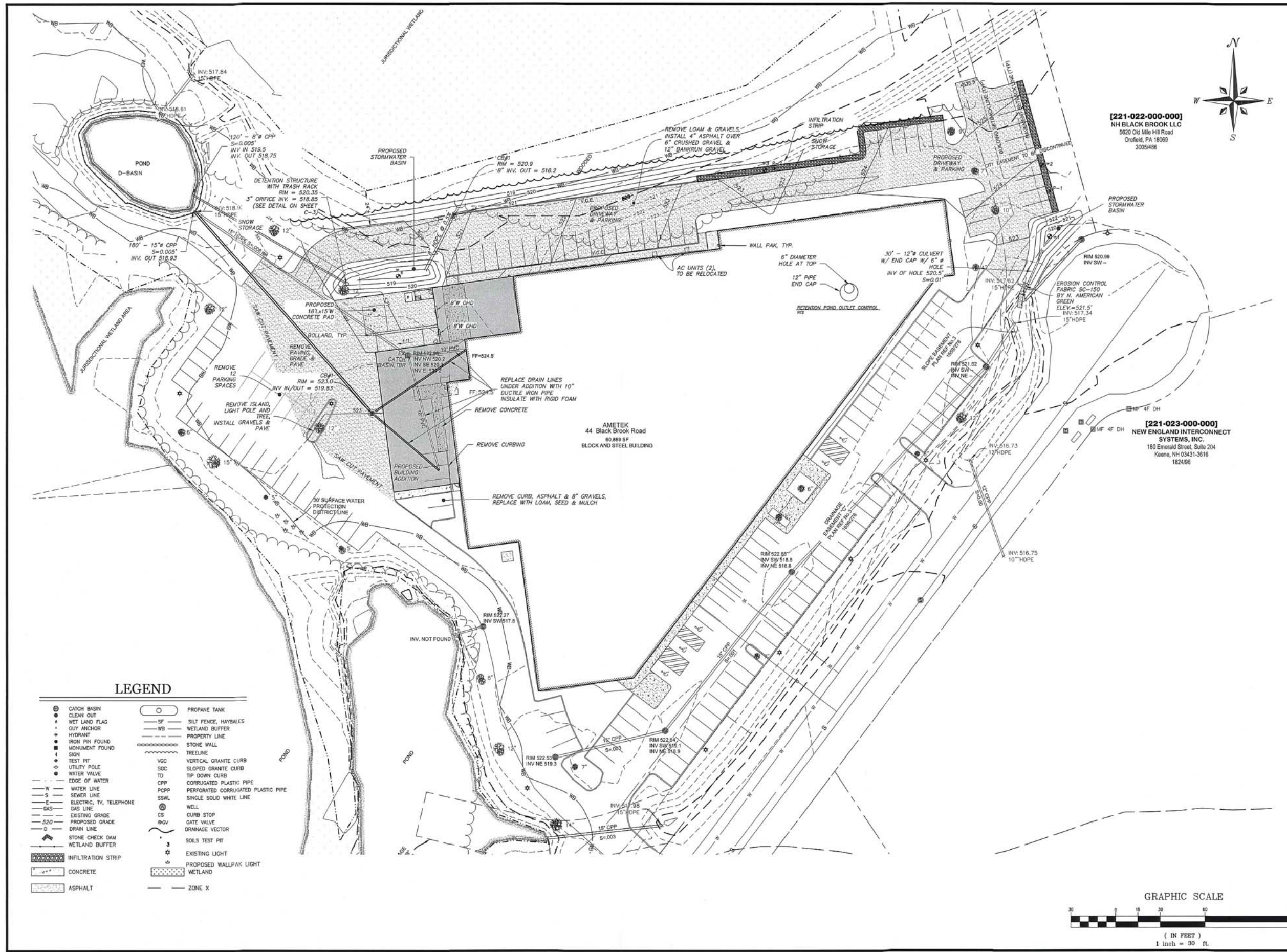
PROPOSED ADDITION
AMETEK
44 BLACK BROOK ROAD
KEENE, NH 03431

PROPOSED
CONDITION
PLAN

SCALE: 1"=30'

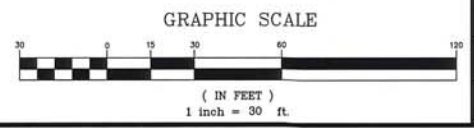
DATE: AUGUST 14, 2019

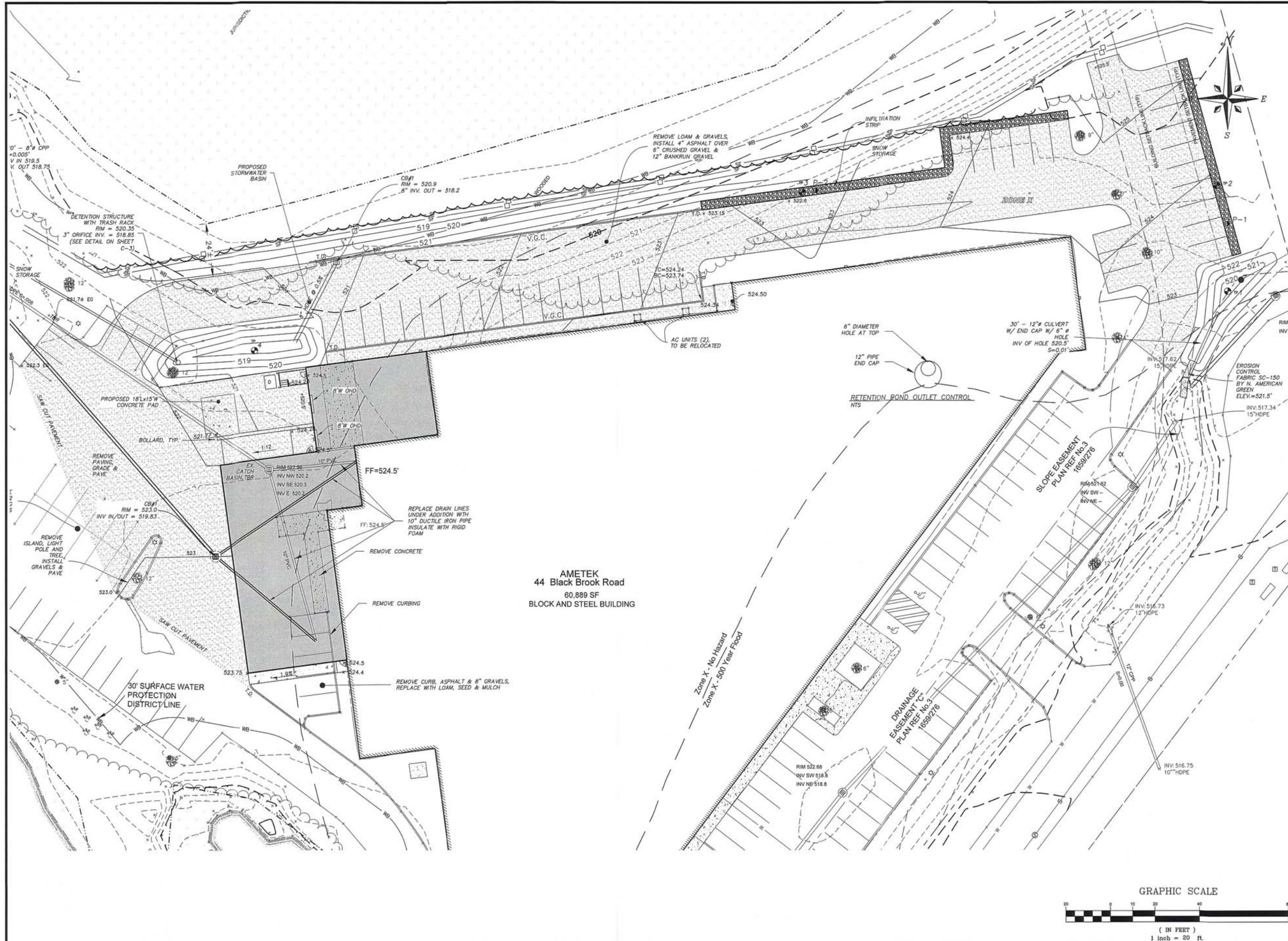
SHEET C-1



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ○ CATCH BASIN ● CLEAN OUT ■ WET LAND FLAG ● GUY ANCHOR ● HYDRANT ● IRON PIN FOUND ● MONUMENT FOUND ● SIGN ● TEST PIT ○ UTILITY POLE ○ WATER VALVE — EDGE OF WATER — W WATER LINE — S SEWER LINE — GAS GAS LINE — 520 PROPOSED GRADE — D DRAIN LINE — STONE CHECK DAM — WETLAND BUFFER — INFILTRATION STRIP — CONCRETE — ASPHALT | <ul style="list-style-type: none"> ○ PROPANE TANK — SF SILT FENCE, HAYBALES — WB WETLAND BUFFER — PROPERTY LINE — STONE WALL — TREE LINE — VGC VERTICAL GRANITE CURB — SOC SLOPED GRANITE CURB — TD TIP DOWN CURB — CPP CORRUGATED PLASTIC PIPE — PCPP PERFORATED CORRUGATED PLASTIC PIPE — SSWL SINGLE SOLID WHITE LINE — WELL — CS CURB STOP — GV GATE VALVE — DRV DRAINAGE VECTOR — STS SOILS TEST PIT — * EXISTING LIGHT — * PROPOSED WALLPAK LIGHT — WETLAND — ZONE X |
|--|---|





REVISIONS: DATE:
 REV. 1 - PB COMMENTS 09/09/2019

OWNER:
 NH BLACK BROOK, LLC
 5620 OLD MILE HILL ROAD
 OREFIELD, PA, 18069



PLANNER:
Brickstone
 Land Use Consultants LLC
 Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0118

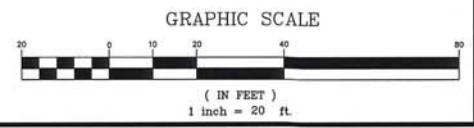
PROPOSED ADDITION
 AMETEK
 44 BLACK BROOK ROAD
 KEENE, NH 03431

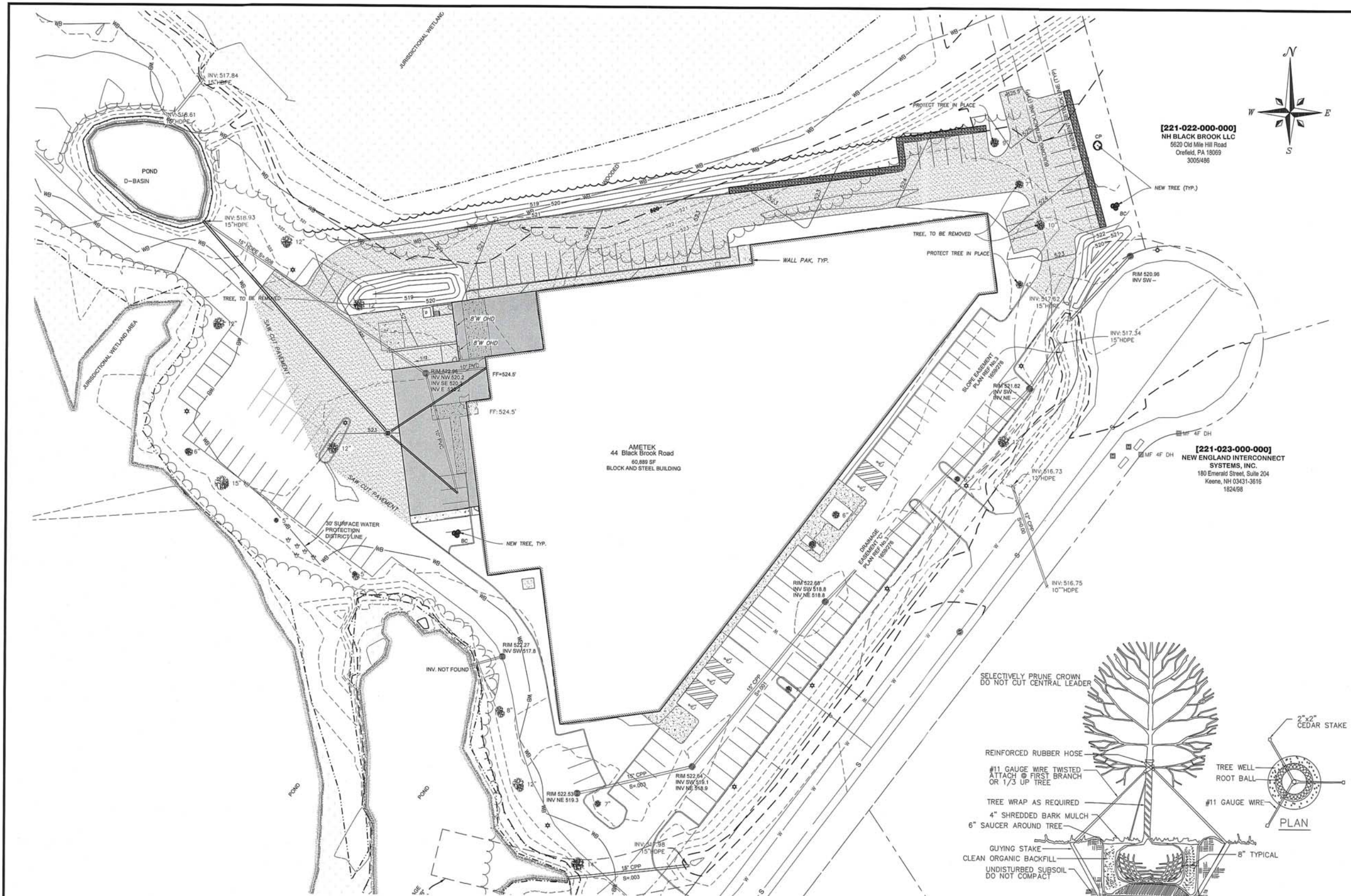
GRADING,
 DRAINAGE &
 EROSION CONTROL
 PLAN

SCALE: 1"=20'

DATE: AUGUST 14, 2019

SHEET C-2





[221-022-000-000]
 NH BLACK BROOK LLC
 5620 Old Mile Hill Road
 Orefield, PA 18069
 3005486

[221-023-000-000]
 NEW ENGLAND INTERCONNECT
 SYSTEMS, INC.
 180 Emerald Street, Suite 204
 Keene, NH 03431-3616
 162468

REVISIONS: DATE:

OWNER:
 NH BLACK BROOK, LLC
 5620 OLD MILE HILL ROAD
 OREFIELD, PA, 18069



PLANNER:
Brickstone
 Land Use Consultants LLC
 Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
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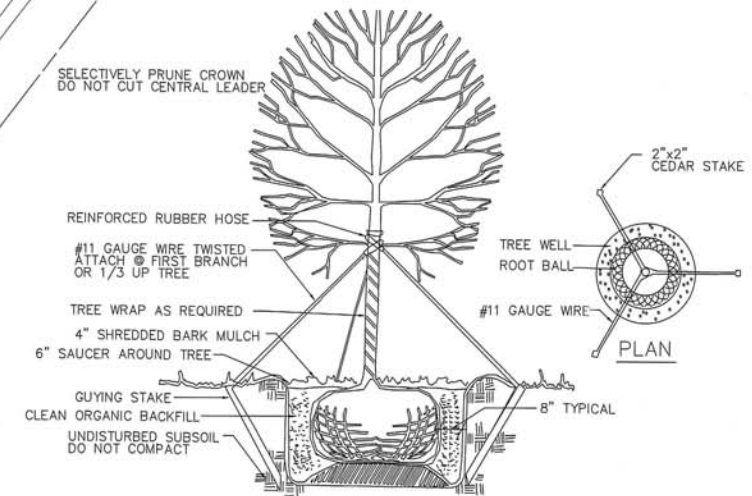
PROPOSED ADDITION
 AMETEK
 44 BLACK BROOK ROAD
 KEENE, NH 03431

LANDSCAPING
 PLAN

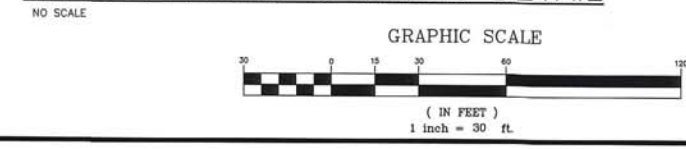
SCALE: 1"=30'

DATE: AUGUST 14, 2019

SHEET LA-1



TREE PLANTING & GUYING DETAIL



LANDSCAPE LEGEND

TYPE	QUANTITY	SIZE AT PLANTING	MATURE HEIGHT
CP--CHANTICLEER PEAR	1	2 1/2"-3" CAL.	25'
BC--BIRCH CLUSTER	2	3 STEMS, 8"-10"	20"