



**Planning Board – Monday, September 23, 2019, 6:30PM**  
**City Hall Council Chambers – 3 Washington Street, 2<sup>nd</sup> floor**

**AGENDA**

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – August 26, 2019 Meeting
- III. **Boundary Line Adjustment**
  1. **S-06-19 – 14 & 18 Wildwood Rd – Boundary Line Adjustment** – Applicant Wendy Pelletier of Cardinal Surveying and Land Planning, on behalf of owners, Daniel Fox and Ronnie Brown, proposes a boundary line adjustment between the property located at 18 Wildwood Rd (TMP #107-031-000) and the adjacent lot at 14 Wildwood Rd (TMP# 107-030-000) owned by Janice U. Walker. This adjustment would transfer 0.14-acres from the 0.92-acre parcel at 14 Wildwood Road to the 0.73-acre parcel at 18 Wildwood Road. A waiver is requested from Section III.C.5 of the Planning Board Regulations regarding the requirement to submit an updated survey showing all meets and bounds of the revised parcels. Both properties are located in the Low Density District.
- IV. **Public Hearings**
  1. **SPR-05-19 – Colonial Theatre – 89 Main St – Site Plan** – Applicant Weller & Michal Architects, on behalf of owner Colonial Theatre Group Inc., proposes modifications to the main entrance and a 2,800 sf addition to the Colonial Theatre building located at 89 Main St (TMP# 575-008-000). A waiver is requested from Planning Board Standard #1, Drainage. The site is 0.36 acres and is located in the Central Business District.
  2. **SPR-876, Modification #1 – Ametek (formerly Precitech) – 44 Black Brook Rd – Site Plan –** Applicant Brickstone Land Use Consultants LLC, on behalf of owner NH Black Brook LLC, proposes a 7,870 sf building addition and the installation of new parking areas to the north and east of the existing building for the property located at 44 Black Brook Rd (TMP #221-021-000). A waiver is requested from Planning Board Standard #6, Landscaping. The applicant requests a Surface Water Protection Conditional Use Permit to install paving and grading in a 1,600 sf area within the wetland buffer. The site is 18.43 acres and is located in the Corporate Park District.
- V. **Community Development Director Report**
- VI. **New Business**
- VII. **Upcoming Dates of Interest – October 2019**

Planning Board Meeting – October 28; 6:30 PM  
Planning Board Steering Committee – October 15; 11:00 AM  
Joint PB/PLD Committee – **Tuesday**, October 15; 6:30 PM  
Planning Board Site Visits – October 23, 8:00 AM – **To Be Confirmed**

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**CITY OF KEENE  
NEW HAMPSHIRE**

**PLANNING BOARD  
MEETING MINUTES**

Monday, August 26, 2019

6:30 PM

Council Chambers

**Members Present**

Douglas Barrett, Chairman  
Chris Cusack, Vice-Chair  
Michael Burke  
Martha Landry  
Councilor George Hansel  
Andrew Weglinski  
Mayor Kendall Lane  
Pamela Russell Slack  
Tammy Adams, Alternate

**Staff**

Rhett Lamb, Asst. City Manager/Community  
Development Director  
Tara Kessler, Senior Planner  
Mari Brunner, Planner

**Members Not Present**

Gary Spykman

**I. Call to order – Roll Call**

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

**II. Minutes of previous meeting** – July 22, 2019 Planning Board Meeting Minutes. A motion was made by Mayor Kendall Lane to accept the July 22, 2019 minutes. The motion was seconded by Councilor George Hansel and was unanimously approved.

**III. Public Hearing**

**S-04-19 – Subdivision – Monadnock Covenant Church – 90 Base Hill Road:**

Applicant, Rob Hitchcock of SVE Associates, on behalf of owner, Monadnock Covenant Church ECC, proposes to subdivide 0.27-acres from the existing 6.83-acre lot located at 90 Base Hill Road (TMP# 242-003-000).. The proposed 0.27-acre lot is the site of an existing single-family residential building. The remaining 6.5-acres of the lot would continue to be used by the existing Church, which is an institutional use. The site is located in the Low Density District.

**A. Board Determination of Completeness.**

Senior Planner Tara Kessler recommended to the Board that they accept the application as complete. A motion was made by Mayor Kendall Lane that the Board accept this application as complete. The motion was seconded by Councilor George Hansel and was unanimously approved.

**B. Public Hearing**

Mr. Rob Hitchcock of SVE Associates addressed the Board. Mr. Hitchcock referred to Base Hill Road and Route 9 on a plan. He referred to the red house, which was originally the parsonage and has been used for storage during the past few years. The church is now interested in subdividing the lot and selling the property at some point. The lot meets all zoning requirements; the pavement is going to be removed to meet setback requirements. He noted the red house is tied into the city sewer line and there is an easement providing access to the line. There is no other construction being proposed other than to remove pavement and replace it with grass.

Staff comments were next. Ms. Kessler stated the proposal before the Board is to subdivide 0.27 acres, which is presently the location of a single-family home from the remaining 6.83 acre lot. This house had been used by the parsonage but has not been used for this purpose for a few years. The lot is zoned institutional and is located in the Low Density District. However, the Church is an Institutional Use. The section of the Zoning Ordinance related to Institutional Uses calls for a ten-foot setback and this is the reason for removal of the pavement (on the east). She noted the applicant has included a note on the Plan

that the owners of the proposed 0.27 acre parcel would hold a sewer easement as the sewer line for this parcel connects into the sewer line on the Church property.

Ms. Kessler stated there are wetlands on the church lot but these wetlands are not in close proximity to the proposed lot. Each of the proposed lots currently has a driveway connecting to Base Hill Road.

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

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve S-04-19, as shown on the plan identified as “Two Lot Subdivision Plan Land of Monadnock Covenant Church E.C.C. located at Tax Map Parcel No. 242-003-000 90 Base Hill Road, Keene, Cheshire County, New Hampshire Book 1673, Page 529” dated July 3, 2019 and prepared by Huntley Survey and Design, PLLC at a scale of 1-inch equals 40-feet with the following conditions:

1. Prior to Planning Board Chair’s signature on plan:
  - a. Remove pavement and install loam and seed adjacent to the eastern boundary of the 0.27-acre lot as shown on the subdivision plan.
  - b. Owner’s signature on Plan

The motion was seconded by Councilor George Hansel and was unanimously approved.

**S-05-19 – Subdivision – 560 Main Street:** Applicant, Huntley Survey and Design PLLC, on behalf of owner, City of Keene, proposes to subdivide the existing 33.2-acre parcel at 560 Main Street (TMP #114-012-000) into a 9.88-acre lot and a 23.3 acre lot. The proposed 9.88-acre lot lies partially in the Commerce District and the remaining land is in the Industrial District.

A. Board Determination of Completeness.

Senior Planner Tara Kessler recommended to the Board that they accept Application S-05-19 as complete. A motion was made by Mayor Kendall Lane that the Board accept this application as complete. The motion was seconded by Councilor George Hansel and was unanimously approved.

B. Public Hearing

Mr. Jim Phippard of Brickstone Land Use Consultants addressed the Board on behalf of 560 Main Street. He noted the applicant is looking to create a 2-lot subdivision on land owned by the city. Mr. Phippard stated this property has close to 200 feet of frontage on Route 101 as well as on the end of Manchester Street. There is also an access easement that crosses 580 Main Street.

He added this property is divided by the Branch River and further down there is also land that fronts on lower Main Street. This land is in the industrial district and a portion of land in the northwest corner is in the Commerce District. There is an application before City Council to amend this portion of the lot zoned as the Commerce District into the Industrial District.

He noted that there is an existing building on the property, which is the city’s salt shed. He referred to an existing 40 foot wide easement across the property at 580 Main St, which serves as the primary entrance/ access into the property; however, there is adequate front on Main Street and Manchester Street. The property is also crossed by transmission lines owned by Eversource but none of that is affected by this subdivision proposal. The proposal is to create a 9.88 acre parcel on the westerly side of the lot. The city would continue to use the land to the east of the proposed lot and would require an easement over the proposed lot to access this land. If this subdivision is approved there will be an application coming forward for a new industrial building on this front portion of the land by Froling Energy, who intends to purchase the land from the City. The City will be able to continue to use the salt shed for a period of three

years and at the end of the three years, it will need to be relocated. This property is serviced by city water and sewer and has adequate capacity to support this development.

Mr. Phippard stated access to this property would be via the easement crossing the property at 580 Main St, which is located on Main Street / NH Route 12. There is current road frontage on Manchester Street for this proposed parcel; however, this street services a residential neighborhood and the decision is not to use this street for access to this site.

Mayor Lane noted this site is serviced by the water and sewer lines that run along Manchester Street and asked whether this precludes any future development for the larger piece being retained by the city. Mr. Phippard answered in the negative and added the access easement would continue for water and sewer. He noted the parcel that would be retained by the City would have frontage on Main Street / NH Route 12 (further south from the parcel at 580 Main St); however, this does not provide practical access for a driveway as it is sloped and has to cross the river.

Staff comments were next. Ms. Kessler stated this site was used by the city many years ago as a landfill and is a site known to have hazardous material but there is no development being proposed at this time – just a subdivision. However, future development may have to address the presence of contaminants on the site, depending on the proposed uses.

Primary access into the site will be via the easement the city currently holds crossing 580 Main Street. She noted there are steep slopes and wetlands on this site but the proposed subdivision will not affect these environmental features.

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

Mayor Lane noted that the Council would be voting on the sale of this property in the future and suggested that he had a conflict of interest. The Mayor and Councilor Hansel recused themselves from the vote on this application. It was stated by Mr. Lamb according to the Planning Board rules a member can declare a conflict when that individual feels they cannot offer a non-biased view.

#### C. Board Discussion and Action

A motion was made by Chris Cusack that the Planning Board approve S-05-19, “Two Lot Subdivision Overall Plan Land of City of Keene, New Hampshire located at Tax Map Parcel No. 114-012 560 Main Street, Keene, Cheshire County, New Hampshire, Book 253, Page 421” dated July 10, 2019 and prepared by Huntley Survey and Design, PLLC at a scale of 1-inch equals 80-feet with the following conditions:

1. Owner’s signature on Plan.
2. Applicant demonstrate adequate right of access to the easement at 580 Main Street.

The motion was seconded by Michael Burke. The motion carried on 6-1 vote, with Pamela Russell Slack voting in opposition. Mayor and Councilor Hansel rejoined the session.

**SPR-886 Modification #2 – Site Plan Review – 12 Bradco Street – Keene Self-Storage:** Applicant Brickstone Land Use Consultants LLC, on behalf of owner Keene Self Storage LLC, proposes the addition of two storage buildings, 800 SF and 5,200 SF in size, to the property located at 12 Bradco Street St (TMP# 117-041-000). Other proposed changes include modifications to site grading and drainage, the addition of landscaping, and the addition of lighting. The site is 5.12-acres in size and is located in the Industrial District.

#### A. Board Determination of Completeness.

Planner Mari Brunner stated the applicant has requested exemptions from submitting a Landscaping Plan, Architectural elevations, and Traffic, Drainage and Soils Reports. Staff has determined that exempting the

applicant from submitting this information would have no bearing on the merits of this application and recommends that the Planning Board accept the application as complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Mayor Kendall Lane and was unanimously approved.

**B. Public Hearing**

Mr. Phippard addressed the Board and stated this is a self-storage facility located on Bradco Street and is a little over five acres in size, in the Industrial District. He noted the buildings shown in white on the plan were developed in 1999 and that the area highlighted in yellow on the plan was also approved at that time but these buildings were not constructed. These buildings are under construction today.

He stated the application tonight is to add two additional storage buildings (shown in gray) that are 800 square feet and 1500 square feet in size, respectively. The earlier buildings built on the site were masonry but the proposed ones are going to be metal buildings with red doors to match the colors of the existing buildings. The drainage system has been in place for 20 years with stormwater sheet flowing into a drainage system on site. There have been no incidents of failure.

Mr. Phippard further stated the new buildings have been designed to improve lighting. The existing lighting is wall-mounted, old fashioned flood lights. The new lights are going to be LED lighting and noted the owner has been advised, as the older ones need replacing, that they be replaced with LED fixtures. Each light will be controlled by infra-red motion sensors. He noted the only light on all night is the one located on the security gate. He added if all the lights were on the light levels will be 1.9 footcandles (very low level).

Mr. Phippard stated he has asked for a waiver from having to provide a uniformity ratio 4:1 because it does not apply to this application.

Mr. Phippard stated this self-storage business is under new ownership as of January 2019. The previous owner had cleared vegetation in an area that was dedicated as a 50-foot buffer facing Bergeron Avenue. Some of the brush had been cut down which is a violation of the buffer. The new owner has agreed to replant arbor vitae to re-establish this buffer. There are some abutters who were not happy with this arbor vitae and there has been discussion that has taken place with these abutters. The applicant has also agreed to locate a stockade fence (6 feet tall) along the arbor vitae while waiting for the plantings to get taller.

Staff comments were next. Ms. Brunner stated that the Planning Board approved site plan application SPR-886 in September 1999 for the construction of 15 mini-storage buildings in three phases. The first two phases of this application have already been constructed and the third phase came back to the Community Development Department for a minor modification which is under construction now. The current proposal is for two new buildings that would be placed in an area that was previously used for outdoor storage. She noted the applicant had to go before the Zoning Board of Adjustment back in 1999 for the original use of the property and then again in 2019 for an expansion of a non-conforming use. Both of those decisions are in the board packet.

Ms. Brunner noted the only comments received from other city departments were from Engineering regarding the ability of the existing drainage system to handle the extra runoff from the two new buildings. She noted this concern has been addressed and noted it was determined the retention basin was originally designed to handle a full build-out of the site.

With regards to sedimentation and Erosion Control, the applicant proposes to install silt fencing and stone check dams (some of this is already in place) because of the construction that is going on. Snow storage areas are shown on the site plan in two locations, one area at the south end of the site and one at the north end of the paved area. The original site plan application for SPR-886 indicates that excess snow will be removed from the site.

Ms. Brunner noted that no changes are proposed that would affect the area of the site in the floodplain. When the applicant submitted an application for a modification to Phase 3 of SPR-886, they agreed to add 34 arbor vitae to restore the vegetative buffer stipulated in the ZBA decision as a condition, but they have added 64 arbor vitae instead.

Ms. Brunner noted that based on the presentation from the applicant at tonight's meeting, the applicant seems to have worked out an agreement with the abutters to install a 6 foot tall stockade fence. She noted this could be added as a condition of approval to add this fence to the plan.

Ms. Brunner continued, noting that the applicant proposes to install 42 full cut-off, wall-mounted LED light fixtures on the four buildings currently under construction for Phase 3 of SPR-886 and the two buildings proposed as part of this application. Ms. Brunner noted because this is not a parking lot, the uniformity ratio standard does not apply; hence, the applicant does not need a waiver from the standard. This site connects to the City's sewer and water system, which has adequate capacity.

With regards to the Traffic standard, the applicant notes that the additional 6,000 square feet of mini storage will be divided into approximately 38 individual storage units. Per the ITE trip generation manual, this increase in self-storage space would result in an increase of about 10 vehicle trips per weekday, 10 vehicle trips on Saturday, and between 2-3 vehicle trips during peak hours on weekdays and Saturday. The applicant has requested an exemption from providing a traffic study due to the modest increase in vehicle trips anticipated as a result of this proposal.

There is an existing wetland at the north end of the property; however, no work is being proposed in this area or within the 30-foot wetland buffer.

With regard to Standard #19, Architecture and Visual Appearance, Ms. Brunner said the existing buildings are concrete masonry (gray in color) with garnet red doors. The proposed building will be similar except they would be clad in metal. This concluded staff comments.

Mr. Weglinski asked for the number of abutters to this site. Ms. Brunner stated there are 17 abutters.

Chair Barrett referred to the decision from ZBA dated September 7, 1999 which calls for a 50 foot vegetated buffer to screen the site from an adjacent residential property. He clarified the evergreen was installed and the current agreement is to plant more and add a stockade fence. Ms. Brunner stated in 1999 after approval was received from ZBA, the applicant planted Austrian pines which ended up dying. At the time the owner asked for modification to phase 3 and as part of that modification, staff worked in the change to landscaping and 34 arbor vitae were installed. Between then and coming before the Board today an additional 30 arbor vitae has been planted by the applicant.

The Chairman clarified the stockade fence was because the arbor vitae was not as tall as was originally intended. Ms. Brunner agreed what was agreed was five to six feet tall but what was planted was four feet tall – however, suggested asking Mr. Phippard about the stockade fence. Mr. Phippard stated larger sizes were not available and hence, the applicant supplemented the arbor vitae with the fence. He added the issue was the previous owner cut down the landscaping that existed here. Mr. Phippard further noted any of the unattractive outdoor storage that existed previously has also been removed.

The Chairman asked for public comment next.

Ms. Amanda Henderson of 16 Bergeron Avenue addressed the Board and began by thanking Mr. Phippard for addressing some of the questions she had. She circulated pictures of new landscaping that was installed as well as flooding she has experienced because of other construction that has taken place in the area. Ms. Henderson stated she has been trying to address the issue with trees since last October; construction has been underway since that time. She noted she did not feel anymore flooding would affect her property but would like this issue addressed.

Mr. Phippard stated he has looked at the backyard area of this abutter and there is an area to the south that is an existing wet area and there is water entering Ms. Henderson's property from this area. He noted snow currently is being piled past the edge of pavement and there are yard drains to deal with snow melt. Mr. Phippard stated he has asked the applicant to change the yard drains to catch basins, which better capture the runoff, treated by the level spreader on site and transferred to the onsite storage system in the existing wetland.

The Chairman asked Ms. Henderson whether she was satisfied with the stockade fence. Ms. Henderson answered in the affirmative.

Mr. Jake Pipp of 11 Bergeron Avenue stated drainage is the biggest issue and referred to the swampy area to the south. He stated he is concerned about the additional impervious surface and how runoff from this surface will be handled. With reference to lighting, stated he liked the proposed LED lighting and that they won't be on all night. He stated the current lights are visible from his property and wanted to make sure there is an appropriate barrier and wanted to make sure there won't be more light intrusion with the new development.

Mr. Phippard stated the 1999 drainage study consisted of 20.6 acres of developed area. This proposal is not increasing the developed area and the drainage is not increased by this proposal. He noted the drainage has been severely tested over the years and has withstood the test.

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

Councilor Hansel asked Mr. Phippard to explain the change in grade between this parcel and the parcel to the south and asked whether piling snow along that southern portion won't enter the southerly parcel. Mr. Phippard referred to the contour line (489) at the rear of the property and the catch basins are located at (482) which is seven feet lower.

Ms. Russell Slack expressed concern about drainage. Mr. Phippard stated he has no concern about drainage as this property is much lower in elevation compared to adjacent properties and all runoff collects on site and discharges towards Bradco Street and ends up in Ash Swamp Brook.

Mayor Lane asked where the berm is where the fence is going to be located. Mr. Phippard said the fence would be installed on a natural embankment, along the easterly side of the arbor vitae. He added the ponding happening on the Henderson property to the south is coming from the vacant lot, not this site.

Ms. Adams asked when the catch basins were installed. Mr. Phippard stated the previous owner installed yard drains in a 12 inch line through the site but because they were not working properly, this spring he requested the new owner install conventional catch basins with three-foot sumps that work well.

Ms. Russell Slack asked whether the arbor vitae that have died will be replaced. Mr. Phippard stated they were part of the 30 that were replaced and six of those have died and stated he will have those replaced.

### C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve SPR-886 Modification #4, as shown on the site plan identified as "Keene Self Storage, 12 Bradco St., Keene, NH 03431, Modification #4" prepared by Brickstone Land Use Consultants LLC at a scale of 1" = 50' on July 22, 1999 and revised July 18, 2019 with the following conditions prior to signature by Planning Board Chair:

1. Owner's signature appears on plan.
2. Submittal of a revised site plan showing the location of a six-foot stockade fence along the property line on the southeast corner of the lot.
3. Replacement of any dead arbor vitae on the southeast corner of the property.



The motion was seconded by Councilor George Hansel and was unanimously approved.

**SPR-902, Modification #5 – Site Plan Review – 346-354 Winchester Street – Riverside Plaza –**

Applicant Taylor Associates Architects, on behalf of owner Riverside Improvements LLC, proposes modifications to the building façade and site plan for the property located at 346-354 Winchester St (TMP# 111-004-000). Proposed changes include shifting the southern-most storefront façade further north to allow for a fourth tenant, changes to exterior materials, the removal of an existing loading dock, and the addition of a new loading dock and trash compactor. The site is 21-acres in size and is located in the Commerce District.

**A. Board Determination of Completeness.**

Planner Mari Brunner stated the Applicant has requested exemptions from submitting a Grading Plan, a Landscaping Plan, and a Lighting Plan as well as the Traffic, Drainage and Soils Reports. Staff has determined that exempting the applicant from submitting this information would have no bearing on the merits of this application and recommends that the Planning Board grant these exemptions, accepting the application as complete. A motion was made by Councilor George Hansel that the Board accept this application as complete. The motion was seconded by Mayor Kendall Lane and was unanimously approved.

**B. Public Hearing**

Mr. Glen Wilson of DLC Management addressed the Board and noted the proposed application which was previously before the Board was for three tenants. However, since the last meeting the third tenant, Tractor Supply has withdrawn their application. This site is located at the former Shaws building. He explained Tractor Supply does a lot of outdoor sales and having outdoor sales in the rear was not conducive to them.

Since that deal fell through, TJX (Sierra Trading) has come forward with a sister concept which would require a slight modification to what was proposed for Tractor Supply; it is a smaller footprint leaving 5,000 SF of space unused. Because of this, the façade for the third tenant has had to be moved. Mr. Wilson stated he is happy to report they have a signed contract and are ready to continue with construction pending Board approval.

Jeff Taylor, the architect for this project addressed the Board next. He noted Tenant A would be occupying 24,000 square feet, Tenant B 17,000 square feet and what is left is 23,000 square feet. However, TJX is only requiring 18,000 square feet, leaving approximately 5,000 square feet unused for a future tenant. He noted the design proposed last time remains except Tenant C's storefront is being moved down one set of columns to the north. The massing remains the same, materials are the same, synthetic stucco will be used for the sign fascia. Sierra Trading would have field stone veneer for the columns as well as banding of natural wood.

There will be a minor modification to the rear of the site to facilitate receiving; a new overhead door and a compactor pad will be added for Tenant C's use. A concrete pad will be installed to replace the asphalt.

Mr. Taylor stated they were granted a floodplain development permit which was one of the conditions. A bike rack will also be added.

Ms. Adams asked how Tenant D will handle receiving if Tenant C plans to use the entire loading dock. Mr. Taylor stated the intent is to have a less intensive use for the remaining tenant. Mr. Wilson noted that in their business, a store with 5,000 square foot would usually use front loading and wouldn't require a loading dock. The plan is this would be a front loading use or a restaurant.

Chair Barrett asked whether there would be any changes to the front of the building for Tenant D. Mr. Taylor stated the changes would be minimal; the fourth tenant would not have a raised storefront

façade like the other three tenants. Mr. Wilson stated the plan is to match the style of the smaller tenants across from Walmart. He stated the only modification they would come before the Board for would be to add in the storefront glass along the brick wall.

Staff comments were next. Ms. Brunner noted this project came before the Board in December 2018 for its approval, at that time the Board approved dividing the former Shaws space into three tenant spaces. As the applicant has noted, the plan now is to divide the third space into two uses. Because of this division of space, the applicant is asking for the raised store front to be moved more towards the north to leave space for the fourth tenant entryway. In addition, there are modifications being proposed for the rear such as the location of a new loading dock, concrete pad and trash compactor.

Ms. Brunner stated because this item was previously reviewed by the Board, she noted he was only going to review what was changing. There is no change to sedimentation and erosion control, drainage, snow storage, traffic and filling and excavation. Staff did not receive comments from any other city departments on this application.

With regards to the flooding standard, Ms. Brunner noted a portion of the site is located in the 100-year floodplain. For the previous modification to this site plan (SPR-902 Modification #4) there was a condition the applicant would obtain a flood permit. At the time of this staff report, the Floodplain Development Permit was ready to be issued.

With reference to screening, Ms. Brunner noted the proposed new loading dock and trash compactor are located behind the existing building out of view from the street and there is already a natural wooded buffer to the east and south. Vehicle access to the site is from an existing driveway on Winchester Street. For Tenants A, B, and C the applicant is proposing curb cuts and a striped walkway from the parking lot. The fourth tenant space would utilize the same curb cut as Tenant C. In addition, a bike rack will be added to the front of the building.

It appears as though wetlands are present near the property boundary on the southeast corner of the site; however, the edge of the wetlands is located more than 30 feet from the proposed site work.

With reference to Architecture and Visual Appearance, Ms. Brunner stated she included an image on page 37 of the Board's packet to show what the proposed changes would look like. The top image is what was submitted for this application and the bottom image is what was approved in December.

Chair Barrett stated if he recalls from the last time there was encroachment into the wetlands due to the loading dock in the rear and asked whether this issue is part of this application. Ms. Brunner stated in the December when this application came before the Board, the Plans Examiner determined a proposed concrete ramp would require a flood plain development permit. The applicant was trying to avoid the need for a floodplain permit and was proposing a movable metal graded ramp to allow for water to get through. However, because they met the threshold based on how much development occurred on this site, they are required to obtain this permit.

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

The Mayor felt this was a minor modification compared to what the Board approved in December. Except for the loading dock, there are no changes to the footprint.

### C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve SPR-902 Modification #5, as shown on the plan sheet identified as "Site Plan" prepared by Taylor Associates Architects at a scale of 1" = 50' on July 18, 2019 and the architectural elevations identified as "Lease Outline Elevation at New

Tenant C & D” prepared by Taylor Associates Architects at varying scales on July 18, 2019 with the following conditions prior to signature by Planning Board Chair:

- a. Owner’s signature appears on plan.

The original conditions of approval for SPR-902 Modification #4 shall remain in full force and effect.

The motion was seconded by Councilor George Hansel and was unanimously approved.

#### **IV. Driveway Permit**

**Driveway Permit Application – 18 McKinley Street:** Applicant and owner Maureen Evans is appealing a decision of the City Engineer relative to a driveway permit application for the two-family dwelling located at 18 McKinley Street (TMP# 565-003-000). The request is to allow for a second, gravel driveway 20 feet wide by 35 feet deep. An exception is requested from Sec. 70-135 (e)(4) relative to the number of driveways permitted on residential lots. The site is 0.41 acres in size and is located in the High Density District.

Ms. Maureen Evans, applicant, addressed the Board. Ms. Evans stated they purchased in March with the understanding there was a second driveway. However, when they applied for a driveway permit they found out this was not a permitted driveway. She noted before it was realized this is not a permitted driveway they had asked for a wider area but have narrowed it down to 20 feet, which is what is allowed by City code, and a depth of 35 feet. Ms. Evans felt because this lot was more than large enough to accommodate a second driveway.

She went on to say the prior owner was probably under the impression this was a permitted driveway because there was a complaint filed with the city in 2011 and the city at that time had directed a driveway be located here.

Staff comments were next. Planner Mari Brunner and City Engineer Don Lussier addressed the Board. Ms. Brunner stated this is a two-family home in the High Density district in close proximity to the intersection of West Street and Park Avenue. She noted since at least 2010 a second driveway has been in use and in looking at the complaint log, Code Enforcement received a complaint regarding vehicles being parked on an unimproved surface. At that time, the owner was directed to improve this surface but it does not seem like the owner was directed to seek a driveway permit.

This current owner originally submitted a driveway application to enlarge the second driveway to be 24 feet wide and 20 feet long. This request was reviewed by the City Engineer. City standards do not permit a second driveway on a residential lot without seeking an exception, which requires notice to abutters. Following this notice the Engineer reviewed this application using the exception criteria and found it did not meet all the criteria to grant an exception.

Ms. Brunner then went over the relevant driveway standards listed in Section 70-135 sub-section (e) of City Code:

*(1) If the installation of a driveway requires disrupting an existing sidewalk, the sidewalk must be restored or replaced* – There is no sidewalk at this location.

*(2) Driveways must be placed so as to ensure that vehicles entering and exiting the driveway have an all season safe sight distance in all directions not only of the road, but also of bicycle and pedestrian traffic on the sidewalk.* The distance has to be 200 and according to the Engineer, this standard has been met.

*(4) There shall be no more than one driveway access for each residential lot. The applicant requests an exemption from this standard to allow a second driveway on the lot to provide easier access to the second unit.* The entrance to the second unit is on the opposite side of the house. If the tenants in the second unit

were to park in the approved driveway, they would have to walk into the street to get to their door or walk across the yard.

Ms. Brunner went on to say in deciding whether to grant an exception, the Board is required to evaluate the request using the following criteria, per Sec. 70-136 (a) sub-section (2):

*a. Issuance of the exception will not adversely affect the safety of pedestrians, bicyclists and vehicles using adjacent streets and intersections.*

*b. Issuance of the exception does not adversely affect the efficiency and capacity of the street or intersection.*

*c. There are unique characteristics of the land or property which present a physical hardship to the requestor.*

*d. In no case shall financial hardship be used to justify the granting of the exception.*

*(6) Driveways must not block the flow of drainage in gutters or drainage ditches or pipes. The City Engineer has determined that the proposed driveway would not adversely affect drainage; The engineer has determined this standard has been met.*

*(7) Driveways must not direct stormwater across sidewalks or onto city streets, except that the portion of a driveway within the public right of way may drain towards the street. The City Engineer has determined that the proposed driveway would not direct stormwater onto the City Street.*

*(8) Driveways for single-family homes and duplexes, including shared drives, shall not be more than 20 feet wide at the property line and 30 feet wide at the curbline.*

Ms. Brunner stated after the applicant heard about this standard they revised the request and propose a driveway that is 20 feet wide and noted this standard appears to be met.

*(10) New driveways must be placed so as not to conflict with existing driveways. The City Engineer has no concerns with the placement of the driveway relative to existing driveways – the proposed driveway is sufficiently away from other driveways.*

*(11) Driveways on opposite sides of the street shall be aligned or offset sufficiently, so as to avoid turning conflicts. Ms. Brunner noted the next closest driveway on the opposite side of the street is offset by approximately 70 feet.*

*(13) All driveways shall be constructed to standards approved by the city engineer. Portions of a driveway lying outside of the public right-of-way shall additionally comply with the design standards described in section 102-794 of the zoning code.*

Ms. Brunner said that Sec. 102-794 for “Parking lot and parking space requirements,” includes standards related to the acceptable materials that may be used for driveway surfaces. These materials include concrete, gravel, paving, or other suitable materials to prevent erosion and raising of dust as determined by the City Engineer. Ms. Brunner stated the applicant is proposing to construct this driveway of crushed gravel and hardpack, and it would be lined with road fabric. The City Engineer has determined that this meets all standards described in Section 102-794 with regards to acceptable materials. She further noted, Sec. 102-794(a)(5) states that “Parking areas not included in article VI, division 4, shall have the parking surface located to the rear of the front setback or building line and the surface shall be at least three feet from the side property line.” The applicant submitted a letter dated August 13, 2019 to the Planning Board revising the request to meet this by changing the dimensions to 20 feet wide by 35 feet deep, which would allow two vehicles to park behind the 15-foot front setback side-by-side.

Ms. Brunner noted she had proposed two conditions, the second of which states as follows:  
*The Applicant will procure all necessary permits and approvals prior to commencing construction.*

She noted in talking to other departments it does not seem like there are any other approvals the applicant is going to need and recommended removing this condition.

Mr. Lussier began by stating on a personal level he wishes he could have approved this application. This is an applicant who was trying to improve a condition that existed when she purchased this home but was told she could not improve the driveway and further that the driveway she is currently using is not permitted.

He went on to say the Council provided staff with four concrete criteria staff has to use to evaluate these applications; he noted there is no issue here with safety, capacity, or efficiency and the applicant has not claimed any economic hardship – it is just criteria “C” and added he could not find a unique characteristic of this property. He stated the Engineer’s office approving the driveway standard is fairly new, it is as of 2018 and this is the fourth exception he has received and it has to do with second driveways. As he approves this he is realizing he might be setting precedence. He stated he would like the community through this Board to make judgement calls on issues such as this.

Mayor Lane clarified except for finding that the site has a unique characteristic, which creates a physical hardship; all other criteria have been met with this application. Mr. Lussier answered in the affirmative. The Mayor noted what the Board needs to determine is whether the location of the second unit on the opposite side of the house from the approved driveway is a unique characteristic. He noted that in order to access this unit, someone would have to go via the street creating an unsafe situation in icy winter conditions. If the Board finds this to be a unique characteristic, this request should be approved. Mr. Lussier stated this is the heart of the matter. Councilor Hansel added there is also no sidewalk at this location for pedestrian access, which would also render itself to a unique characteristic.

Ms. Russell Slack stated there was much discussion the Council had before putting this standard in place and were aware of this type of situation. She also noted it is interesting for someone to raise this as an issue now when this driveway has been in place for many years and were asked to gravel said driveway a long time ago.

Mr. Fred Parsells of 11 McKinley Street addressed the Board next and stated he lives diagonally across from this property. Mr. Parsells noted this is a legal two family home and was purchased with the understanding it came with two driveways and has been a 2 family home for as long as he has lived in his home for the past 47 years. The owner when he moved to his home in the 70’s did not permit parking on the northeast side of the house and noted this parking situation was created by the owner just prior to Ms. Evans.

Mr. Parsells referred to the sale to Ms. Evans and that the property was sold with two driveways and referred to the conversation the prior owner had with the city regarding locating hard pack on the site. He also noted that the owner was never told this was not a driveway but just that the surface was not compliant with city standards. He felt Ms. Evans was trying to do the right thing for herself and for the neighborhood. He added he has also spoken to other abutters who also feel the same way.

Mr. Steve Corrigan of 18 McKinley Street was the next to address the Board. Mr. Corrigan raised the issue about sharing the existing driveway and noted to how that would require someone to go onto the roadway especially in the winter times. Sharing the driveway between the tenants of both units would also require that the driveway be widened, which would cause a 200 year old maple tree to be cut down.

The house is located on a curve in the road; therefore parking on the street is difficult and can be very unsafe. He asked the Board approve this application.

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

The Mayor thanked the applicant for trying to do the right thing. He commended staff for reviewing the application and making the appropriate judgment. He felt this Board can determine there are special characteristics that surround this property based on the items that have been stated and would approve granting an exception.

Dr. Cusack agreed with what the Mayor stated and based on the support from the neighbors and the unsafe situation not approving a second driveway would create (by encouraging parking on the street), he would approve granting an exception as well.

A motion was made by Mayor Kendall Lane that the Planning Board grant the request for an exception from Section 70-135, sub-section (e)(4) and approve the driveway permit application and attachments submitted by Maureen Evans to the Community Development Department on April 16, 2019 and revised on July 23, 2019 for a second residential driveway at 18 McKinley Street (TMP# 565-003-000), subject to the following conditions:

1. The Applicant will submit a revised sketch to show the driveway dimensions as 20' wide by 35' long.

The motion was seconded by Councilor George Hansel and was unanimously approved.

**V. Community Development Director Report NH Municipal Association Seminar** “Planning Board Roles and Responsibilities” – October 16, 2019 5:30 PM-8:30 PM

Mr. Lamb noted that on October 16, 2019, there will be training held by the NH Municipal Association titled “Planning Board Rules and Responsibilities” conducted by Attorney Steven Buckley. There are other town Planning Boards who have also been invited to attend. The event will be held in the Blastos Room next to Keene Ice on Marlboro Street.

On September 9, there will be a public workshop before the Joint Committee on the proposed Congregate Living and Social Services Ordinance, O-2019-13.

**VI. New Business**

None at this time.

**VII. Upcoming Dates of Interest**

September 23; 6:30 PM – Planning Board Meeting

Planning Board Steering Committee – TBD

Joint PB/PLD Committee – September 9; 6:30 PM

Planning Board Site Visits – September 18, 8:00 AM – To Be Confirmed

The meeting adjourned 8:25 pm.

Respectfully submitted,  
Krishni Pahl  
Minute Taker

Reviewed and edited by: Tara Kessler, Senior Planner and Mari Brunner, Planner

# STAFF REPORT

## S-06-19 – BOUNDARY LINE ADJUSTMENT – 14 & 18 Wildwood Road

**Request:**

Applicant Wendy Pelletier of Cardinal Surveying and Land Planning, on behalf of owners Daniel Fox and Ronnie Brown, proposes a boundary line adjustment between the property located at 18 Wildwood Road (TMP #107-031-000) and the adjacent lot at 14 Wildwood Road (TMP# 107-030-000) owned by Janice U. Walker. This adjustment would transfer 0.14 acres from the 0.92-acre parcel at 14 Wildwood Road to the 0.73-acre parcel at 18 Wildwood Road. A waiver is requested from Section III.C.5 of the Planning Board Regulations regarding the requirement to submit an updated survey showing all meets and bounds of the revised parcels. Both properties are located in the Low Density District.

**Background:**

The two properties are located in a residential area on Wildwood Road between Arch Street and Felt Road, approximately 0.7 miles west of Keene High School in the Low Density District. The parcels are outlined in red in the image to the right. Both lots have been developed as single family homes. No new development or redevelopment is proposed at this time.

The request is to shift the common boundary line between the two properties to be more perpendicular to the road. This would result in the transfer of 5,994 square feet (0.14 acres) from the property located at 14 Wildwood Road to the property located at 18 Wildwood Road. The table below provides the area of each lot prior to the adjustment and after the adjustment. The minimum lot area in the Low Density District is 10,000 square feet.

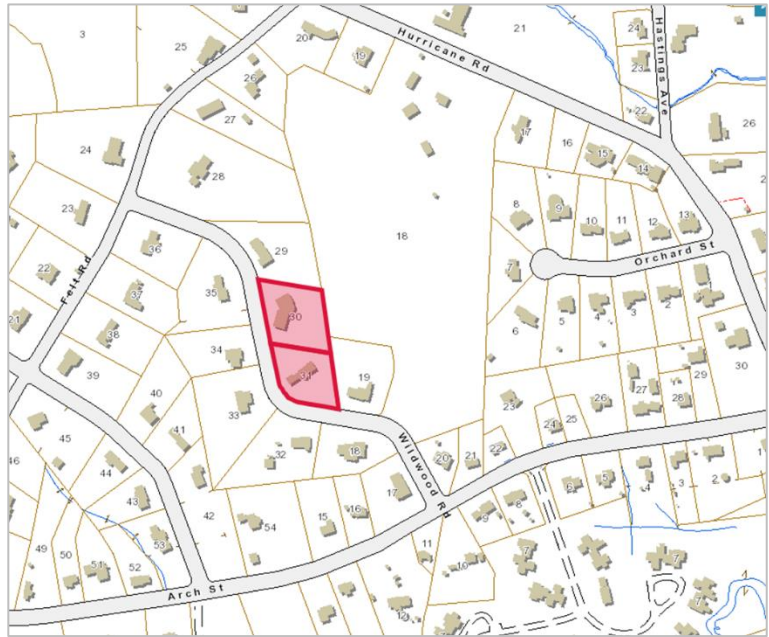


Figure 1. Parcels located at 14 and 18 Wildwood Road, outlined and highlighted in red.

	<b>14 Wildwood Road</b> (TMP# 107-030-000)	<b>18 Wildwood Road</b> (TMP# 107-031-000)
<b>Prior to Adjustment</b>	+/- 40,000 SF (~0.92 acres)	+/- 32,010 SF (~0.73 acres)
<b>After Adjustment</b>	+/- 34,006 SF (~0.78 acres)	+/- 38,004 SF (~0.87 acres)

**Completeness:**

The Applicant has requested exemptions from providing a separate proposed conditions plan, grading plan, landscaping plan, and lighting plan. After reviewing this request, Staff has determined that exempting the Applicant from submitting this information would have no bearing on the merits of the application.

## STAFF REPORT

The applicant requests a waiver from providing an updated survey showing all metes and bounds of the revised parcels. The submitted plan includes all the metes and bounds for 18 Wildwood Road (TMP# 107-031-000), but does not include the metes and bounds for the east and south parcel boundaries of the property located at 14 Wildwood Road (TMP# 107-030-000). The applicant submitted a written waiver request, which is included as an attachment to this staff report.

In making a decision to accept this application as “complete,” the Board may wish to consider whether the missing information (i.e. meets and bounds for the south and east boundaries of the parcel located at 14 Wildwood Road) is necessary for the Board to complete its review.

### **Departmental Comments:**

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

### **Application Analysis:**

This boundary line adjustment does not compromise the minimum development capacity of either parcel. No new development is proposed at this time. Neither lot is greater than 15 acres in size and therefore the requirement to exclude steep slope areas from the calculation of the minimum lot size does not apply. No wetlands, surface waters, or floodplain areas are present on either parcel.

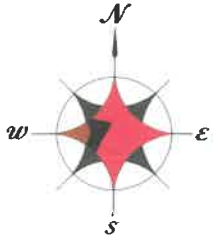
### **RECOMMENDATION FOR APPLICATION:**

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

**Approve S-06-19, as shown on the plan identified as “Boundary Line Adjustment, Lots 107-031-000 & 107-030-000, 14 & 18 Wildwood Road, Keene, NH 03431” prepared by Cardinal Surveying and Land Planning at a scale of 1 inch = 20 feet and dated August 14, 2019 with the following conditions prior to signature by the Planning Board chair:**

- 1. Owners’ signatures appear on plan.**





# CARDINAL SURVEYING AND LAND PLANNING, LLC

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185 Winchester Street  
Keene, NH 03431  
(603) 209-1989  
[www.cardinalsurveying.net](http://www.cardinalsurveying.net)  
*"Know Your Boundaries"*

August 14, 2019

14 & 18 Wildwood Road  
TM 107-031-000 & TM 107-030-000  
Boundary Line Adjustment

## Project Narrative

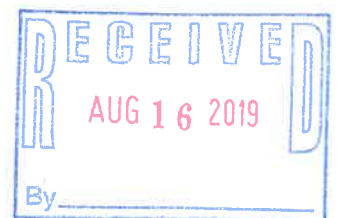
Map 107-030-00 is a 40,000 s.f. lot on Wildwood Road. There is one residential dwelling on the lot.  
Map 107-031-000 is a 32,010 s.f. lot also on Wildwood Road with one residential dwelling on it.

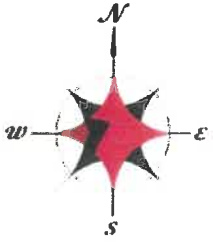
The lots are in the low-density district. The neighborhood is comprised of modest single family homes.

The lot line between the two lots has not been clearly marked in the past. The boundary line adjustment proposed will move the common lot line to be more perpendicular to the road where the line was assumed to have been. The adjustment is 5,994 s.f.

Waivers are requested from  
Section IV.D.2.f.3-Proposed Conditions  
Section IV.D.2.f.4-Grading Plan  
Section IV.D.2.f.5-Landscaping Plan  
Section IV.D.2.f.6-Lighting Plan

This is a minor lot line adjustment. No building or improvements are proposed within the area of adjustment.





CARDINAL SURVEYING AND LAND PLANNING, LLC

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*"Know Your Boundaries"*



September 9, 2019

14 & 18 Wildwood Road  
Map 107 Lots 30 & 31

Waiver Requests from Site Plan & Subdivision Regulations

III.C.5.b -Metes and bounds on all boundary lines

Map 107 lot 30 was not surveyed in full. The lines as shown are based on the original subdivision plan. All minimum size requirements are met or exceeded on this lot. The lines not labeled are not within the adjustment area.

# CITY OF KEENE | PLANNING BOARD

## SUBDIVISION APPLICATION



*This form must be filled out in its entirety. If a box is not checked, staff will assume that the information is not provided and the application is, therefore, not complete. Incomplete applications will not be accepted for review.*

<b>A</b>	Project Name	Date Received/Date of Submission:
	Tax Map Parcel number(s) 107-031 -000 107-030-000	Date of pre-application meeting:  Date Application is Complete:  Planning Department File #: <b>S-06-19</b>
Project Address:  14 & 18 Wildwood Road	Owner	Name: Daniel Fox & Ronnie Brown
		Address: 18 Wildwood Road
Acreage/S.F. of Parcel: .78 / 34,000 .87/38,004	Applicant	Telephone/E-mail: <b>54321danfox@gmail.com danieljfox@240-304-7802 240-304-7803</b>
Zoning District: Low Density		Signature: <b>Daniel A Fox</b>
		Name: Cardinal Surveying & Land Planning-Wendy Pelletier
		Address: 185 Winchester Street, Keene, NH 03431
		Telephone/E-mail: <b>wendy@cardinalsurveying.net 499-6151</b>
		Signature:

### **B** Descriptive Narrative Including

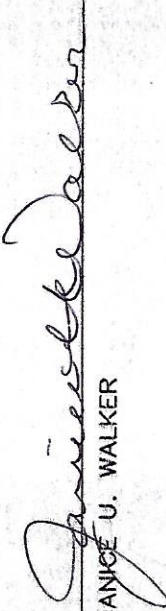
<input checked="" type="checkbox"/> Type of development	<input checked="" type="checkbox"/> Sedimentation Control	<input checked="" type="checkbox"/> Scope/scale of development
<input checked="" type="checkbox"/> Proposed uses	<input checked="" type="checkbox"/> Vegetation	<input checked="" type="checkbox"/>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

### **C** A complete application must include the following

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


**OWNER CERTIFICATION**

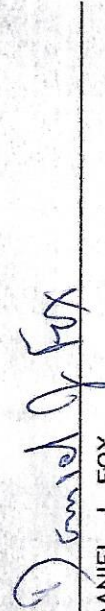
I, JANICE U. WALKER, CERTIFY THAT I AM THE OWNER OF LOT 107-030-000, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.

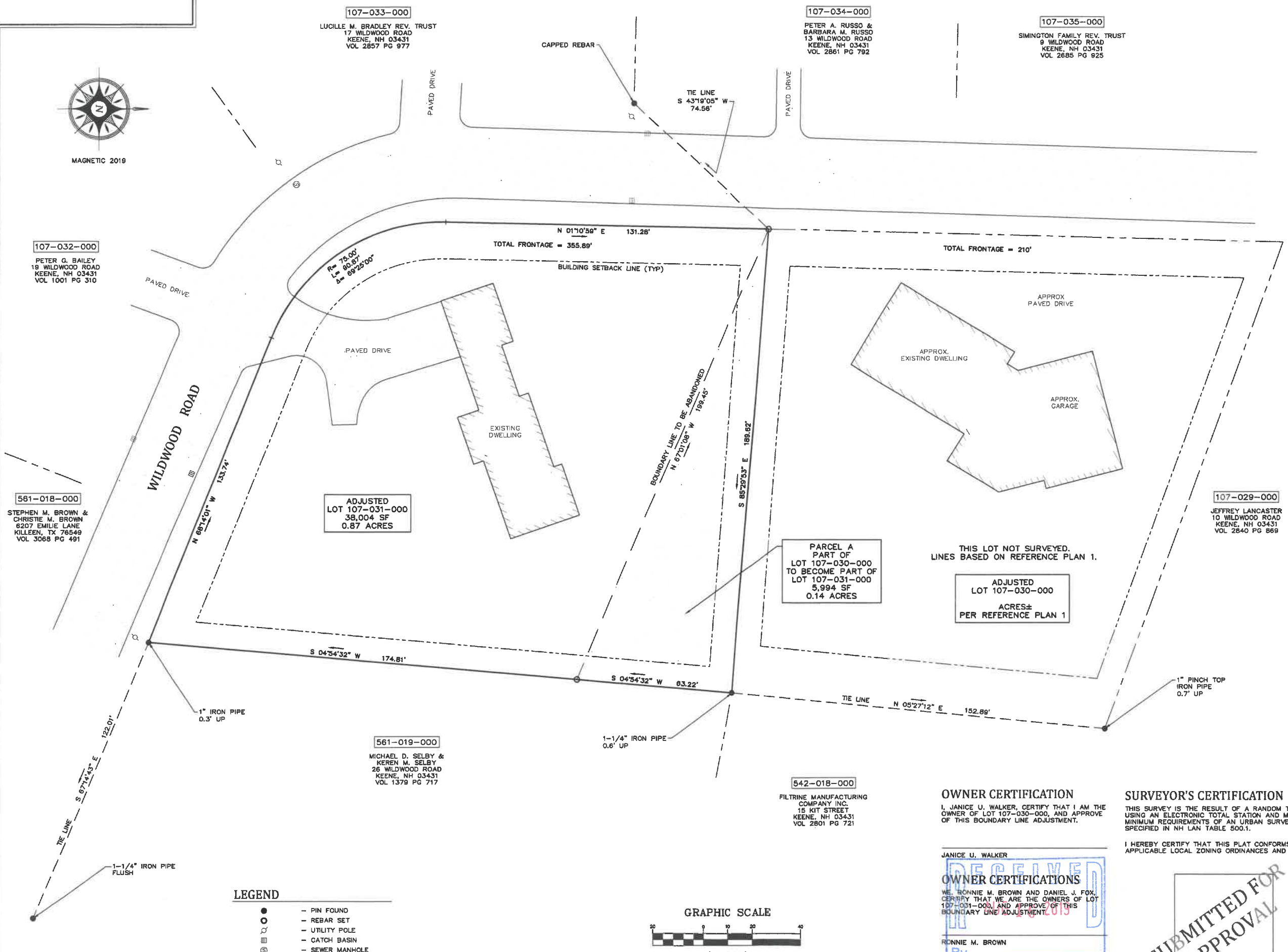
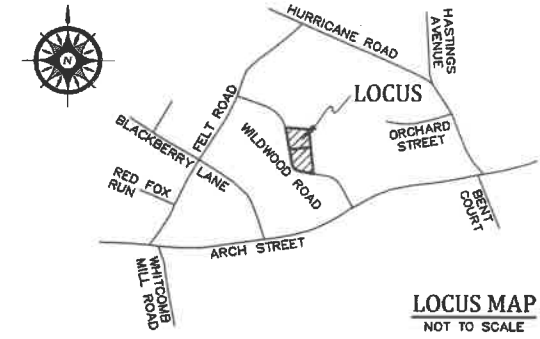
  
JANICE U. WALKER

**OWNER CERTIFICATIONS**

WE, RONNIE M. BROWN AND DANIEL J. FOX, CERTIFY THAT WE ARE THE OWNERS OF LOT 107-031-000, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.

  
RONNIE M. BROWN

  
DANIEL J. FOX



- NOTES**
- 1) THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 107-031-000 AND LOT 107-030-000.
  - 2) OWNERS OF RECORD:  
 LOT 107-031-000: RONNIE M. BROWN & DANIEL J. FOX, 16 WILDWOOD ROAD, KEENE, NH 03431, VOLUME 2908 PAGE 1120  
 LOT 107-030-000: JANICE U. WALKER, 14 WILDWOOD ROAD, KEENE, NH 03431, VOLUME 1587 PAGE 866
  - 3) AREAS:  
 LOT 107-031-000: EXISTING: 32,010 SF OR 0.73 ACRES; PARCEL A: + 5,994 SF OR 0.14 ACRES; ADJUSTED: 38,004 SF OR 0.87 ACRES  
 LOT 107-030-000: EXISTING: 40,000± SF (PER REFERENCE PLAN 1); PARCEL A: - 5,994 SF OR 0.14 ACRES; ADJUSTED: 34,000± SF (PER REFERENCE PLAN 1)
  - 4) LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
  - 5) CURRENT ZONING: LOW DENSITY DISTRICT  
 MIN. LOT AREA - 10,000 SF  
 MIN. FRONTAGE - 60 FEET  
 MIN. WIDTH AT BUILDING LINE - 70 FEET  
 BUILDING SETBACKS:  
 FRONT - 15 FEET  
 SIDE - 10 FEET  
 REAR - 20 FEET
  - 6) THE RIGHT OF WAY OF WILDWOOD ROAD WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND IS SHOWN TO BE 50 FEET WIDE BASED ON REFERENCE PLAN 1.
  - 7) LOT 107-031-000 AND LOT 107-030-000 ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN.
  - 8) THE PARCEL MAY BE SUBJECT TO EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
  - 9) THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.

**REFERENCE PLANS**

- 1) "ELLIS CROFT SUBDIVISION, SECTION TWO"; PREPARED BY GEORGE M. GLINE; DATED AUG. 9, 1965; SCALE 1"=50'; SHEET 3; ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS.

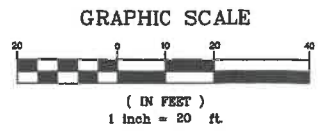
2019  
 APPROVED AS A BOUNDARY LINE ADJUSTMENT  
 IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.  
 THE TOWN OF KEENE PLANNING BOARD  
 BY \_\_\_\_\_, CHAIRMAN

**OWNER CERTIFICATION**  
 I, JANICE U. WALKER, CERTIFY THAT I AM THE OWNER OF LOT 107-030-000, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.

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

JANICE U. WALKER  
**OWNER CERTIFICATIONS**  
 WE, RONNIE M. BROWN AND DANIEL J. FOX, CERTIFY THAT WE ARE THE OWNERS OF LOT 107-031-000, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.  
 RONNIE M. BROWN  
 DANIEL J. FOX

**SUBMITTED FOR APPROVAL**



- LEGEND**
- - PIN FOUND
  - - REBAR SET
  - - UTILITY POLE
  - - CATCH BASIN
  - ⊙ - SEWER MANHOLE
  - - - - - APPROXIMATE ABUTTER LINE
  - - - - - BUILDING SETBACK LINE

NO. DATE REVISION BY

**BOUNDARY LINE ADJUSTMENT**  
 LOTS 107-031-000 & 107-030-000  
 14 & 18 WILDWOOD ROAD  
 KEENE, NH 03431  
 DATE: AUGUST 14, 2019 SCALE: 1"=20'  
 PREPARED FOR:  
 RONNIE M. BROWN & DANIEL J. FOX  
 AND  
 JANICE U. WALKER  
 CARDINAL SURVEYING & LAND PLANNING  
 Keene, New Hampshire 03431  
 Tel. (603) 499-6151 SHT 1/1

# STAFF REPORT

## SPR-05-19 – SITE PLAN REVIEW – 89 Main Street – Colonial Theatre Addition

### Request:

Applicant Weller & Michal Architects, on behalf of owner Colonial Theatre Group Inc., proposes modifications to the main entrance and a 2,800 square foot addition to the Colonial Theatre building located at 89 Main Street St. (TMP# 575-008-000). A waiver is requested from Standard #1, Drainage. The site is 0.36 acres in size and is located in the Central Business District.

### Background:

This property, located at 89 Main Street in the Central Business District, is the site of the historic Colonial Theatre building. Built in 1923, the theatre is listed on the N.H. State Register of Historic Places and is the sole historic theatre that survives in Cheshire County.

The applicant proposes to relocate the recessed entrance doors to be closer to Main Street, renovate the building interior, and install a 2,800 square foot addition to the rear of the building. This work will be completed in two phases; Phase 1 will include work on the existing building, and is anticipated to take place during the 2020 construction season. Phase 2 includes the construction of the new addition, anticipated to take place during the 2021 construction season.



*Photo of the Colonial Theatre, taken 8/6/19.*

The rear addition would extend west to the edge of the property where a fenced-in area currently houses mechanical equipment, and would increase the height of the rear portion of the building from about 57 feet above grade to about 72 feet above grade. The applicant received a Special Exception from the Zoning Board of Adjustment for this height increase at their meeting on August 5, 2019. The ZBA Notice of Decision is included as an attachment to this staff report.

### Completeness:

The Applicant has requested exemptions from submitting a Grading Plan, a Landscaping Plan, and a Lighting Plan as well as the Traffic, Drainage and Soils Reports. Staff has determined that a drainage report is necessary in order to determine compliance with Development Standard #1, Drainage. The applicant has submitted a waiver request from this standard. If the Board is inclined to grant the requested exemption from providing a drainage report, staff recommends that the Planning Board grant the other requested exemptions and accept the application as “complete.”



*Aerial view of the Colonial Theatre property, outlined in red.*

# STAFF REPORT

## Departmental Comments:

- Fire: No comments
- Code Enforcement: No comments
- Police: No comments
- Engineering:
  1. The plans appear to show a new concrete ramp extending into the adjacent City parcel. This will require a license from City Council.
  2. Applicant will need to obtain an encumbrance permit from the Public Works department prior to any work which will obstruct the public way or sidewalks.
  3. Modifications or relocations of City-owned conduit shall be completed as directed by the Public Works Director.
  4. Please provide drainage calculations for pre- and post- development conditions to demonstrate no net change in runoff. Specifically, calculations should account for roof drain and impervious spaces shown on Drawing.

**Application Analysis:** The following is a review of the Planning Board development standards relevant to this application.

1. Drainage: This standard states that the development of a site shall not result in increased runoff or velocity of surface runoff onto adjacent properties. The applicant proposes to construct a 2,800 square foot (SF) addition, which would increase the impervious area on the site from 14,334 SF to 15,826 SF, a 10% increase. The applicant proposes to direct runoff from the new addition into internal roof drains that would connect to a catch basin in the parking lot area to the west of the theatre, which is laid out as a public right-of-way (Commercial Street). In order to connect to the City's drainage system, the applicant will need to obtain approval from the Public Works Department. Staff recommend that this requirement be included as a condition of approval.

The applicant requests a waiver from this standard, specifically from providing pre- and post-development drainage calculations to demonstrate no increase in volume or velocity of runoff. In deciding whether to grant a waiver, the Planning Board should find that the granting of the waiver would meet each of the waiver criteria listed in Section X.1 of the Planning Board Site Plan and Subdivision Regulations:

- a) *That granting the waiver will not be contrary to the spirit and intent of these regulations;*
- b) *That granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and*
- c) *That granting the waiver has not been shown to diminish the property values of abutting properties.*
- d) *Consideration will also be given to whether strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant."*

2. Sedimentation and Erosion Control: The applicant does not propose sediment and erosion control measures.
6. Landscaping: No landscaping is proposed for this project as parking is not provided on site, and the proposed addition would be built to the full limits of the property.

## STAFF REPORT

8. Screening: The applicant proposes to place all mechanical and HVAC equipment on the roof of the new addition. The equipment will be screened from view by an enclosed penthouse or with a parapet. There is an existing truck loading area located on the north side of the building near the west end; however, no changes are proposed to the loading area. The applicant notes that they intend to seek approval from City Council to use a dumpster located off-site on City property.
10. Lighting: The applicant proposes wall-mounted security lights above the two egress doors on the north and south facades of the new addition. These lights will be full cut-off LED fixtures and are required by the building code.
11. Sewer and Water: This site currently connects to City water and sewer lines in Main Street. The applicant notes that no new connections to the Main Street sewer line are proposed.
12. Traffic: The applicant has requested an exemption from submitting a traffic report, noting that the seating capacity of the theatre is not changing and no increase in traffic generation is expected as a result of this proposal. In response to staff comments, the applicant has stated that there will be no change in truck traffic to the site and that the existing loading dock will continue to be used the way it is today.
13. Comprehensive Access Management: This property does not have a driveway; the theatre relies on publicly available or off-site parking for employees, residents, and patrons. The main entrance to the building is on Main Street; however, there are existing egress doors on the north and south facades of the building, and two new egress doors are proposed with the new addition. There is no space available on the site for a bicycle rack; however, there is currently a bicycle rack located on the sidewalk in front of the building that is owned and maintained by the City.
15. Filling and Excavation: No fill or excavation is proposed as part of this application.
19. Architecture and Visual Appearance: This property is located in the Downtown Historic District and the proposed activity will require the issuance of a Certificate of Appropriateness from the Historic District Commission (HDC). A public hearing is scheduled for the September 18, 2019 HDC meeting. Per Section III.B.4 of the Planning Board Site Plan and Subdivision Regulations, development on property located within the Downtown Historic District shall not be subject to the requirements of Planning Board Development Standard 19 – Architecture and Visual Appearance if such development is an activity requiring the issuance of a Certificate of Appropriateness.



## STAFF REPORT

### **Recommended Motion:**

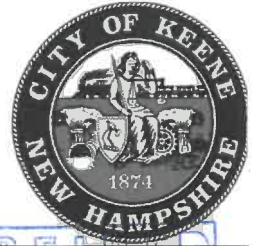
If the Board is inclined to approve this request, the following motion is recommended:

*Approve SPR-05-19 and a waiver from Standard 1 – Drainage as shown on the site plan identified as “Proposed Site Plan, 2020 Addition and Renovation, 95 Main Street Keene, NH” prepared by Weller and Michal Architects Inc. at a scale of 1 inch = 10 feet, dated August 27, 2019 and revised through September 9, 2019 with the following conditions:*

- 1. Prior to signature by Planning Board Chair:
  - A. Owner’s signature appears on plan.*
  - B. Applicant obtains all necessary approvals and licenses from the City, including but not limited to an encumbrance permit, a license for use of City property, and an air rights lease.*
  - C. Applicant demonstrates permission or approval to use property other than that of the applicant for locating a dumpster, or submits a trash removal plan approved by the Community Development Director.**
  
- 2. Prior to Issuance of a Building Permit:
  - A. Applicant obtains a license from City Council for use of City property for construction staging and contractor parking, if needed.**

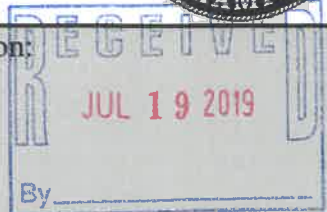
# CITY OF KEENE | PLANNING BOARD

## 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.*

<b>A</b> <b>Project Name</b> Colonial Theater Expansion	Date Received/Date of Submission:	
	Date of pre-application meeting: 6/28/2019	
Tax Map Parcel number(s) 575 / 008/000 000/000	Date Application is Complete:	
	Community Development Dept File #: <b>SPR-05-19</b>	
Project Address: 89 Main Street Keene, NH	<b>Owner</b>	PRINTED Name: COLONIAL THEATRE GROUP INC Alec Doyle, Executive Director
		Signature: <i>Alec Doyle</i>
		Address: 95 Main St, Keene, NH 03431
Acreage/S.F. of Parcel: .363 / 15,826 SF +/-		Telephone\ Email: 603-357-1233 alec.doyle@thecolonial.org
Zoning District: CB	<b>Applicant</b>	PRINTED Name: Charles J Michal Weller & Michal Architects Inc.
		Signature: <i>Charles J Michal</i>
		Address: 71 Main St, Harrisville NH 03450
		Telephone\ Email: 603 398 9200 / michal@wapm.com



**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 type="checkbox"/> Scope/scale of development                   |
| <input checked="" 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



September 9, 2019

Ms. Mari Brunner, Planner  
City Hall  
3 Washington Street  
Keene, NH 03431

**Re: SPR-05-19 Colonial Theater Expansion**

Dear Ms. Brunner:

With regard to the Colonial Theater's SPR application noted above, please accept this request for waivers from Planning Board Development Standard #1 – Drainage. We request a waiver from submitting calculating pre- and post-development drainage calculations. We believe exempting us from submitting this information would have no bearing on the merits of the application and note the following:

14,334 sf, or 90%, of the property's 15,826 sf area is already impervious. Existing roof drains, including the existing stage, are plumbed internal to the building and ultimately exit in storm drains to the City storm sewers on Main Street. There is no difference in pre- and post-development drainage in that regard.

The balance of the lot, currently a mix of HVAC equipment on concrete slabs and grass, drains to the existing catch basin situated in the City parking lot west of the Colonial property. Roof runoff from the addition will be captured in internal roof drains which will be piped into new storm drainage constructed on City property emptying into the existing catch basin with an invert approximately 4 feet below grade west of the theater. Therefore the stormwater runoff from the new roof will continue to flow to the same drainage system as it does today.

1. Granting the waiver will not be contrary to the spirit and intent of these regulations as 90%, of the site is already impervious. The proposed addition makes an additional 1,492 sf site area (10% of the site) impervious, an area so small that runoff impacts would be insignificant.
2. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment.
3. Granting the waiver will not diminish the property values of abutting properties as stormwater will flow to the same drainage system as it does today.
4. Strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant as the increase in volume and peak rate of runoff as a result of the proposed building addition will be insignificant. An increase in impermeable surface area, and peak rate of runoff, is typically offset by a detention basin which is impractical/impossible in and area so densely developed both above and below ground. Furthermore the accuracy of calculations modeling and measuring stormwater for minimal increases in impermeable areas is suspect.

Sincerely,

Charles J. Michal, Jr.

cc: Colonial Theater (Alec Doyle, Tad Schrantz), Rob Hitchcock  
file



# City of Keene

New Hampshire

## NOTICE OF DECISION

### *ZONING BOARD OF ADJUSTMENT*

**CASE NUMBER:** ZBA 19-11  
**Property Address:** 89 Main St.  
**Zone:** Central Business District  
**Owner:** The Colonial Theater Group, Corp.  
**Petitioner:** Charles Michal, AIA  
**Date of Decision:** August 5, 2019

#### **Notification of Decision:**

Petitioners, The Colonial Theater Group, Corp., represented by Charles Michal of Weller & Michal Architects, Inc., 71 Main St., Harrisville, NH, requested a Special Exception for property located at 89 Main St., which is in the Central Business District. This request of a Special Exception from Zoning Ordinance Section 102-791, the Basic Zone Dimensional Requirements; Central Business District maximum building height of 55 feet to 75 feet; was approved 5-0.

**Conditions:** None

  
Corinne Marcou, Clerk

**Any person directly affected has a right to appeal this Decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The Motion for Rehearing must be filed not later than 30 days after the first date following the referenced Date of Decision. The Motion must fully set forth every ground upon which it is claimed that the decision is unlawful or unreasonable. See New Hampshire RSA Chapter 677, et seq.**

cc: Planning Dept.  
Assessing Dept.  
City Attorney  
File Copy

# MEMO

**WELLER & MICHAL ARCHITECTS Inc.**

71 Main Street, Harrisville, NH 03450

**TO:** Rhett Lamb, Community Development Director  
Keene Planning Board  
c/o Keene Planning Department

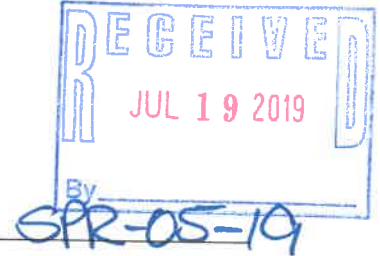
**FROM:** Charles Michal AIA  
Weller & Michal Architects Inc.

**PHONE:** 603-827-3840  
**email:** info@wapm.com

**DATE:** 7/19/2019

**RE:** Expansion of Colonial Theater  
**DESCRIPTIVE NARRATIVE**

**COPIES:** Owner, file



The following descriptive narrative concerns the Colonial Theater Expansion Project submitted for Site Plan Review as of this date.

The Colonial Theater Group has concluded that to remain a viable and leading community arts organization contributing to the vitality and attraction of Keene's Central Business District, the nearly 100-year old building requires architectural changes that will improve experiences for all patrons and expand its ability to serve the community. A multi-year project is anticipated, with a desire to start construction in May of 2020.

There are no plans to increase audience capacity in the existing 888-seat theater which was placed on the N.H. State Register of Historic Places (KEE0174) in 2004, and the historical nature of the main auditorium is not threatened by the project. Though there will be many changes to The Colonial's interior, the facade, with its iconic marquee, will remain intact. Those alterations which will affect the Main Street facade, seen in Figure 1 below, have been introduced to the Historic District Commission at an initial advice and comment session, and will be submitted along with additions at the rear of the property to the HDC for a Certificate of Appropriateness in due course.



Figure 1 – Colonial Theater Main Street façade today

The project will address several problem areas at the theater, beginning with the lobby. In its current configuration, the lobby fills up quickly during larger performances, and people have no place to sit while waiting for the show. The lobby fills again during intermission. The entry to the theater is a sloped floor that exceeds the pitch allowed for proper ADA access. Many patrons at popular events must stand outside in winter weather when the inner ticket lobby gets overcrowded before shows.

A key element of the project involves relocating the main entrance doors closer to Main Street, freeing up valuable space inside the heated building for the accessible lobby areas and a wheel-chair lift.

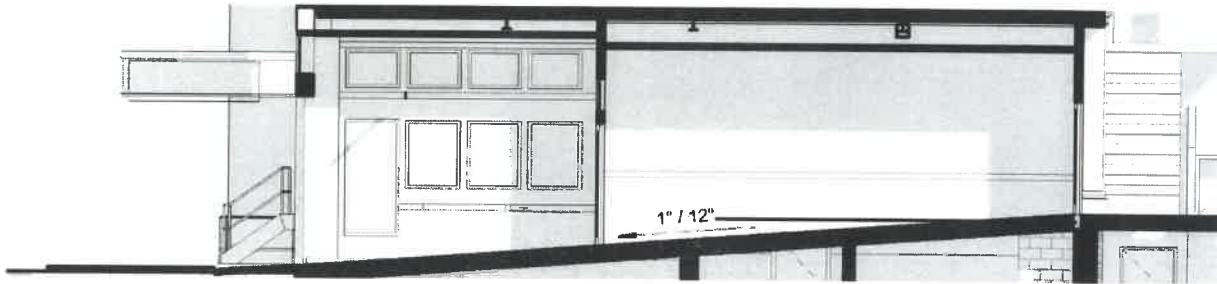


Figure 2 - Existing sloped floor exceeds accessibility codes

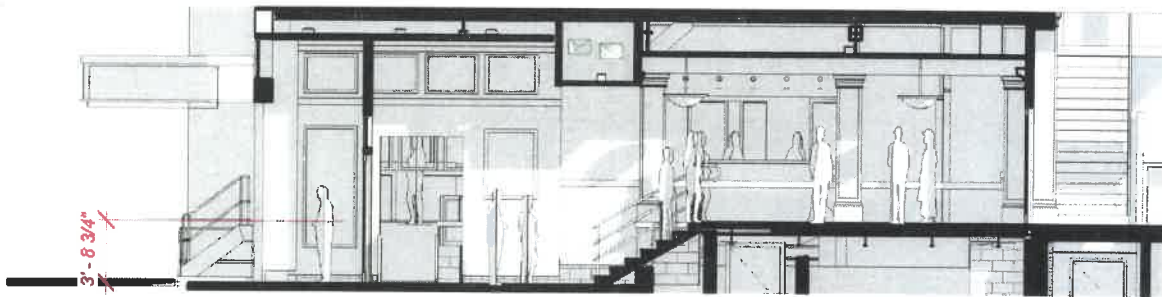


Figure 3 - Proposed Lobby provide level access to wheelchair lift and then to elevator



Figure 4 - rendering of pProposed Main Street façade

The Colonial Theater draws roughly 50,000 people annually, more than a third of whom come from out of town. In addition to its own year-round offerings of movies and live performances, The Colonial hosts community and private events, ranging from Keene State College's Holocaust remembrance each November to the Keene Lions Club's annual winter musical and the Monadnock International Film Festival in the spring. However, there are shows that cannot be put on because of inadequate space and outdated technology for current day theater.

The Colonial's Executive Director Alec Doyle describes the project as "critical" and "overdue." "He has said "... it's just very important that we're here for the next generation because right now, we're bumping up into stuff more and more where we just can't do some things and remain relevant unless we get this work done. What is behind the curtain now is a lot of 19th-century technology, and it's reached the point where if we want to be relevant into the next generation, we've got to make this big change."

An expanded theater can bring larger shows, such as Broadway productions, to Keene, and the upgraded amenities make it easier to grow the audience even more. The completed project could also draw additional out-of-town visitors, who would stay — and spend money — in Keene during a day- or overnight trip.

To the west, abutting the Gilbo Street lot and Commercial Street, it is necessary to build an addition to the full limits of this 0.363 acre parcel. The addition will to replace the fenced mechanical yard at the back of the current stage and cure many of the deficiencies and inadequacies of the current building. The current dressing rooms are beneath the stage floor, down a steep staircase and are too small for larger productions. The addition will permit the Colonial to build a deeper and higher stage house, suitable for modern productions, and to provide upper floor areas that are handicap accessible and served by an elevator for many necessary backstage functions. This building expansion does not increase the audience capacity of the venue, nor change the traffic patterns currently experienced, but is aimed at functional improvements in theater operations internal to the building.

The addition will expand the building west to the lot line, and the maximum height of the existing building will increase as the stagehouse portion is increased in height as well. The proposed height is within the limits allowed by Special Exception in the district and a ZBA application for this has been filed.

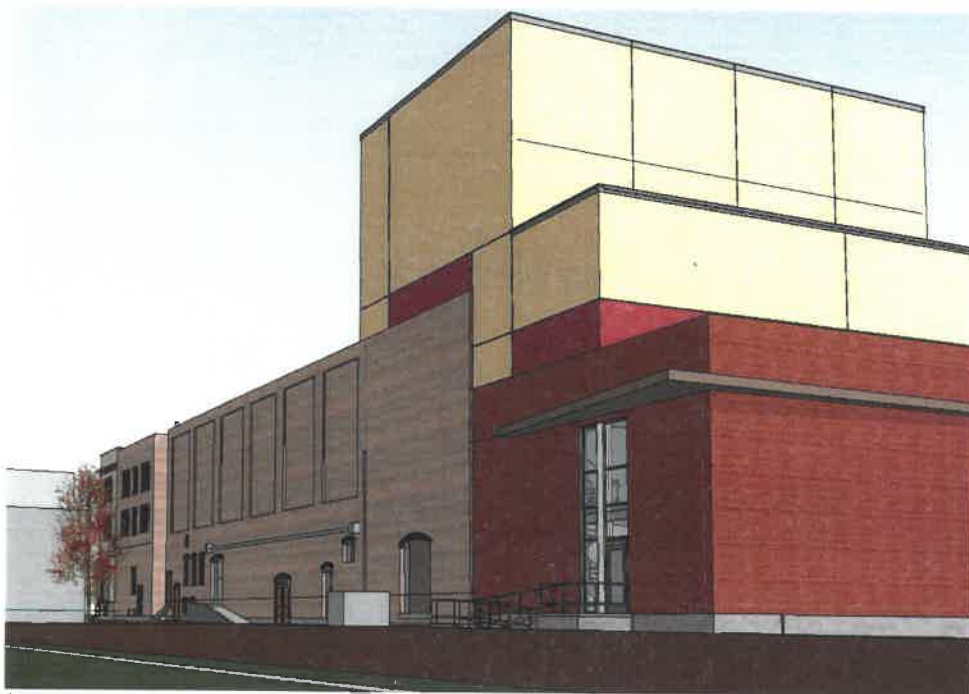
This addition will both require and allow the mechanical equipment (which is at the end of its useful life) to be relocated to the roof of the new building.



Figure 5 - existing HVAC equipment



*Figure 6 – Existing Stage House view from public parking*



*Figure 7 – theater expansion at west viewed from public parking*



# MEMO

**WELLER & MICHAL ARCHITECTS Inc.**

71 Main Street, Harrisville, NH 03450

**TO:** Rhett Lamb, Community Development Director  
Mari Brunner, Planner  
Keene Planning Board  
c/o Keene Planning Department

**FROM:** Charles Michal AIA  
Weller & Michal Architects Inc.

**PHONE:** 603-827-3840  
**email:** info@wapm.com

**DATE:** 9/6/2019

**RE:** Expansion of Colonial Theater  
**SPR-05-19**

**COPIES:** Owner, file

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The following is offered in response to staff comments on the Site Plan Application (SPR-05-19) for the subject Project. Responses are numbered to coincide with those numbered comments/questions we received.

Existing Conditions Plan and Site Plan:

1. Before the revision deadline we will provide new site plans showing existing vs. proposed conditions.
2. The plans will include a scale bar and north arrow, corrected linetypes and symbology, and are stamped by a licensed surveyor confirming the location of property lines/site boundaries.
3. A legend of symbology will be provided on drawings.
4. The relocation of three 2-inch communications conduits, one 2-inch secondary power conduit and one 3-inch cable TV conduit that either encroach upon the applicant's property or are within the zone of excavation that will be needed to construct the addition, as indicated on the plans.

Drainage/Stormwater Management:

1. Existing roof drains, including the existing stage, are plumbed internal to the building and ultimately exit in storm drains to the City storm sewers on Main Street. We propose to direct runoff from the addition roof(s) into internal roof drains which will be directed into new storm drainage constructed on City property emptying into the existing catch basin with an invert approximately 4 feet below grade west of the theater.
2. 14,334 sf, or 90%, of the property's 15,826 sf area is already impervious. The addition makes an additional 1,492 sf impervious, and the runoff impacts are insignificant. We request a waiver from calculating pre- and post-development drainage conditions.

Screening:

1. New HVAC and mechanical equipment installed as part of this project will be located either in a mechanical penthouse or on the existing or new roofs. Equipment located on a roof will be screened from view from the grade level with parapet wall structures as necessary.
2. Trash will be disposed of in a newly located dumpster located on adjacent City Property. The existing dumpster enclosure located behind 87 Main Street is the preferred location and permission to use this will be sought from City Council.

Lighting:

1. Fire exits from the new additions, one on the north wall and one on the south wall, are required to have emergency exit lighting for the immediate exterior. These wall-mounted lights will be full

cutoff fixtures that will double as local area lighting when these doors are used as artist and staff entrances during theater operations. These fixtures are identical to those already in place at existing auditorium exits along the south ally and along Commercial Street. A cut sheet is provided. Horizontal footcandle light levels drop below 1 fC about 10 feet from the fixture

2. Little change in exterior lighting is anticipated, although the expanded lobby will be visible and illuminated in the evenings through the existing storefront windows both left and right of the main entrance. On Main Street the illuminated Marquee typically operates from noon to 9 PM. For live shows the Marquee remains lit after 10 PM occasionally. Otherwise outdoor illumination between the hours of 10:00 PM and 6:00 AM is limited by photocell operated emergency lights as required by code above existing and new exit doors.
3. The City recently affixed decorative lighting fixtures to the building illuminating the Commercial St. alleyway, and a ground-mounted pole fixture at the applicant's NW property corner. (It should be noted that these fixtures and the corresponding parking lot lighting fixtures are not full cutoff/dark sky compliant, as typically required by the City.) The building/wall mounted lighting fixture may remain, but the double-headed ground mounted fixture interferes with proposed foundations and illuminates the applicant's existing HVAC yard to the south. The applicant proposes to relocate this existing parking lot lighting approximately 25 feet further west where it better illuminate public parking both north and south of the Commercial Street sidewalk.

Sewer and Water:

1. Existing and proposed utility connections are shown on revised Proposed Site Plan. No new connection to Main Street sewers is contemplated.

Traffic:

1. The back of house upgrades (the addition) will enable The Colonial to present more technically demanding touring productions (larger shows), and enhanced front of house amenities will improve the patron experience. The auditorium seating capacity will not be increasing. Therefore, there should be no increased traffic generated on any given performance day than is currently experienced.

Other Questions and Comments:

1. At the north side of the addition a new concrete ramp and steps provides necessary accessible egress from the addition and extends into the adjacent City parcel approximately 20-inches. The proposed conditions plan details that this egress system abuts but does not narrow the City sidewalk. Certain façade elements on the addition extend into the Commercial St. right of way. An 'air license' from the City will be sought for these elements, all of which will be in excess of 11 feet above grade.
2. No new loading dock location is called for. Truck usage of the City lot for 'load-in/load-out' theatrical purposes is anticipated to continue as currently experienced.
3. No work in or on the existing building extends into the Main Street right of way.
4. The City network of conduit in the adjoining Commercial Street Parking lot may infringe upon applicant's property, and even if they do not are necessarily disturbed along the western boundary by excavations for new foundations. Applicant will seek to relocate these conduits at applicant's expense.
5. A Construction Manager will be engaged to carry out the Project. The CM will arrange with the City for temporary construction staging and laydown permits, as the project will require placement of materials and equipment on adjoining parcels. The applicant is aware that the use of City property for this purpose will require Council approval.
6. The CM will also be responsible for addressing dust control and waste management during demolition.

Attachments:

Exterior Wall Mounted Lighting Fixture Cut and Photometric Plot



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

**Project:**

**Type:**

**Prepared By:**

**Date:**

### Driver Info

Type	Constant Current
120V	0.1A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	12.40W
Efficiency	81%

### LED Info

Watts	10.00W
Color Temp	5000K (Cool)
Color Accuracy	73 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	97.4 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

#### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PXP2JZLL

### LED Characteristics

#### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

#### Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

#### Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

#### Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI

#### Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

### Construction

#### Finish:

Formulated for high durability and long-lasting color

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

#### Housing:

Precision die-cast aluminum housing, lens frame

#### Mounting:

Surface plate and Junction box

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

#### Gaskets:

High-temperature Silicone

### Electrical

#### Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA

#### THD:

10.8% at 120V, 13.8% at 277V

#### Power Factor:

98.5% at 120V, 92.1% at 277V

### Other

#### Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.



**WELLER & MICHAL ARCHITECTS INC.**  
 MEP Engineering  
 WV Engineering Associates  
 Keene NH  
 603 352 7007  
 Structural Engineers  
 SCT Engineering  
 Keene NH  
 603 352 1488  
 Theater Consultants  
 Stages Consulting LLC  
 Highland Park NJ  
 732 333 8003

**Plan References**

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
1. PLAN OF THE COLONIAL THEATRE (6-10 KED)
  2. COMMERCIAL STREET PROPERTY, DATED SEPTEMBER 1, 1971, BY KED (32-6 SHEETS 1 & 2 KED. SEE ALSO 51-1 & 51-2 KED)
  3. LAND OF BOSTON & MAIN CORP TO THE CITY OF KEENE, DATED MAY 5, 1970, BY KED (32-3 KED)
  4. PLAN OF LANDS N.J. & C.N. HOUPIS TO & FROM CITY OF KEENE, DATED AUGUST 1971 BY KED (47-24 KED)
  5. SUBDIVISION, LAND OF MAIN STREET AMERICA CAPITAL CORPORATION, GILBO AVE, KEENE, NH, DATED SEPTEMBER 1990, BY KED (Cab.11 Dr.6 No.606 CCRD)
  6. LATON MARTIN HOMESTEAD, DATED 1903, BY SAM'L WADSWORTH (Pb.13 Pg.21A CCRD)
  7. LAND IN KEENE, BOSTON & MAINE CORPORATION TO MAIN STREET AMERICA CAPITAL CORP. DATED MAY 1987 BY KED (Cab.11 No.118 CCRD)
  8. LAND IN KEENE, NH BOSTON AND MAINE RAILROAD TO CHARLES C BALDWIN, D CHAPMAN REAL ESTATE, DATED MARCH 1923

**Notes**

1. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF SURVEY AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
2. THE SURVEYED PARCEL IS BENEFITED BY AN 18' RIGHT OF WAY, IN COMMON WITH OTHERS, NORTHERLY AND PARALLEL TO THE NORTHERLY BUILDING LINE OF THE EXCHANGE BLOCK. RIGHT OF WAY INCLUDES SUBSURFACE UTILITY LINES.
3. MULTIPLE SURVEYS EXIST OF THE SUBJECT AND ADJACENT PARCELS. PHYSICAL EVIDENCE OF CORNER MONUMENTATION HAS BEEN OBLITERATED BY IMPROVEMENTS, RE-PAVING, AND CONSTRUCTION OF SIDEWALKS AND CURB LINES. LINES HAVE BEEN CALCULATED USING PLANS 1 & 2. PLAN 1 INDICATES MAIN STREET AS 4' OFF THE FRONT BUILDING FACE. BOUNDARY LINE AGREEMENTS WITH ADJACENT OWNERS IS RECOMMENDED.
4. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS. PREVIOUS MAPS AND RECORDS OBTAINED FROM CITY OF KEENE. LINES WERE NOT MARKED IN THE FIELD BY A UTILITY LOCATING SERVICE. THEIR LOCATION AND EXISTENCE MUST BE CONSIDERED APPROXIMATE, AND THERE MAY BE OTHER UNDERGROUND UTILITIES WHICH ARE NOT KNOWN OR HAVE NOT BEEN IDENTIFIED ON THIS PLAN. 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.

**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 A BOUNDARY SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.

**PURSUANT TO RSA 676:18, III AND RSA 672:14**  
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

**Boundary Survey**  
 LAND OF  
**Colonial Theatre Group, Inc**  
 located at  
 Tax Map Parcel No. 575-008  
 89 Main Street, Keene, Cheshire County, New Hampshire  
 Book 1545, Page 78  
 Book 1464, Page 19

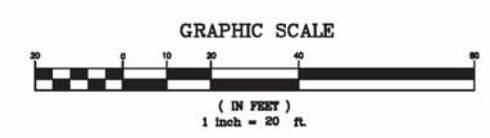
Scale 1"=20'

Surveyed 10/2018 Plan prepared 10/26/2018  
 Project No. 18-070 Cad File No. 18-070B.dwg

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

**Symbol Legend**

○ IRON PIN/PIPE FOUND	⊠ CATCH BASIN	⊙ ELECTRIC MANHOLE
● DRILL HOLE TO BE SET	⊡ STORM SEWER LINE	⊙ ELECTRICAL BOX/PEDESTAL
▽ RAILROAD SPIKE TO BE SET	⊢ HYDRANT	⊙ UNDERGROUND ELECTRIC LINE
● 5/8" REBAR WITH CAP TO BE SET	⊣ WATER VALVE	⊙ UNDERGROUND TELECOM LINES
KED KEENE ENGINEERING DEPARTMENT	⊤ CURB STOP	⊙ EMERGENCY PHONE/LIGHT
CCRD CHESHIRE COUNTY REGISTRY OF DEEDS	⊖ WATER LINE	⊙ LIGHT POLE
[1-2-3] TAX MAP PARCEL NUMBER	⊗ SEWER MANHOLE	⊙ TELECOM MANHOLE
123/456 DEED VOLUME & PAGE	⊘ SEWER CLEANOUT	⊙ TELEPHONE BOX/PEDESTAL
ROW RIGHT OF WAY	⊙ SANITARY SEWER LINE	⊙ GAS LINE
		⊙ GAS VALVE
		⊙ GAS SHUT OFF VALVE LID

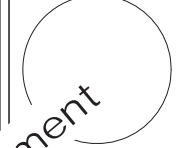


NO.	DATE	REVISION	BY

**Existing Site Plan**  
 Design Development  
 Colonial Theatre Group, Inc.  
 2020 Addition and Renovation  
 95 Main Street Keene, NH  
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Distribution	
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**C1**  
 PROJECT ARCHITECT  
 Charles J Michal AIA  
 PROJECT NO. J1447



71 Main Street  
POB 360  
Harrisville, NH 03450  
Phone (603) 827-3840  
www.wamp.com

**WELLER  
&  
MICHAL  
ARCHITECTS Inc.**

MEP Engineering  
WV Engineering Associates  
Keene NH  
603 352 7007

Structural Engineers  
SCT Engineering  
Keene NH  
603 352 1488

Theater Consultants  
Stages Consulting LLC  
Highland Park NJ  
732 333 8003

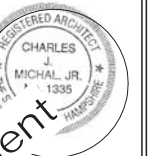
**Proposed Site Plan**  
Design Development  
Colonial Theater Group, Inc.

2020 Addition and Renovation  
95 Main Street Keene, NH

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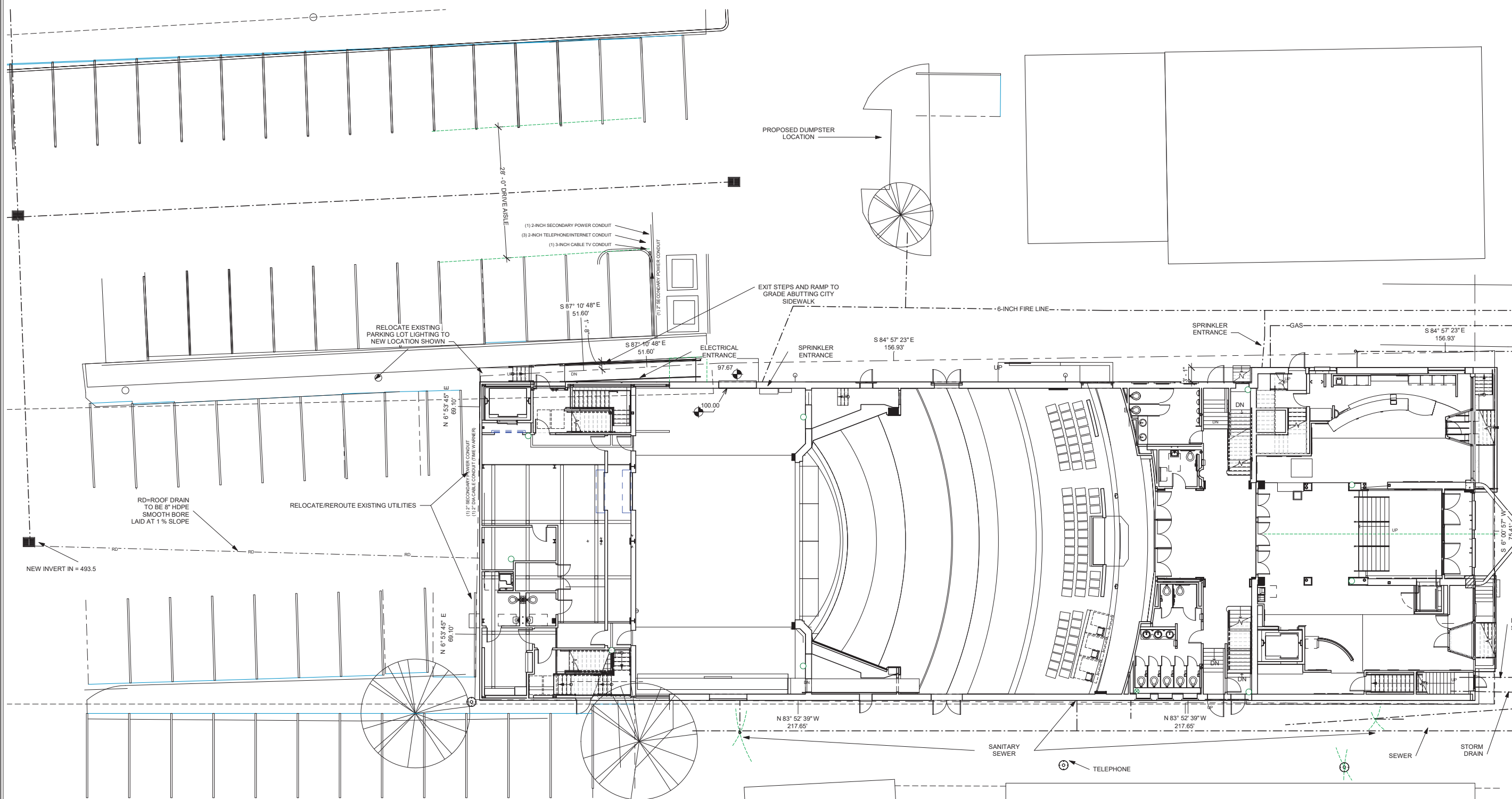
Distribution		
#	Description	Date
1	HDC COA	8/27/19
2	SPR	9/9/19

DATE DISTRIBUTION



C2

PROJECT ARCHITECT  
Charles J Michal AIA  
PROJECT NO. J1447



1 Proposed Site Plan  
1" = 10'-0"

Design  
Development

## STAFF REPORT

### **SPR-876 Modification #1 – SITE PLAN REVIEW & SWP-CUP-2019-01 - SURFACE WATER PROTECTION CONDITIONAL USE PERMIT REVIEW – 44 Black Brook Road, Ametek Expansion**

#### **Request:**

Applicant Brickstone Land Use Consultants LLC, on behalf of owner NH Black Brook, LLC, proposes a 7,870 square foot building addition and the installation of new parking areas to the north and east of the existing building for the property located at 44 Black Brook Road (TMP #221-021-000). A waiver is requested from Standard #6, Landscaping. The applicant requests a surface water protection conditional use permit to install paving and grading in a 1,600 square foot area within the wetland buffer. The site is 18.43 acres in size and is located in the Corporate Park District.

#### **Background:**

This property is the site of Ametek (formerly Precitek), and is located on Black Brook Road off of Wyman Road in the Corporate Park District. The property is 18.43 acres in size and is adjacent to Janos Technology to the east, the Hillside Village property to the north, a single-family residential property to the east, and a residential property and open land to the south.



The applicant proposes to install a 7,870 SF addition on the northeast side of the existing building and install new parking areas on the north and northwest sides of the building. About 1,600 SF of area within the 30-foot wetland buffer would be impacted on the northwest side of the existing building by the proposed new parking area and drive aisle, and associated site grading. A surface water protection conditional use permit is requested for the paved area and grading within the wetland buffer.

#### **Completeness:**

The Applicant requests exemptions from submitting a Traffic study. Staff has determined that exempting the applicant from submitting this information would have no bearing on the merits of this application and recommends that the Planning Board accept the application as “complete.”

#### **Departmental Comments:**

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

**Application Analysis:** The following is a review of the Planning Board development standards relevant to this application.

1. **Drainage:** The applicant submitted a drainage report dated August 14, 2019 to demonstrate no net increase in volume of stormwater runoff post-construction. The proposal includes the installation of a detention pond in the northwest corner of the parking lot, which will collect runoff and direct it into an existing detention basin, as well as the addition of two, four-foot wide infiltration strips along the northeast edge and east edge of the new parking areas. This standard appears to be met.

## STAFF REPORT

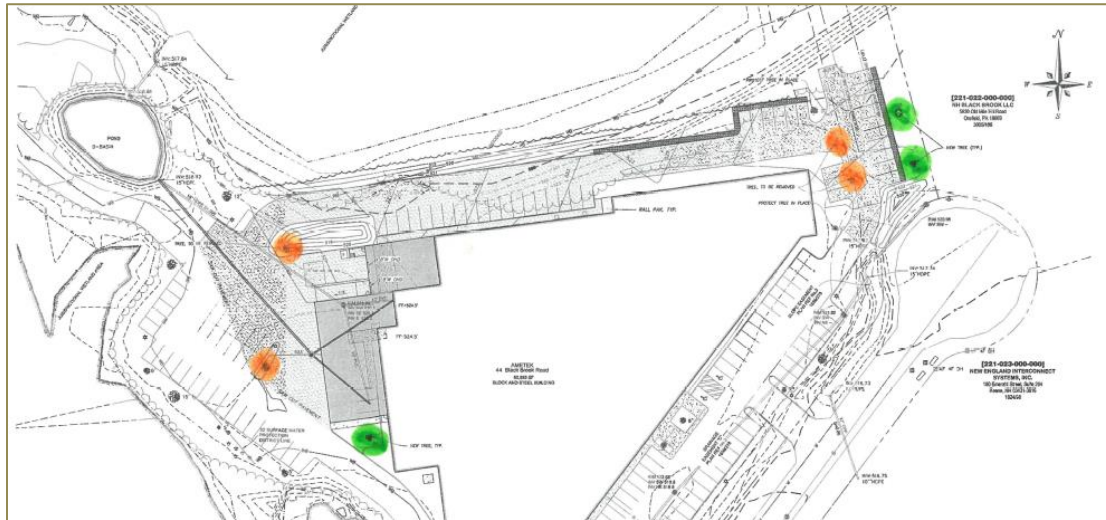
2. **Sedimentation and Erosion Control:** The applicant proposes to install silt fencing along the north edge of the area proposed to be paved to prevent sediment from entering the wetland to the north. This standard appears to be met.

3. **Hillsides:** No hillsides are present on the site; this standard does not apply.

4. **Snow Storage:** The applicant has indicated snow storage in two areas on the proposed conditions plan, including the area to the northwest of the proposed new drive aisle (adjacent to the existing detention pond) and an area north of the proposed parking, directly adjacent to the proposed infiltration strip.

5. **Flooding:** This property is not located in the 100-year floodplain; this standard does not apply.

6. **Landscaping:** The applicant proposes to remove four existing trees, two on the west side and two on the northeast side of the building, and install two birch clusters and one chanticleer pear. One birch cluster is proposed on the west side of the existing building, south of the proposed new addition, and the other two trees would be located between the new parking area on the northeast side of the building and the adjacent Janos Technology property. The locations of the four trees proposed to be removed are highlighted in orange in the image below, and the three locations of the trees to be added are highlighted in green.



A waiver is requested from providing landscaping in the new parking area at the rear of the building, which is bordered by a forested wetland. The written waiver request is included as an attachment to this staff report. In deciding whether to grant a waiver, the Planning Board should find that the granting of the waiver would meet each of the waiver criteria listed in Section X.1 of the Planning Board Site Plan and Subdivision Regulations:

- a) *That granting the waiver will not be contrary to the spirit and intent of these regulations;*
- b) *That granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and*
- c) *That granting the waiver has not been shown to diminish the property values of abutting properties.*
- d) *Consideration will also be given to whether strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant."*

# STAFF REPORT

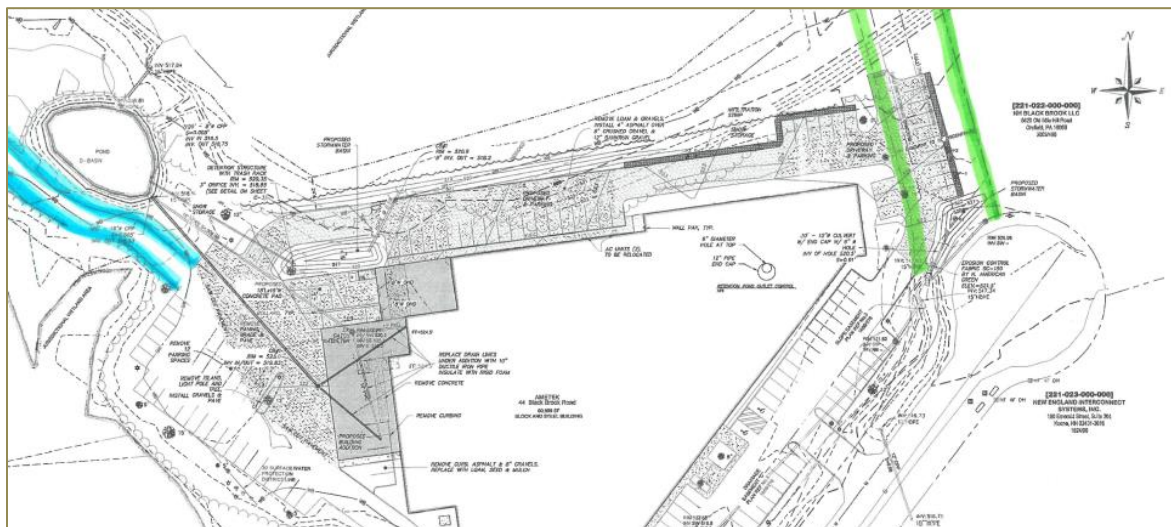
8. **Screening:** The applicant proposes to re-locate a truck loading dock and install a dumpster and dumpster pad in the paved area to the northwest of the existing building. This area is screened from view from Black Brook Road by the proposed new building addition, and is screened from view from Wyman Road by forested land. This standard appears to be met.

10. **Lighting:** The applicant proposes to install one, 20-foot tall pole-mounted LED light and twelve wall-mounted LED lights to illuminate the new pavement and parking areas and provide security lighting above new door openings. All lights are full cut-off fixtures. The applicant submitted a lighting plan, which shows the following illumination levels: 0.95 fc average, 0.3 fc minimum, and 3.17 average to minimum uniformity ratio. These values are consistent with the footcandle recommendations for low activity parking lots. The business currently operates 20 hours a day between 5:00 AM and 1:00 AM, with parking lots illuminated after dark until dawn to provide lighting for employees who work night shifts. This standard appears to be met.

11. **Sewer and Water:** The applicant notes in the project narrative that there is adequate capacity in the existing water and sewer system to provide service to the proposed addition. This standard appears to be met.

12. **Traffic:** The applicant notes that the 7,870 square foot addition will be used to expand the warehouse space. Portions of the existing warehouse will be converted for use as research and development areas. No additional employees will be brought on at this time, and there will be no changes to the amount or timing of trips to the site as a result of this proposal. This standard appears to be met.

13. **Comprehensive Access Management:** Access to this site is from Black Brook Road, a relatively short, dead-end road that connects to Wyman Road. There is currently a 60-foot wide easement on the property for a future extension of Black Brook Road that would be encroached on by the proposed parking area to the north and east of the building. The edges of this easement are shown in green in the following image. The applicant intends to seek permission from City Council to discontinue this easement as there are no plans to extend the road, now or in the future. Staff recommend that the discontinuance of this easement be a condition of approval for this application. An access road was recently installed on the west side of the property to provide emergency access to the Hillside Village property to the north, highlighted blue in the following image. The applicant notes that employees who commute to work by bicycle store their bicycles inside the building during their work shifts. No bicycle racks are provided on site.

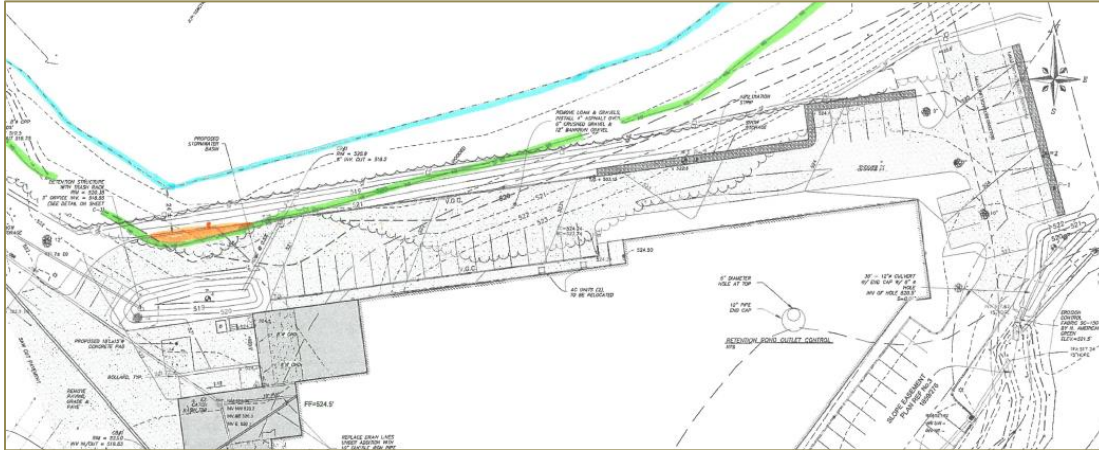




## STAFF REPORT

15. Filling and Excavation: No wetland, floodplain, or steep hillsides will be excavated or filled.

16 & 17. Wetlands and Surface Water: There are wetlands present on the property to the north and west of the existing building. The applicant proposes to install pavement and grade a 1,600 SF area within the 30-foot wetland buffer. The image below shows the wetland buffer highlighted in green, the edge of the wetland highlighted in blue, and the paved area within the wetland buffer highlighted in orange.



Per Sec. 102-1489 sub-section (c) of City code, the construction of new driveways and parking areas requires the issuance of a conditional use permit by the Planning Board. The criteria for granting a conditional use permit are included below:

*Sec. 102-1490*

- (a) *The proposed use and/or activity cannot be located in a manner to avoid encroachment into the overlay district.*

The applicant has noted that, due to the location of the existing building, it is not possible to avoid placing the circulation road outside the buffer while still meeting the parking requirements of the business.

- (b) *Encroachment into the buffer zone has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.*

The applicant states in the application narrative that the parking spaces were located to avoid the wetland buffer, and the circulation road was located to minimize encroachment into the buffer.

- (c) *The nature, design, siting, and scale of the proposed use and the characteristics of the site including but not limited to topography, soils, vegetation, and habitat are such that when taken as a whole, will avoid the potential for adverse impacts to the surface water resource.*

The proposed encroachment would affect approximately 1,600 square feet within the wetland buffer. This area is located on the edge of the wetland, between the existing building and a forested area. The closest edge of the pavement is located 24 feet from the wetland. Due to the small size of the area affected, its location in relation to the surface water resource, and the proposed mitigation measures (including a detention basin and infiltration strip), it appears as though the proposed encroachment will avoid the potential for adverse impacts to the surface water resource.

## STAFF REPORT

- (d) *The buffer zone shall be maintained in a natural state to the maximum extent possible. In granting a conditional use permit, the planning board may establish conditions of approval regarding the preservation of the buffer including the extent to which trees, saplings and ground cover shall be preserved.*
- (1) *Dead, diseased, unsafe, or fallen trees, saplings, shrubs, or ground cover may be removed.*
  - (2) *Stumps and their root systems shall be left intact in the ground, unless removal is specifically approved in conjunction with a Conditional Use Permit granted by the planning board.*
  - (3) *Exotic, invasive trees, saplings, shrubs, or ground covers, as defined by NHDES, may be removed. The stumps and root balls of exotic, invasive species may also be removed by hand digging and/or hand cutting.*
  - (4) *Preservation of dead and living trees that provide dens and nesting places for wildlife is encouraged. Planting of native species of trees, shrubs, or ground cover that are beneficial to wildlife is encouraged.*
  - (5) *Where there has been disturbance or alteration of this buffer during construction, excavation, or grading, re-vegetation with native species may be required by the planning board.*

The applicant notes that the buffer area to be impacted is currently a mowed, grassy area that slopes down to the forested wetland. No trees are proposed to be removed or planted within the wetland buffer. This standard appears to be met.

- (e) *With the exception of state permitted wetlands crossings, and in zoning districts listed in section 102-1493, a non-disturbance buffer zone shall be maintained to at least 30 feet from the delineated edge of the surface water.*

This property is located in the Corporate Park District, which is one of the districts listed in Section 102-1493. This standard appears to be met.

- (f) *In determining whether or not a conditional use permit should be granted, the planning board shall consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the surface water resource:*
- (1) *The size, character, and quality of the surface water and the buffer being encroached upon.*
  - (2) *The location and connectivity of the surface water in relation to other surface waters in the surrounding watershed.*
  - (3) *The nature of the ecological and hydrological functions served by the surface water.*
  - (4) *The nature of the topography, slopes, soils, and vegetation in the buffer that encompasses the surface water.*
  - (5) *The role of the buffer in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.*
  - (6) *The extent to which the buffer serves as wildlife habitat or travel corridor.*
  - (7) *The rate, timing and volume of stormwater runoff and its potential to influence water quality associated with the affected surface water or any associated downstream surface waters.*
  - (8) *The sensitivity of the surface water and the buffer to disruption from changes in the grade or plant and animal habitat (biotic structure) in the buffer zone.*

## STAFF REPORT

The applicant submitted the information provided below in quotations regarding the character of the wetland to be encroached upon and the ecological functions it serves. In addition, the Conservation Commission will discuss this project at their meeting on Monday, September 16, 2019. Staff will share comments from the Conservation Commission at the Planning Board meeting.

“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.”

19. Architecture and Visual Appearance: The applicant proposes to install a 7,870 square foot, single-story addition to the northwest side of the existing building. This addition would be 26 feet tall, four feet taller than the existing structure, and would be clad in insulated metal panels and concrete masonry units painted to match the color of the existing building. The applicant submitted architectural elevations in color to show the proposed design and appearance of the addition, which are included as an attachment to this staff report.

### **Recommended Motion:**

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

***Approve the applications for Conditional Use Permit SWP-CUP-2019-01, and Site Plan Review SPR-876 Modification #1 including granting of a waiver from Development Standard 6, Landscaping, as shown on the plan set identified as:***

***“Modification to SPR 876, Proposed Addition” prepared by Brickstone Land Use Consultants LLC at varying scales on August 14, 2019 and revised September 9, 2019 and as shown on the architectural elevations identified as “Precitech Warehouse Expansion” prepared by JA Saccoccio Workshop PLLC at a scale of 1/16 inch = 1 foot and dated July 15, 2019, with the following conditions prior to signature by Planning Board Chair:***

- A. Owner’s signature appears on plan.***
- B. Architect’s stamp appears on the architectural elevations.***
- C. Discontinuance of easement for possible future road extension, as shown on the plan entitled “6 Lot Subdivision of Land Described in Book 1530, Page 512, Prepared for Keene Economic Development & Revitalization Corporation, 20 Central Square, Suite 1, Keene, NH 03431.”***

# 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.*

<b>A</b>	<b>Project Name</b> Precitech Building Expansion	Date Received/Date of Submission
	Tax Map Parcel number(s) 2 2 1 - 0 2 1 - 0 0 0 -	Date of the application meeting
		Date Application is Complete
		Community Development Dept File #

**Project Address:**  
44 Black Brook Road

**Acreage/S.F. of Parcel:**  
18.43 +/- / 802,810 +/-

**Zoning District:**  
Corporate Park

**Owner**

**PRINTED Name:** SPR-876 Mod.  
NH Black Brook LLC

**Signature:** [Signature]

**Address:** 5620 Old Mile Hill Rd . Orefield PA 18069

**Telephone\ Email:** 610-395-2102 / LTCC@P.T.D. NET

**Applicant**

**PRINTED Name:**  
Brickstone Land Use Consultants LLC

**Signature:** [Signature]

**Address:** 185 Winchester Street Keene NH 03431

**Telephone\ Email:** 603-357-0116/jphippard@ne.rr.com

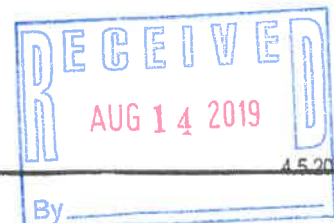
**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: 876 Date: 1998

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

### **B** Descriptive Narrative including:

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

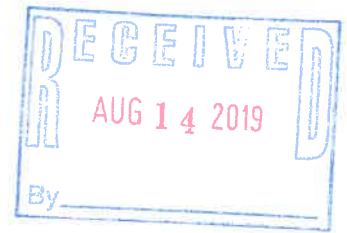
### **C** A complete application must include the following:



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SPR-876-M,

**Site Plan Application Narrative  
Modification to Approved Site Plan  
SPR-876, Precitech  
44 Black Brook Road  
Keene, NH**



**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 60,889 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.

To accommodate the parking at the east end of the site, it will be necessary to petition the Keene City Council to discontinue a 60' right of way held by the City of Keene for a future road extension which would extend from the cul-de-sac at Black Brook Road to the north into what is now a portion of the Hillside Village property. The right of way extends into a large wetland/floodplain complex which will never be developed in the future.

The existing site is serviced by city water, city sewer, and 3-phase electric. Adequate capacity exists in all utilities to service the proposed addition. No additional employees are planned at this time.

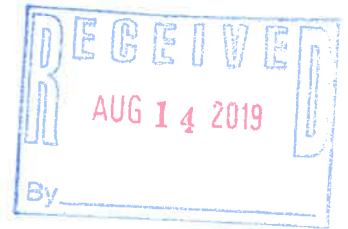
LID measures incorporated into the site design include the use of grass-lined treatment swales and stormwater infiltration to reduce runoff from the site. New site lighting is proposed in the expanded parking areas using full cutoff LED fixtures.

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

**Waiver:** A waiver is requested under section X.1. of the Planning Board Regulations from providing landscaping in the new parking area at the rear of the building.

- a) Granting the waiver is not contrary to the spirit and intent of the regulations because the parking area is at the rear of the building. This area is not visible from Black Brook Road or from any abutting property. The location at the north side of the building is shaded and is adjacent to a 14-acre forested wetland.
- b) Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment. This area is not visible to the community or to abutters and is well shaded by the existing building.

- c) Granting the waiver has not been shown to diminish property values of abutting properties. The property to the east (Janos Technologies) is also owned by Ametek. The property to the north is Hillside Village and is not visible through the 14 acres of forested wetland. To the west is additional forested land owned by Ametek. There are no adjacent properties affected by this proposal.
- d) Strict conformity with the regulations or the Development Standards will pose an unnecessary hardship to the owner. There is no reason to plant trees at the rear of the building, adjacent to the 14 acres of forest when it will not be visible to the public or to adjacent properties.



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 [Signature]

Address 185 Winchester Street Keene NH 03431

Phone: (day) (603) 357-0116

Fax: ( ) \_\_\_\_\_

Date \_\_\_\_\_

#### Surveyor/Planner/Engineer:

Name SVE Associates

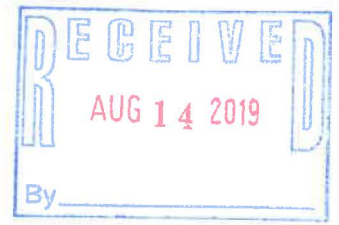
Signature [Signature]

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.

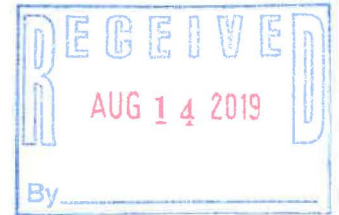
Let me inow if we need anything else.

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.

In response to staff comments relating to the site plan:

5. The legend on the plan has been revised to reflect all symbology used in the drawings.
6. Sheet C-1 has been clarified to differentiate between existing and proposed conditions.
7. A test pit and perc test were performed at the site by SVE Associates. The results have been added to the Notes sheet N-1 and the drainage report. Test pit locations are shown on the Grading and Drainage plan.
8. The existing drain manhole in the are of the proposed addition will be eliminated. New ductile iron piping will be installed to direct the roof drainage to the north of the addition and into a new drain manhole to be installed north of the loading dock area.
9. A cross section detail for the infiltration strips has been added to the detail page.
10. Snow storage areas have been labelled on the plans.
11. Rooftop mechanical equipment is planned for the expansion areas. The building and the expansion area are not visible from Wyman Road. The expansion area is only partially visible from Black Brook Road and the rooftop equipment will not be visible from Black Brook Road or from the abutting properties.
12. Ametek currently operates 20 hours per day with two work shifts with each shift using staggered start times: First shift is M-F 5AM – 2:00 PM and 8AM – 5PM. Second shift is 2PM – 11PM and 4PM – 1 AM. The new parking areas on the east and north sides of the building will be illuminated after dark and will remain on until dawn. The average illumination levels in theses areas will be 0.95 footcandles, which is very low and will not be a nuisance to adjacent properties.
13. As explained in the application narrative, no changes to traffic patterns or delivery schedules are proposed.
14. There are no existing bike racks on the site. Employees who ride bikes to work store them inside the building during their work shifts.

Sincerely,

James P. Phippard, agent

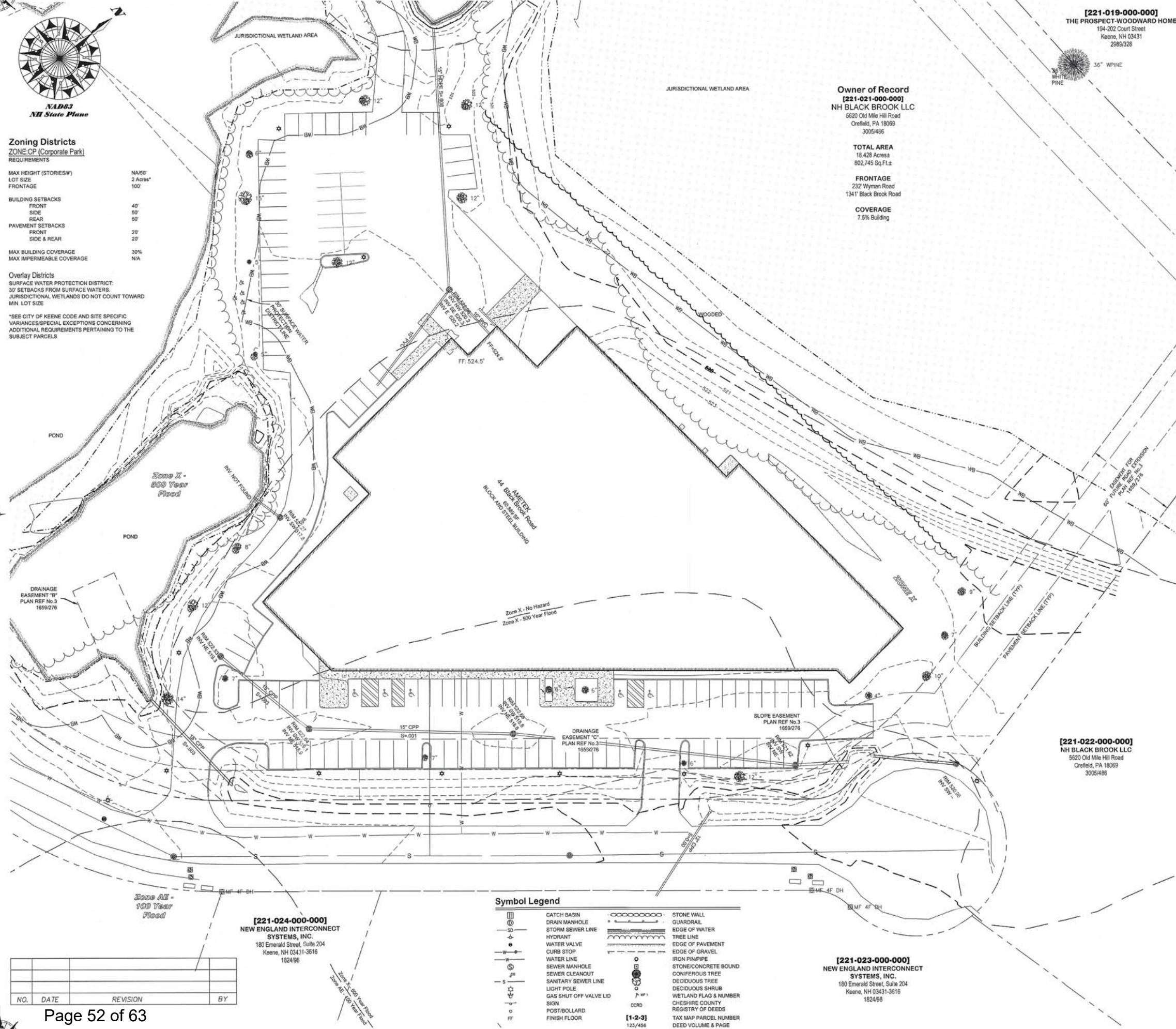


**Zoning Districts**  
**ZONE CP (Corporate Park)**  
 REQUIREMENTS

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



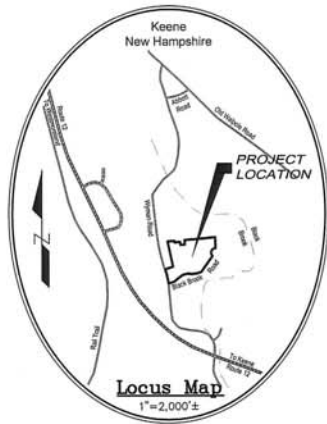
**Owner of Record**  
**[221-021-000-000]**  
 NH BLACK BROOK LLC  
 5620 Old Mile Hill Road  
 Orefield, PA 18069  
 3005486

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

**FRONTAGE**  
 232 Wyman Road  
 1341 Black Brook Road

**COVERAGE**  
 7.5% Building

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

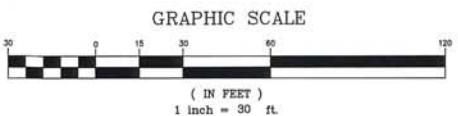


**Plan References**

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
1. 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)
  2. 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)
  3. 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)
  4. 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)
  5. SITE PLAN, HILLSIDE VILLAGE, WYMAN ROAD, KEENE, NH, APPLICANT PROSPECT-WOODWARD HOME, LAST REVISED DECEMBER 21, 2018 BY SVE ASSOCIATES (On file at SVE)
  6. 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)
  7. 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)
  8. 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)
  9. 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)
  10. 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**

1. 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
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM PLANS REFERENCED AND PHYSICAL EVIDENCE FOUND DURING THE SURVEY.
3. 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.
4. 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.
5. 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 - NORTH CENTRAL 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.

NO.	DATE	REVISION	BY

**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

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

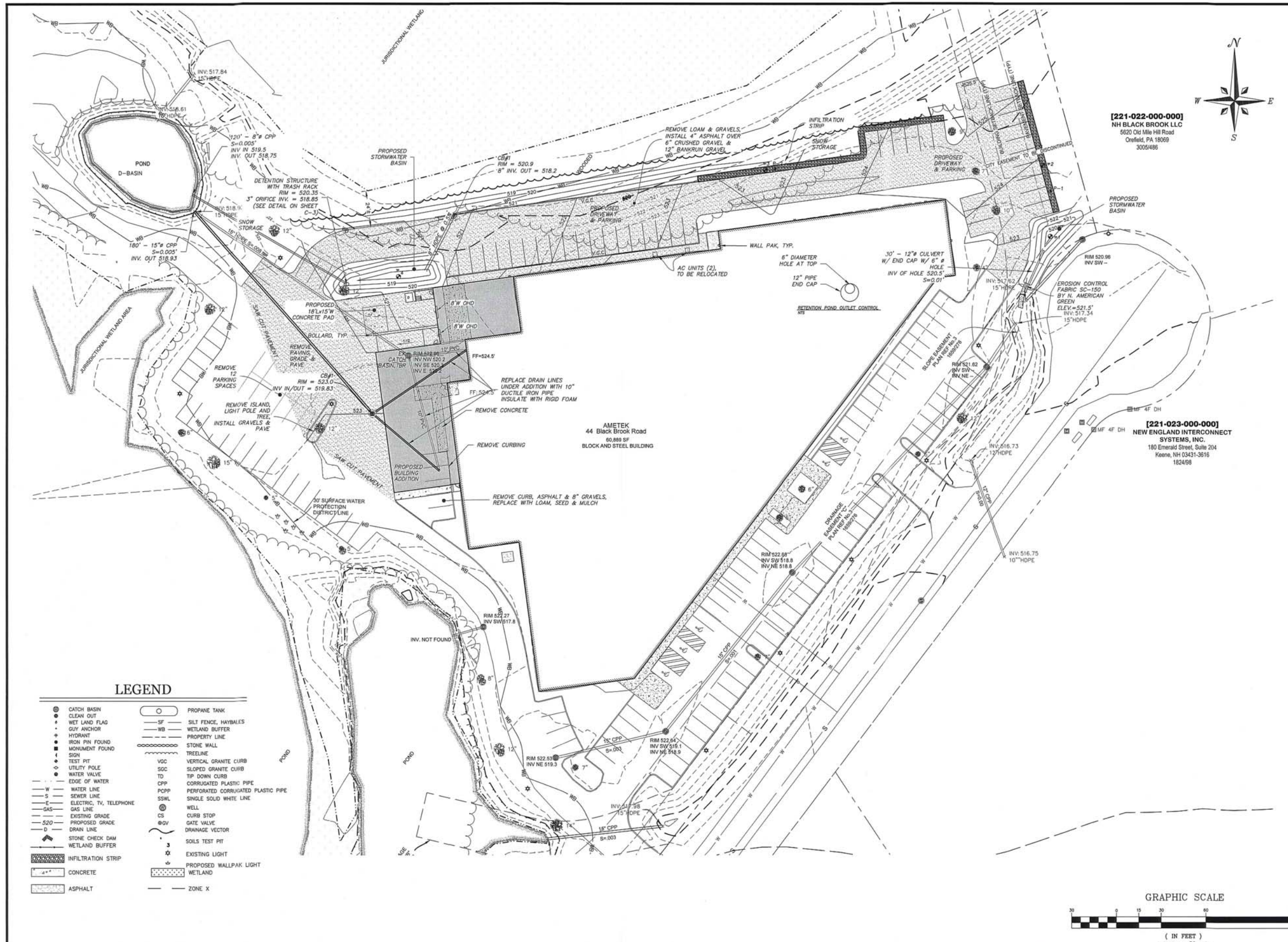
**[221-022-000-000]**  
 NH BLACK BROOK LLC  
 5620 Old Mile Hill Road  
 Orefield, PA 18069  
 3005486

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

**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

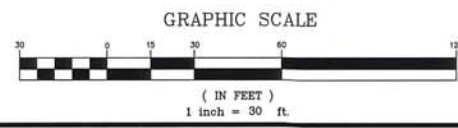
PROPOSED ADDITION  
AMETEK  
44 BLACK BROOK ROAD  
KEENE, NH 03431

PROPOSED  
CONDITION  
PLAN

SCALE: 1"=30'

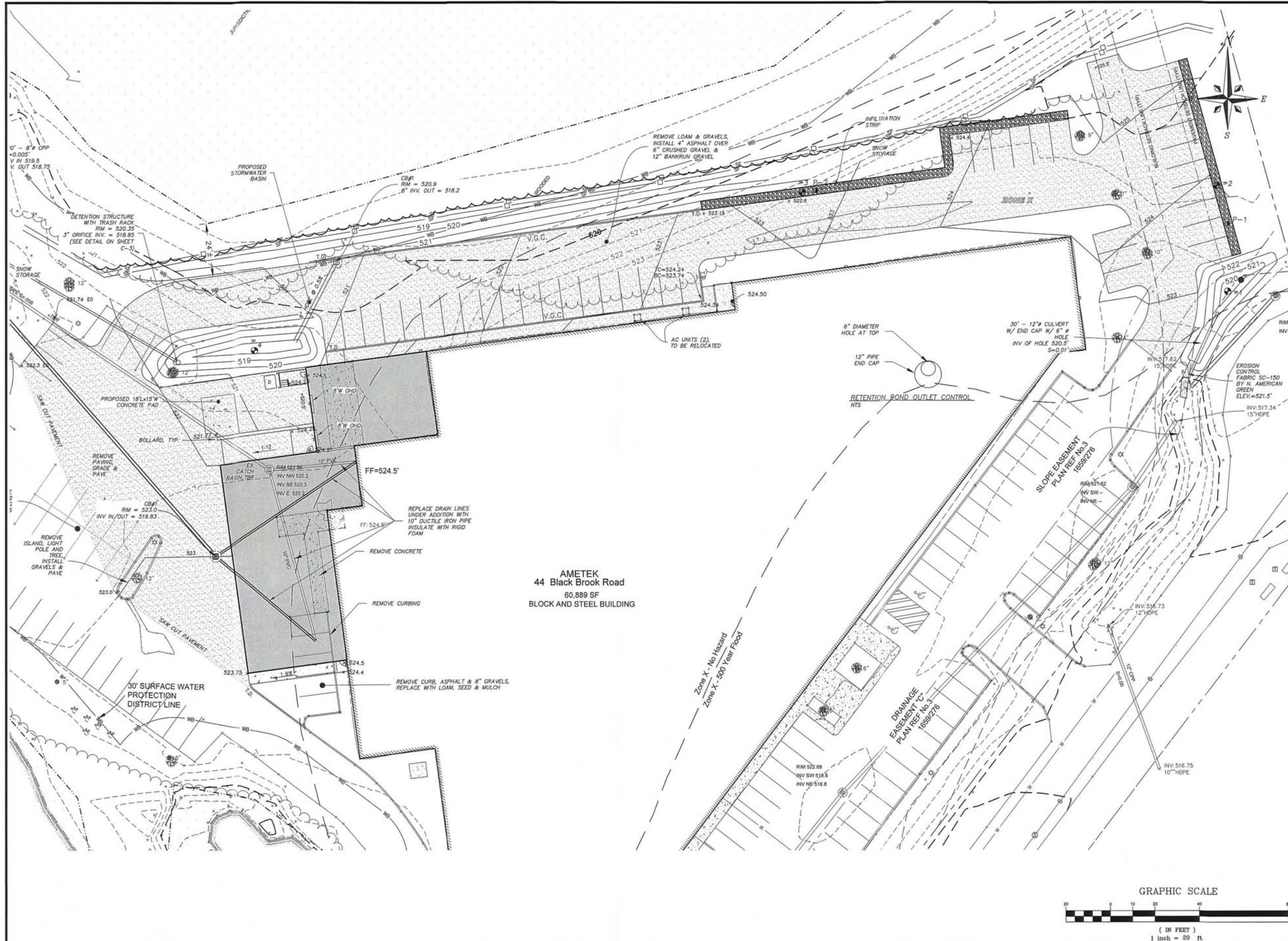
DATE: AUGUST 14, 2019

SHEET C-1



LEGEND

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



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

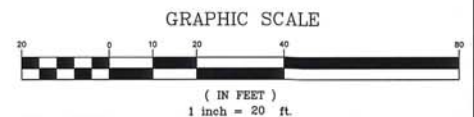
PROPOSED ADDITION  
 AMETEK  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

GRADING,  
 DRAINAGE &  
 EROSION CONTROL  
 PLAN

SCALE: 1"=20'

DATE: AUGUST 14, 2019

SHEET C-2



REVISIONS: DATE:



[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



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

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

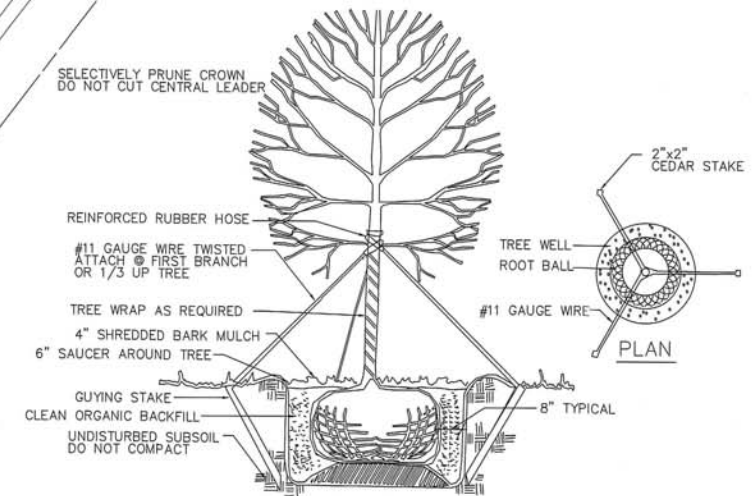
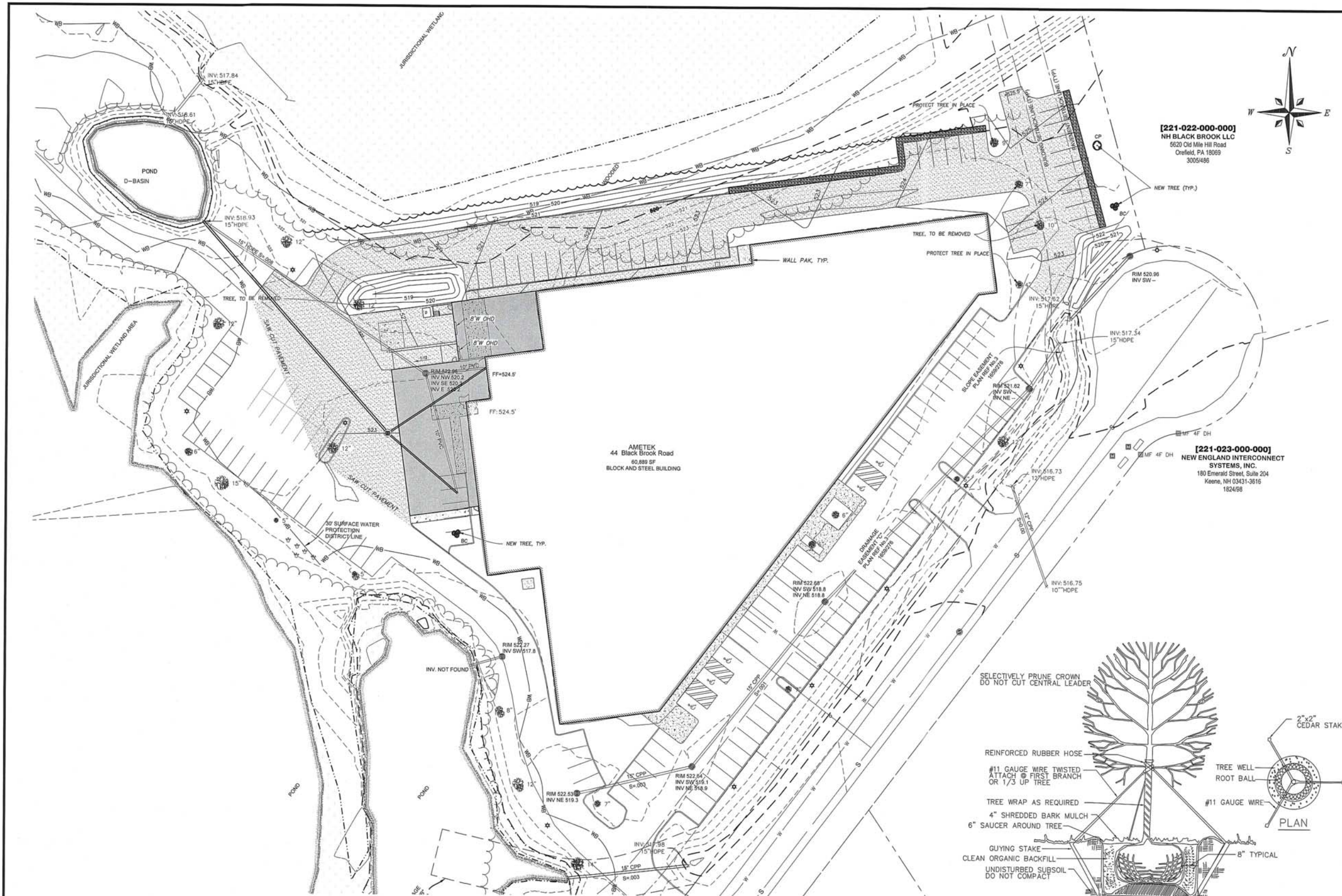
PROPOSED ADDITION  
 AMETEK  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

LANDSCAPING PLAN

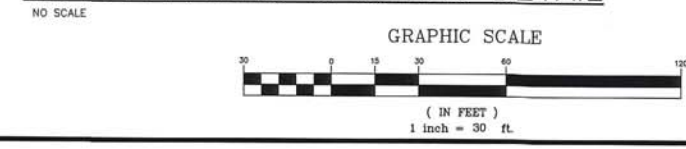
SCALE: 1"=30'

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"

REVISIONS: DATE:



**[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

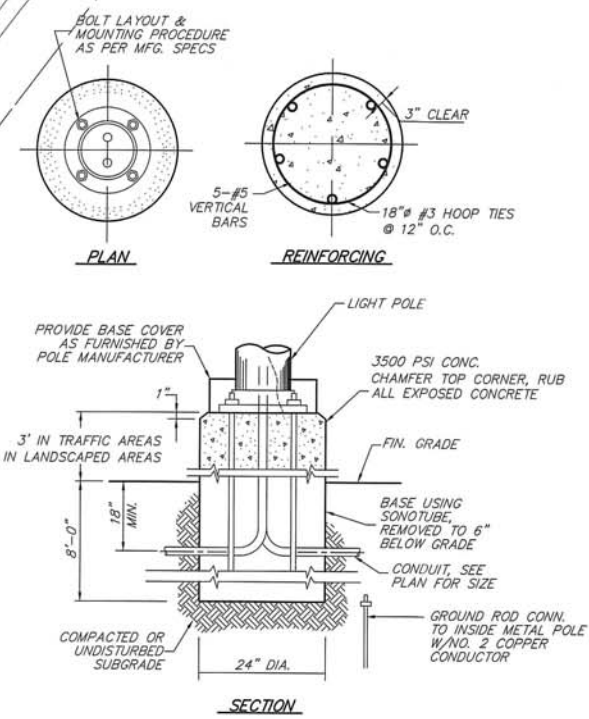
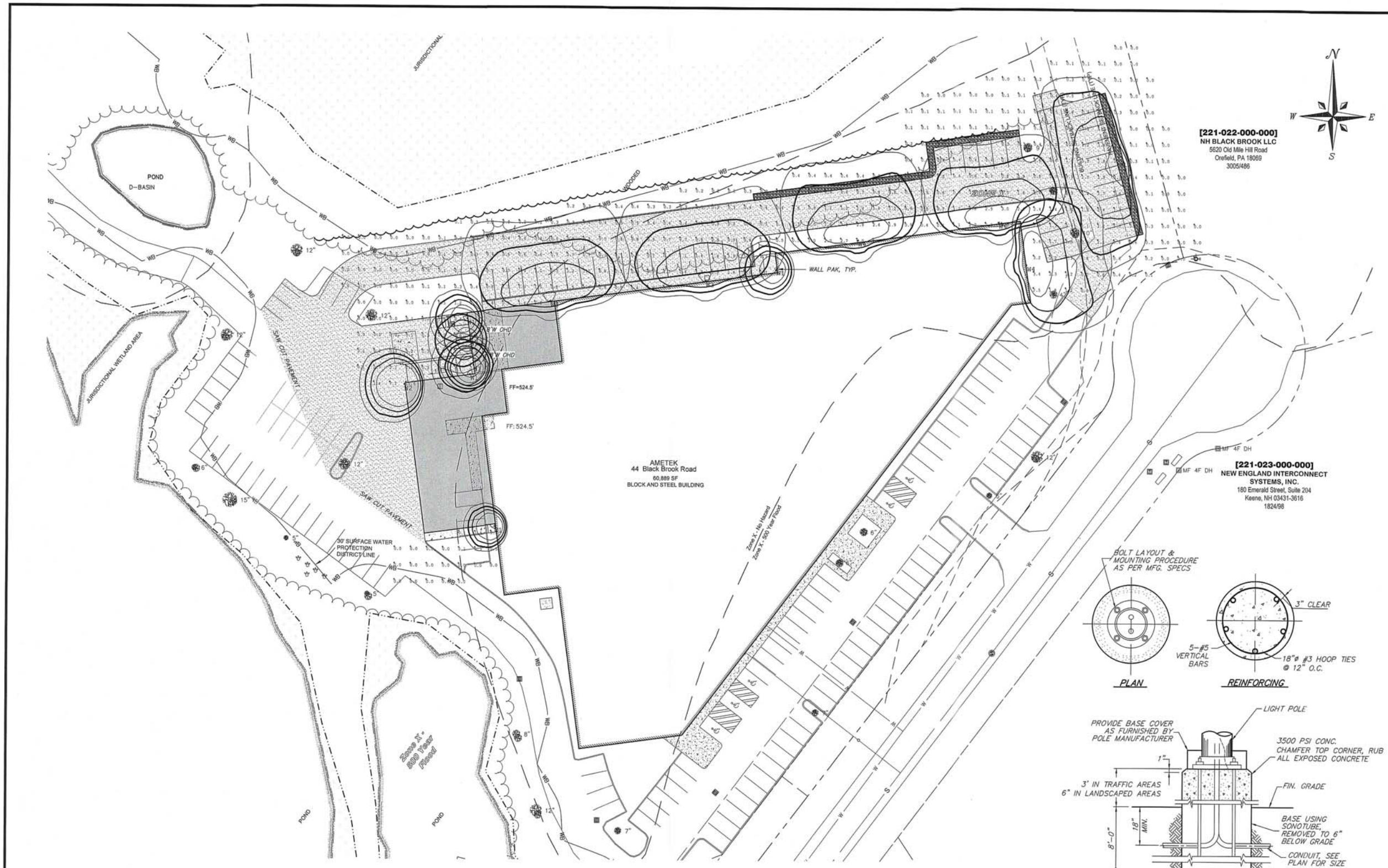
PROPOSED ADDITION  
 AMETEK  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

**LIGHTING PLAN**

SCALE: 1"=30'

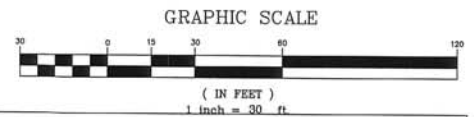
DATE: AUGUST 14, 2019

SHEET LT-1



NOTE: LIGHT POLE BASE LOCATIONS:  
 1. TRAFFIC AREAS: 4 FEET FROM FACE OF POLE BASE TO PAVEMENT EDGE.  
 2. PEDESTRIAN AREAS: 2 FEET FROM FACE OF POLE BASE TO SIDEWALK/TRAVEL WAY EDGE.

**LIGHT POLE BASE DETAIL**  
 NOT TO SCALE



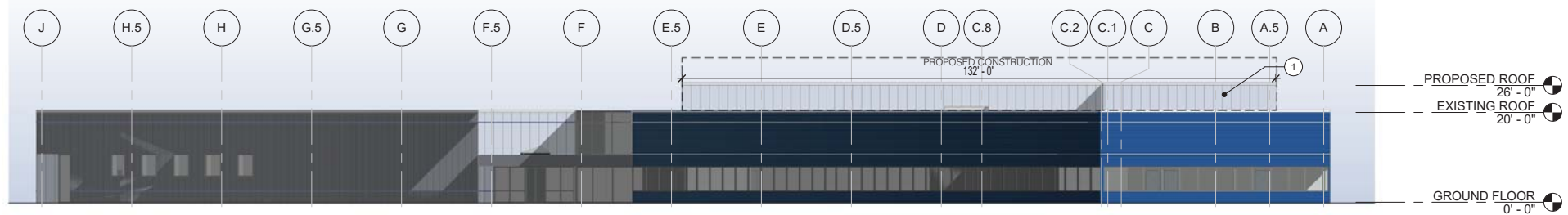
StatArea 1  
 SIDE AND REAR PARKING INC DRIVE ALONG SIDE OF BLDG  
 Illuminance (Fc)  
 Average = 0.95  
 Maximum = 2.9  
 Minimum = 0.3  
 Avg/Min Ratio = 3.17  
 Max/Min Ratio = 9.67

Symbol	Qty	Label	Arrangement	Description
[Symbol]	1	S3	SINGLE	GLEON-AF-01-LED-E1-SL3-HSS/ SSS4A20SFN1 (20' AFG)
[Symbol]	6	W1	SINGLE	XTOR1B/ WALL MTD 8' AFF PER DWG A2.0
[Symbol]	1	W2	SINGLE	XTOR4B/ WALL MTD 11' AFF PER DWG A2.0
[Symbol]	2	W3	SINGLE	ISS-AF-1000-LED-E1-SL4/ WALL MTD 20' AFG
[Symbol]	3	W4	SINGLE	ISS-AF-1000-LED-E1-SL4/ WALL MTD 15' AFG

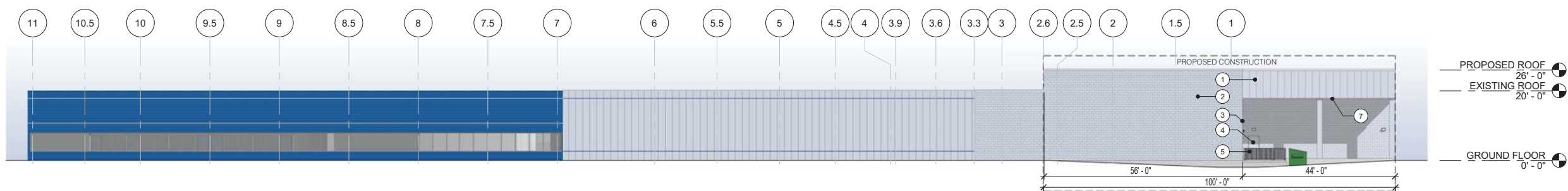


**NOTES**

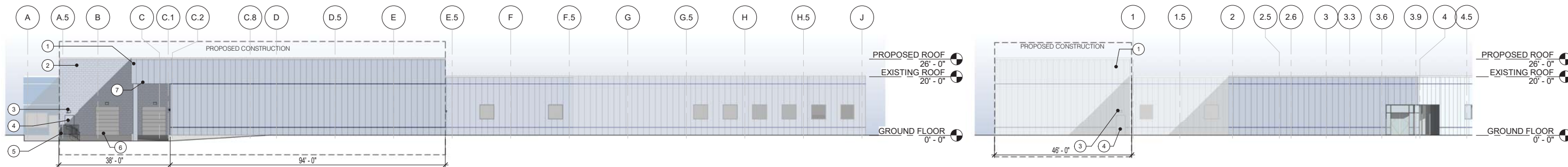
1. INSULATED METAL PANEL; SHALL MATCH EXISTING PATTERN AND COLOR
2. CONCRETE MASONRY UNIT WALL; PAINT TO MATCH INSULATED METAL PANEL COLOR
3. EXTERIOR WALL MOUNTED LIGHTING; TYPICAL OF SIX; 8'-0" ABOVE FLOOR AT PERSONNEL DOORS; 11'-0" ABOVE FLOOR AT OVERHEAD DOORS. SEE ATTACHED PHOTOMETRICS AND CUT SHEET
4. FLAT PANEL INSULATED STEEL PERSONNEL DOOR; PAINT TO MATCH INSULATED METAL PANEL COLOR
5. GALVANIZED METAL GUARD AND HANDRAILS
6. COILING OVERHEAD DOOR; WHITE



5 EAST ELEVATION  
Scale: 1/16" = 1'-0"

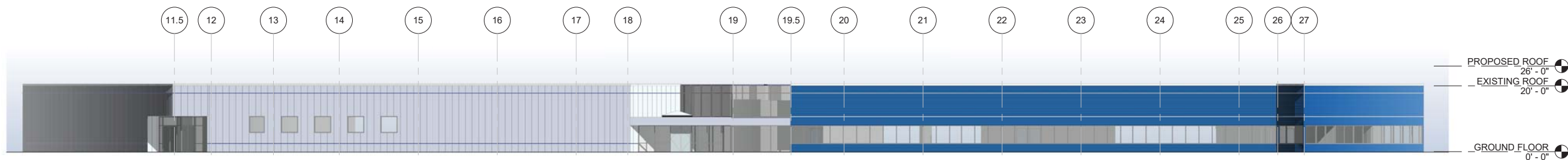


4 NORTH ELEVATION  
Scale: 1/16" = 1'-0"



3 WEST ELEVATION  
Scale: 1/16" = 1'-0"

2 SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



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

SPR-876.M -

**Lumark**

**DESCRIPTION**

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #	RECEIVED	Type
Project		AUG 14 2019
Comments	By _____	Date
Prepared by		

**SPECIFICATION FEATURES**

**Construction**

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

**Optical**

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

**Electrical**

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

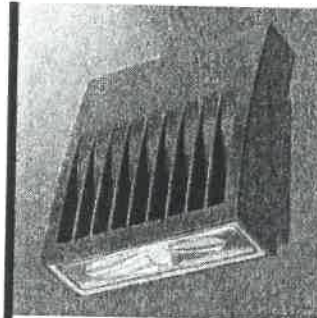
electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

**Finish**

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

**Warranty**

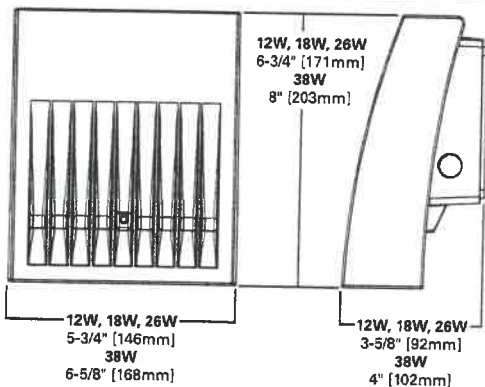
Five-year warranty.



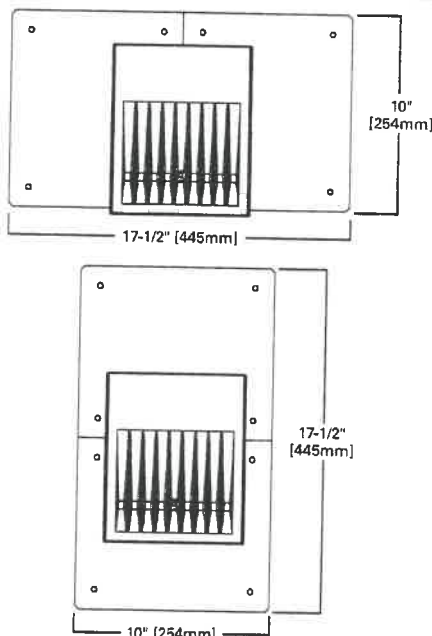
**XTOR CROSSTOUR LED**

- APPLICATIONS:**  
 WALL / SURFACE  
 POST / BOLLARD  
 LOW LEVEL  
 FLOODLIGHT  
 INVERTED  
 SITE LIGHTING

**DIMENSIONS**



**ESCUTCHEON PLATES**



**CERTIFICATION DATA**

- UL/cUL Wet Location Listed
- LM79 / LM80 Compliant
- ROHS Compliant
- ADA Compliant
- NOM Compliant Models
- IP66 Ingressed Protection Rated
- Title 24 Compliant
- DesignLights Consortium® Qualified\*

**TECHNICAL DATA**

- 40°C Maximum Ambient Temperature
- External Supply Wiring 90°C Minimum

**EPA**

- Effective Projected Area (Sq. Ft.):  
 XTOR1B, XTOR2B, XTOR3B=0.34  
 XTOR4B=0.45

**SHIPPING DATA:**

- Approximate Net Weight:  
 3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

SPR-876 M.

# McGraw-Edison

## DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

## SPECIFICATION FEATURES

### Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

### Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

### Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

### Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

### Warranty

Five-year warranty.

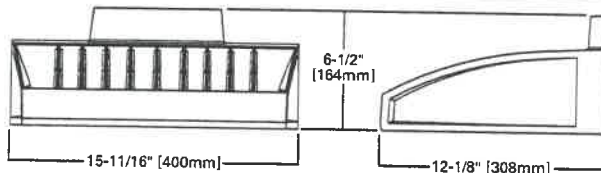


## GWC GALLEON WALL

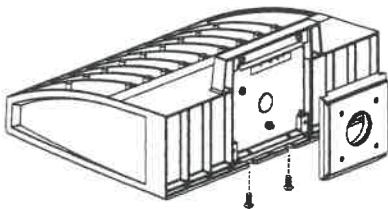
1-2 Light Squares  
Solid State LED

WALL MOUNT LUMINAIRE

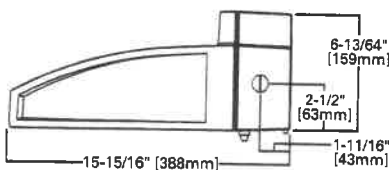
## DIMENSIONS



## HOOK-N-LOCK MOUNTING



## BATTERY BACKUP AND THRU-BRANCH BACK BOX



### CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 Housing  
ISO 9001  
DesignLights Consortium® Qualified\*

### ENERGY DATA

Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V 50/60Hz  
347V, 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

### SHIPPING DATA

Approximate Net Weight:  
27 lbs. (12.2 kgs.)



SPR-876, M.

McGraw-Edison

**DESCRIPTION**

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	RECEIVED AUG 14 2019	Type
Project		
Comments		Date
Prepared by	By _____	

**SPECIFICATION FEATURES**

**Construction**

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

**Electrical**

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

**Mounting**

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

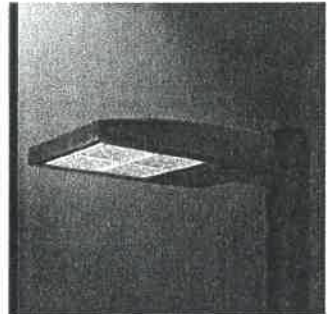
arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**

Five-year warranty.



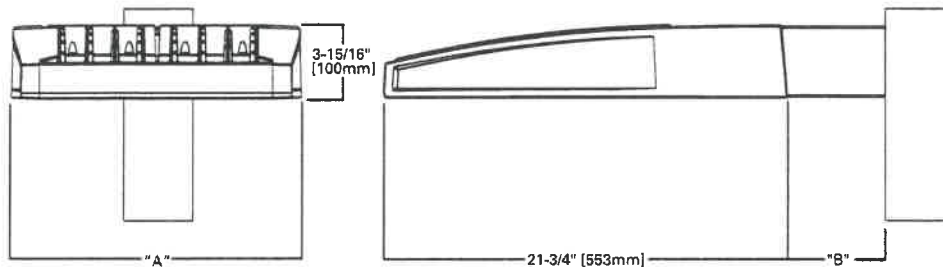
**GLEON GALLEON LED**

1-10 Light Squares  
Solid State LED

AREA/SITE LUMINAIRE



**DIMENSIONS**

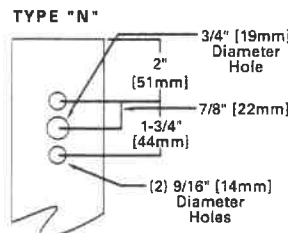


**DIMENSION DATA**

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.8 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

**DRILLING PATTERN**



**CERTIFICATION DATA**

UL/cUL Wet Location Listed  
ISO 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium™ Qualified\*

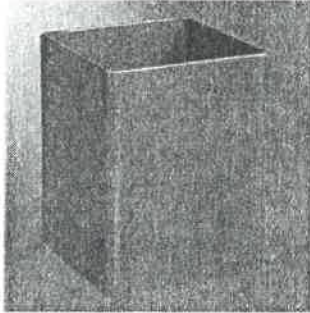
**ENERGY DATA**

Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V & 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)



SPR-876 M.

# Steel Poles



## SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

### FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

### DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgment. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit [www.eaton.com/lighting](http://www.eaton.com/lighting) for available options, accessories and ordering information.

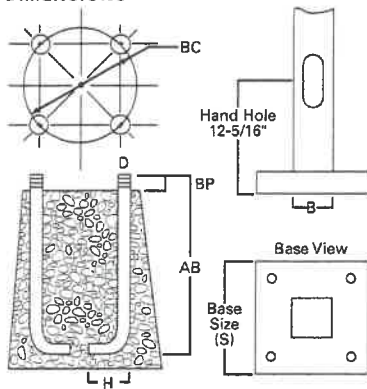
### ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

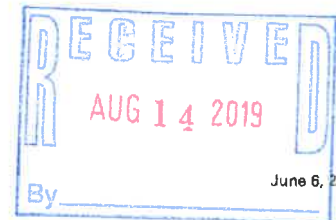
Order Item	Shaft Size (inches)	Wall Thickness (inches)	Mounting Height (feet)	Base Type	Finish	Mounting Type	Number of Arms	Arm Length (feet)	Options (Accessories)
SSS=Square Straight Steel	4=4"	A=0.120"	10=10'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple <sup>2</sup> 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub <sup>3</sup> B=3/4" Tapped Hub <sup>3</sup> C=Convenience Outlet <sup>4</sup> E=GFCl Convenience Outlet <sup>4</sup> G=Ground Lug H=Additional Hand Hole <sup>5</sup> V=Vibration Damper
	5=5"	M=0.188"	15=15'						
	6=6"	X=0.250"	20=20' 25=25' 30=30' 35=35' 39=39'						

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

### DIMENSIONS



See technical information.



## Drainage Summary

for

### **Ametek Addition 44 Black Brook Road, Keene, NH**

**Prepared by SVE Associates  
August 14, 2019  
Revised September 9, 2019**

A comparison of peak stormwater runoff for the 2, 10, 25, and 50 year rainfall events in the post-development conditions was completed by SVE Associates using HydroCad 10.0 software. The storm events used in the model were Type III, 24 hour storms with the following rainfall depths for Keene, NH:

2 Year Event: 2.75 inches  
25 Year Event: 4.88 inches

10 Year Event: 3.96 inches  
50 Year Event: 5.72 inches

#### OVERVIEW:

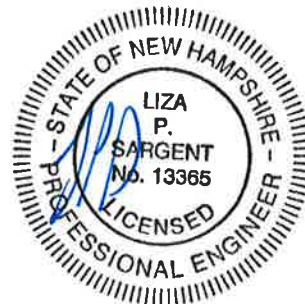
This project will consist of constructing a 7,870 sf addition, stormwater management system and additional parking spaces.

#### EXISTING CONDITIONS:

The existing conditions of this development include the building, parking lots and road that have all been constructed to date.

#### PROPOSED CONDITIONS:

The proposed conditions, modeled in the "Post-Development" drainage model, consist of the existing building, proposed addition, and associated parking lots. The parking areas will have storm-water collected in a series of infiltration trenches and storm water detention basins. The northwest stormwater basin will discharge to the existing stormwater detention basin, and after flowing over grass, discharge into the extensive wetland to the north. The northeast basin will discharge to the existing basin along the west side of Black Brook Road. An infiltration rate of 3.5 in/hr, as measured in the field, has been used in the drainage analysis.



#### **SVE Associates**

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Engineering \* Surveying \* Landscape Architecture \* Planning  
P.O. Box 1818, Brattleboro, VT 05302 Phone: (802) 257-0561 Fax (802) 257-0721 E-mail [svek@sveassoc.com](mailto:svek@sveassoc.com)  
P:\Project\NH PROJECTS\NK2667 Brickstone Land Use Cons-Precitech\HydroCad\NK2667 Drainage Summary rev. 1.doc

thence North 51° 36' 26" West thirty and five-hundredths (30.05) feet, more or less, to a point;  
 thence North 41° 35' 50" East seventeen and sixty-hundredths (17.60) feet, more or less, to a point in the south line of said Black Brook Road;  
 thence along the south line of said Black Brook Road following the arc of a curve to the left, the radius of which is 270.00 feet, a distance of forty-nine and twenty-nine hundredths (49.29) feet, more or less, to the point of beginning.

Containing 0.02 of an acre, or 1,051 square feet, more or less, and shown as "Drainage Easement 'H'" on the above-referenced plan.

I. A slope easement of varying widths along said Black Brook Road shown as "Slope Easement Line (Typ)" on the above-referenced plan so as to allow the City of Keene to maintain the slopes and embankments of said Black Brook Road.

J. An easement for possible future road extension located on Lot 1 as shown on said plan entitled "6 Lot Subdivision of Land Described in Book 1530, Page 512, Prepared for Keene Economic Development & Revitalization Corporation, 20 Central Square, Suite 1, Keene, New Hampshire 03431," bounded and described as follows:

Beginning at a 5/8" rebar to be set in the north line of said Black Brook Road at a corner of Lot 1 and Lot 2 shown on said plan;  
 thence following the arc of a curve to the left, the radius of which is 60.00 feet, a distance of eighty-seven and ninety-hundredths (87.90) feet, more or less, to a granite bound to be set;  
 thence following the arc of a curve to the right, the radius of which is 35.00 feet, a distance of twenty-eight and sixty-hundredths (28.60) feet, more or less, to a granite bound to be set;  
 thence South 53° 10' 19" West eighty-seven and seventy-hundredths (87.70) feet, more or less, to a point, the last three courses being along the north line of said Black Brook Road;  
 thence following the arc of a curve to the left, the radius of which is 210.00 feet, a distance of one hundred ninety-three and eighty-four hundredths (193.84) feet, more or less, to a point;  
 thence North 00° 17' 07" East three hundred fifty and twenty-five hundredths (350.25) feet, more or less, to a point in the south line of land now or formerly of the Estate of Mary Dodds;  
 thence South 80° 49' 20" East along said Dodds land sixty and seventy-three hundredths (60.73) feet, more or less, to a 5/8" rebar to be set at a corner of said Lot 1 and Lot 2;  
 thence South 00° 17' 07" West along the east line of said Lot 1 and the west line of said Lot 2 three hundred seventy-seven and fifty-three hundredths (377.53) feet, more or less, to the point of beginning.

Containing 0.58 of an acre, or 25,249 square feet, more or less, and shown as "Easement Reserved" on the above-referenced plan.

BRADLEY, BURNETT  
 & KINYON  
 PROFESSIONAL  
 ASSOCIATION  
 KEENE, NEW HAMPSHIRE

Excerpt from warranty deed, granted by KEDRC to City of Keene. See Book 1659, Page 276.