



Planning Board – Monday, April 27, 2020, 6:30PM

AGENDA

- This meeting will be conducted using the online meeting platform, Zoom. The public may view the meeting online by visiting www.zoom.us/join and enter the Meeting ID: 573 410 722.*
- If you are unable to attend the meeting online, you may call the toll-free # (888) 475-4499 and enter Meeting ID: 573 410 722 to listen to the meeting.*
- More info on how to access this meeting is available on the Planning Board webpage at ci.keene.nh.us/planning-board.
- If you encounter any issues accessing this meeting, please call 603-757-0622 during the meeting.

I. **Call to Order** – Roll Call

II. **Minutes of Previous Meeting** – April 1, 2020 Meeting

III. **Public Hearings:**

SPR 03-17 Modification #3 – Site Plan – 17 Bradco Street – Branch and Blade Outdoor Pavilion and Stage – Applicant Branch and Blade Brewing, on behalf of owners, Tremac Development, propose the installation of a 2,560 sf outdoor pavilion and 560 sf performance stage in the northeast portion of the site, to the rear of the existing building. The site is 6.98-acres and is located in the Industrial District (TMP#s 116-002-000). A waiver is requested from Development Standard 10, Lighting.

S-11-13 Modification #1 – Subdivision – 0 Old Walpole Road – Applicant Cardinal Surveying and Land Planning, on behalf of owners, Virgil and Terry Copple, proposes to modify the subdivision plan for a 3-lot subdivision approved in 2013, by removing from the plan the note stating “proposed building area” on the 1.75-acre parcel (TMP# 506-064-000). The property is in the Low Density District.

IV. **Community Development Director Report**

V. **New Business**

VI. **Upcoming Dates of Interest – May 2020**

- Joint PB/PLD Committee – May 11; 6:30 PM **MAY HAVE TO MOVE FOR BUDGET MTGS.**
- Planning Board Steering Committee – May 12; 11:00 AM
- Planning Board Site Visits – May 20; 8:00 AM – To Be Confirmed
- Planning Board Meeting – **TUESDAY, May 26**; 6:30 PM

**In Emergency Order #12, issued by the Governor pursuant to Executive Order #2020-04, which declared a COVID-19 State of Emergency, the requirement that a quorum of a public body be physically present at the meeting location under RSA 91-A:2, III(b), and the requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the meeting location under RSA 91-A:2, III(c), have been waived. Public participation may be provided through telephonic and other electronic means.*

The Board chair will provide instructions during the meeting for how the public can provide comment.

**CITY OF KEENE
NEW HAMPSHIRE**

PLANNING BOARD
SPECIAL MEETING MINUTES

Wednesday April 1, 2020

4:30 PM

Online/Remote Meeting

Members Present

Douglas Barrett, Chairman
Chris Cusack, Vice-Chair
Michael Burke
Mayor George Hansel
David Orgaz
Gail Somers
Councilor Michael Remy
Emily Lavigne Bernier, Alternate
Tamm Adams, Alternate

Staff:

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

Members Not Present:

Andrew Weglinski
Pamela Russell Slack

I. Statement of Authority to Hold Remote Meeting

Chair Barrett began the meeting by reading the following statement with respect to holding remote meetings: "In Emergency Order #12, issued by the Governor of the State of New Hampshire pursuant to Executive Order #2020-04, certain provision of RSA 91-A regulating the operation of public body meetings have been waived during the declared COVID-19 State of Emergency.

Specifically:

- The requirement that a quorum of a public body be physically present except in an emergency requiring immediate action under RSA 91-A:2, III(b);
- The requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the location specified in the meeting notice as the location of the meeting under RSA 91-A:2, III(c).
- Provided, however that the public body must:
 - Provide access to the meeting by telephone, with additional access possibilities by video or other electronic means;
 - Provide public notice of the necessary information for accessing the meeting;
 - Provide a mechanism for the public to alert the public body during the meeting if there are problems with access; and
 - Adjourn the meeting if the public is unable to access the meeting.
- All votes are to be taken by roll call.
- All board participants shall identify the location from where they are participating and who is present in the room with them."

Chair Barrett reviewed the options for how the public may access the meeting. He noted that the public may access the meeting online by visiting www.zoom.us/join and entering the Meeting ID that was provided or may listen to the meeting by calling the phone number provided. He provided a telephone number that any member of the public that experienced issues with access to the meeting may call.

II. Call to order – Roll Call

Chair Barrett called the meeting to order at approximately 4:45 PM and roll call was taken. All members of the Board were asked to disclose if there were any other persons in the room with them.

III. Review and Discussion of Zoom Online Meeting Platform

Chair Barrett called on Tara Kessler, Senior Planner to explain the purpose of this meeting and to initiate this discussion topic.

Ms. Kessler explained that the purpose of this Planning Board meeting is to ensure that the Board is familiar and comfortable with using Zoom in advance of the next Planning Board meeting. She stated that other than this discussion topic, which is focused on testing Zoom and preparing for an online meeting format, there is no official business for the Board to conduct during the meeting.

Ms. Kessler noted that she would be reviewing a mock presentation similar to what the Board will experience at their next meeting on April 13, 2020. She has asked the applicants, who will be presenting at this meeting, to join the Board this evening.

After ensuring that Board members were comfortable with the tools of the Zoom platform, such as mute/unmute and raise hand, Ms. Kessler started the mock presentation. She reviewed the roles of the Chair, Board, staff, and applicant during the meeting. She presented a fake application for a subdivision and reviewed how the Board will walk through each step of the public hearing process with the aid of a PowerPoint presentation. The Board was asked to practice conducting roll call votes on each motion. The applicants were asked to practice presenting on the fake application. City staff were asked to offer comments on the fake presentation. The Chair and Board became familiar with how they will be asked to speak and how they will discuss questions/comments with the applicants and staff. They also reviewed the proposed method for soliciting public comment during the meeting. Ms. Kessler noted that they would be demonstrating this method during the next agenda item.

Prior to moving on to the next agenda item, the Board generally discussed their thoughts on this presentation and with conducting an online meeting.

IV. Public Comment

Ms. Kessler noted that they have arranged for City staff to demonstrate how the public would call into a public hearing. Ms. Kessler worked with Rhett Lamb to test the method for how the public would call into the meeting, and provide comments to the Board. She noted that staff are still working to improve the process and the method that they use on April 13 would be similar but may vary slightly than what is being tested this evening. Staff and the Board practiced a few options for how the public might be brought into this online meeting format.

V. Upcoming Dates of Interest

Planning Board Meeting – April 13; 6:30 PM

The meeting adjourned at approximately 5:30 pm.

Respectfully submitted,

Tara Kessler, Senior Planner

STAFF REPORT

S-11-13, Modification #1 – Subdivision Modification – 0 Old Walpole Road

Request:

Applicant Cardinal Surveying and Land Planning, on behalf of owners, Virgil and Terry Copple, proposes to modify the subdivision plan for a 3-lot subdivision approved in 2013 by removing from the plan the note stating “proposed building area” on the 1.75-acre parcel (TMP# 506-064-000). The property is in the Low Density District.

Background:

In October 2013, the Planning Board approved S-11-13 for a 3-lot subdivision on Old Walpole Road, resulting in the creation of three lots of 1.75 acres (0 Old Walpole Rd.), 0.65 acres (102 Old Walpole Rd.), and 0.24 acres (0 Kennedy Dr.). During review of this application, staff requested that the applicant submit a revised plan to show precautionary slopes (15-25% grade) and prohibitive slopes (greater than 25% grade) as well as wetland areas on the site. The revised plans, which the Planning Board approved, display an area labeled “building area” on the 1.75-acre lot that is outside steep slope and wetland areas. Any current or future owner(s) of the property is restricted to building within the boundary of this designated “building area”.



Figure 1. Aerial image of the three lots, outlined in black, that were created by Subdivision S-11-13 in 2013. The 1.75-acre lot at 0 Old Walpole Rd. is shaded in yellow.

The Applicant proposes to remove the building area label, which is shown on the 1.75-acre lot. Removing this label from the plan would eliminate the restriction for where a building could be located on the property. The Applicant notes that this would provide potential buyers with more choice and flexibility in determining where to build on the lot, and further notes that any development that occurs in the future would still need to comply with the City’s Hillside Protection Ordinance, Surface Water Protection Ordinance, and other applicable regulations.

Completeness:

The applicant has requested exemptions from providing a grading plan, landscaping plan, lighting plan, drainage report, traffic report, and soils report as no development is proposed at this time. Staff have determined that the requested exemptions have no bearing on the merits of the application and recommend granting these exemptions and accepting the application as “complete.”

STAFF REPORT

Departmental Comments:

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

Application Analysis - Development Standards: The following is a review of the standards relevant to the proposed application.

3. **Hillside Protection:** There are 15,510 sq. ft. of precautionary slopes and 7,085 sq. ft. of prohibitive slopes present on the 1.75-acre lot, as shown on the subdivision plan submitted by the applicant. The Hillside Protection Ordinance allows for certain activities to occur within precautionary slope areas by right, provided that these activities do not impact more than 20,000 sq. ft. of area. These allowed activities that are subject to the 20,000 sq. ft. limitation include construction of a single-family dwelling, construction of accessory buildings, construction of a driveway, and construction of a road. The Applicant included a note on the plan to alert potential owners that work within the precautionary and prohibitive slope areas will need to comply with the Hillside Protection Ordinance (see Note #9). This standard appears to be met.
5. **Flooding:** No part of this site is located in the floodplain; this standard is not applicable.
11. **Sewer and Water:** This site has access to City sewer and water from Old Walpole Road. The Applicant included a note on the plan (see Note #11) to alert potential future owners that permits will be required from the City of Keene Public Works Department for sewer and water connections, and that private on-site sewer ejector pumps may be needed to access City sewer lines (due to the property elevations relative to the city sewer line). This standard appears to be met.
13. **Comprehensive Access Management:** No new driveways are proposed at this time; however, the applicant included a note on the plan to alert potential owners that a driveway permit will need to be obtained from the City of Keene Public Works Department prior to construction (see Note #10). This standard appears to be met.

STAFF REPORT

16. Wetlands & 17. Surface Waters: Wetlands are present on the 1.75-acre lot, as shown on the proposed subdivision plan submitted by the applicant and shown in Figure 2. This wetland area was delineated by a NH certified wetland scientist in August 2013. The proposed subdivision plan also shows the 30-foot surface water protection buffer, and includes a note which states “City permits and approvals will be necessary for any work within the surface water protection overlay buffer” (see Note #14). However, the wetland buffer would not need to be crossed or otherwise disturbed in order to develop on the portion of the lot closest to Old Walpole Road, which is outside the Surface Water Protection Overlay District. No other surface waters are present on the site. This standard appears to be met.

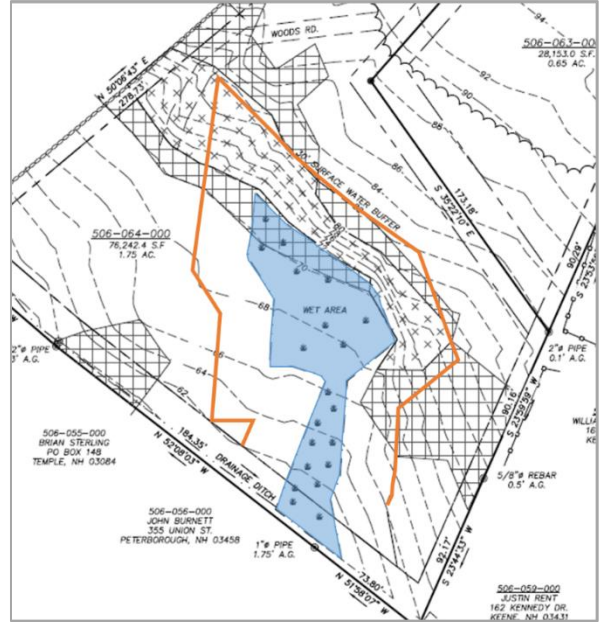


Figure 2. Image of a section of the proposed plan with the wetland area shaded in blue and the 30-foot Surface Water Protection buffer outlined in orange.

RECOMMENDATION FOR APPLICATION:

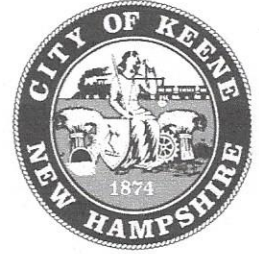
If the Board is inclined to approve this request, the following motion is recommended:

Approve S-11-13 Modification #1, as shown on the plan identified as “3-Lot Subdivision-Revised, Map 506 Lots 062, 063, & 064, 102 Old Walpole Road, Keene, NH 03431” prepared by Cardinal Surveying & Land Planning at a scale of 1 inch = 40 feet and dated March 20, 2020 with the following conditions prior to signature by Planning Board Chair:

1. **Owner’s signature appears on plan.**

CITY OF KEENE | PLANNING BOARD

SUBDIVISION APPLICATION



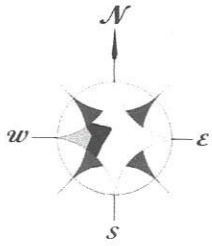
This form must be filled out in its entirety. If a box is not checked, staff will assume that the information is not provided and the application is, therefore, not complete. Incomplete applications will not be accepted for review.

A	Project Name 3 LOT SUBDIVISION - REVISED	Date Received/Date of Submission: _____ Date of pre-application meeting: _____
	Tax Map Parcel number(s) 506-062-000	Date Application is Complete: _____ Community Development Dept File #: _____
Project Address: 102 OLD WALPOLE RD	Owner	Printed Name: VIRGIL COPPLE
Acreage/S.F. of Parcel: 1.75 / 76,242 S.F.		Signature: _____ Address: 102 OLD WALPOLE RD
Zoning District: LOW DENSITY	Applicant	Telephone/E-mail: 357-3146
		Printed Name: WENDY PELLETIER CARDINAL SURVEYING & LAND PLANNING
		Signature: Wendy A Pelletier
		Address: 185 WINCHESTER ST KEENE
		Telephone/E-mail: 499-6151

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



CARDINAL SURVEYING AND LAND PLANNING, LLC

185 Winchester Street
Keene, NH 03431
(603) 499-6151

"Know Your Boundaries"

March 20, 2020

102 Old Walpole Road
TM 506-064-000
3 Lot Subdivision-Revision

Project Narrative

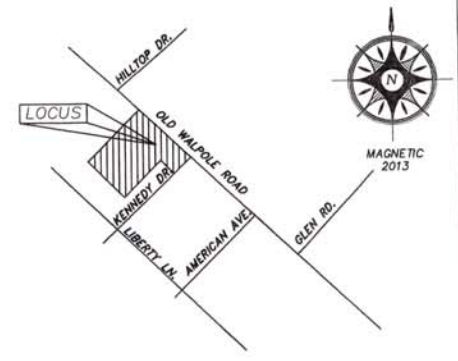
Map TM 506-064-000 is a 1.75 acre lot which was created in 2013 as part of a 3 lot subdivision. It is on the south side of Old Walpole Road, opposite Hilltop Drive. The lot has not been developed.

The lot is in the low-density district.

The purpose of this application is to remove the proposed building area as shown on the original subdivision plan. There is no requirement to show the building area in the Planning Board Standards or Subdivision Regulations. The area as shown is limiting the sale of the lot. The owners would like to remove the building area to give potential buyers more choice of a building site.

The lot does have prohibitive and precautionary slopes. Building is allowed in the precautionary slope areas if the disturbed area does not exceed 20,000 square feet. The total area of precautionary slopes on the lot is 20,000 s.f., with a portion of them lying at the rear of the lot beyond the wetlands.

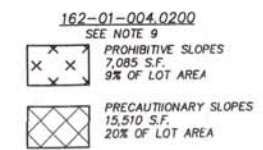
There is no building proposed at this time. The requirements for a driveway, drainage, erosion control, stump and debris management are noted in the general notes and will be addressed at the time building permits are applied for.



LOCUS MAP
NOT TO SCALE

- NOTES**
- 1.) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 162-01-004 INTO 3 BUILDING LOTS.
 - 2.) DEED REFERENCE FOR MAP 162-01-004: VOL. 1459 PG. 602, VIRGIL L. COPPLE AND TERRY L. COPPLE.
 - 3.) TOTAL AREA OF MAP 162-01-004 PRIOR TO ADJUSTMENT: 114,673.8 S.F. OR 2.64 ACRES.
 - 4.) MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
 - 5.) CURRENT ZONING IS: LOW DENSITY
MIN. LOT AREA - 10,000 S.F.
MIN. FRONTAGE - 60 FT.
SETBACKS:
FRONT - 15 FT.
SIDE - 10 FT.
REAR - 20 FT.
MINIMUM LOT WIDTH AT BUILDING LINE - 70 FT.
 - 6.) THE REQUIREMENTS FOR A STANDARD URBAN PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - 7.) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 2 FEET.
 - 8.) MAP 162-01-004 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
 - 9.) WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
 - 10.) THE PROPOSED DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
 - 11.) ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLICS WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS. PRIVATE ON-SITE SEWER EJECTOR PUMPS MAY BE NEEDED TO ACCESS CITY SEWER LINES.
 - 12.) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.
 - 13.) GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
 - 14.) WETLANDS WERE DELINEATED BY: SHARON MONAHAN, 3 CENTRAL STREET, PETERBOROUGH, NH 03458, (603) 924-8774.

- PLAN REFERENCES**
- 1.) PLAN ENTITLED: "SECTION 1-LONGMEADOW-SUBDIVISION", PREPARED BY: PAKO HOME INC.; DATED: JANUARY 30, 1965; SCALE: 1"=50'; RECORDED AT C.C.R.D. PLAN BOOK 14 PG. 8.
 - 2.) PLAN ENTITLED: "PROPOSED SUBDIVISION OF LAND OWNED BY DOROTHY M. CASS, KEENE, NEW HAMPSHIRE"; PREPARED BY: ROY K. PIPER SURVEYOR; DATED: OCTOBER 1974; SCALE: 1"=50'; RECORDED AT C.C.R.D. PLAN BOOK 34 PG. 61.



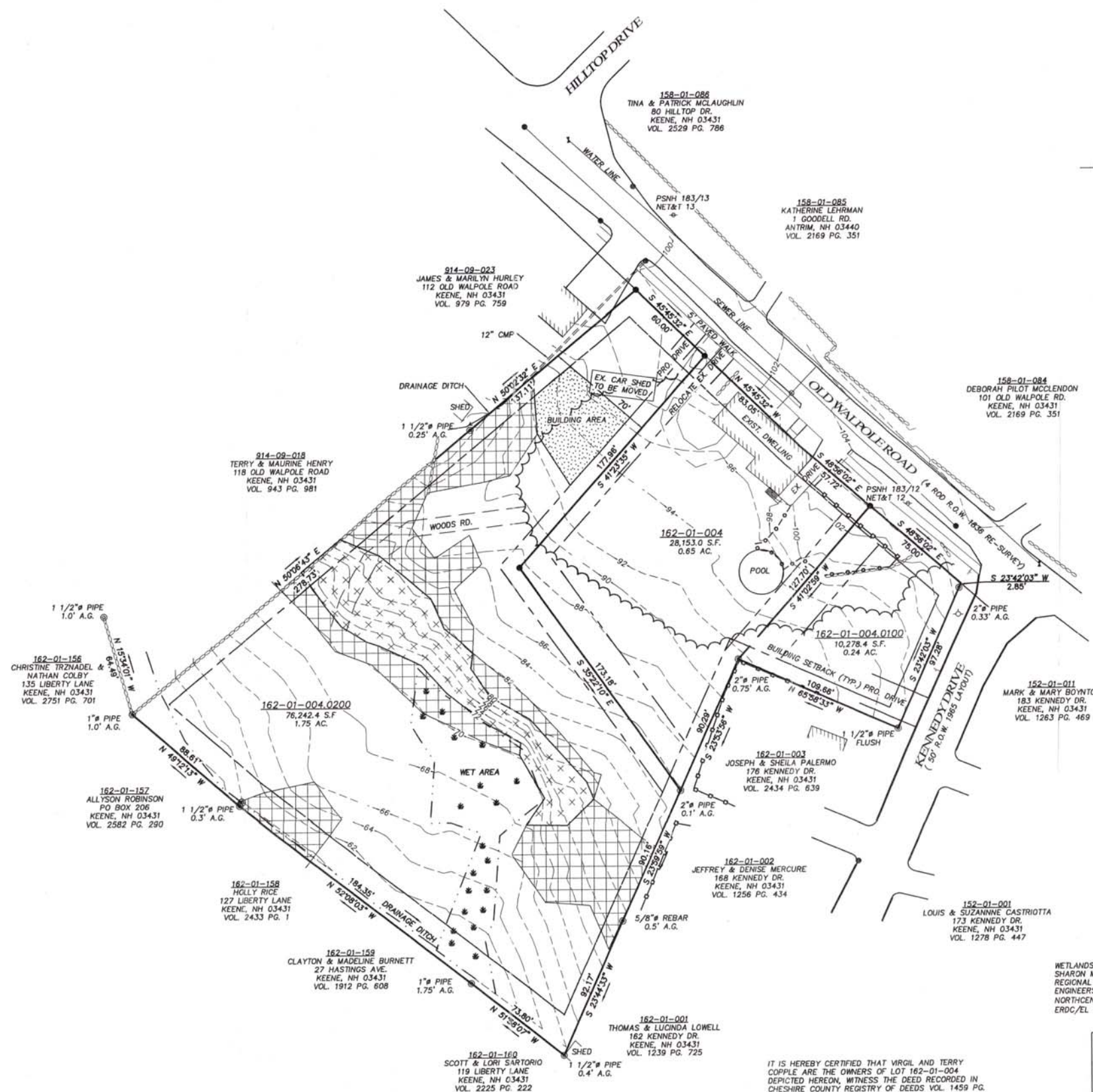
1-10-14, 2013
APPROVED AS A SUBDIVISION,
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674,
THE CITY OF KEENE PLANNING BOARD
BY A. Ahmad Walter, CHAIRMAN

No.	Date	CHANGES PER CITY RECOMMENDATIONS	WP
1	10/17/13	Revision	By

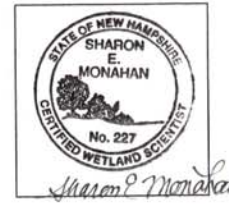
3 LOT SUBDIVISION
MAP 162-01-004
102 OLD WALPOLE ROAD
KEENE, NH 03431

DATE: AUGUST 28, 2013 SCALE: 1"=40'

PREPARED FOR:
VIRGIL & TERRY COPPLE
102 OLD WALPOLE ROAD
KEENE, NH 03431
WENDY PELLETIER, P.L.L.C.
Keene, New Hampshire 03431
Tel. (603) 209-1989



IT IS HEREBY CERTIFIED THAT VIRGIL AND TERRY COPPLE ARE THE OWNERS OF LOT 162-01-004 DEPICTED HEREON, WITNESS THE DEED RECORDED IN CHESHIRE COUNTY REGISTRY OF DEEDS VOL. 1459 PG. 602, AND APPROVE OF THIS SUBDIVISION.
Virgil Copple 12/3/2013
OWNER DATE



12/5/13
DATE

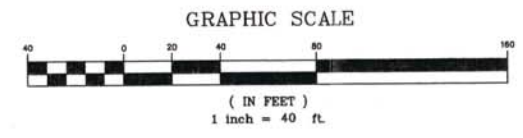


12-2-13
DATE

WETLANDS WERE DELINEATED IN AUGUST 2013 BY SHARON MONAHAN, CWS 227, ACCORDING TO THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL NORTHEAST REGION (VERSION 2), ERDC/EL TR-12-1

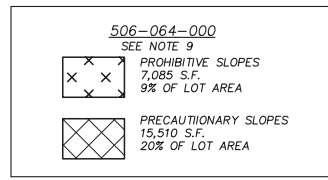
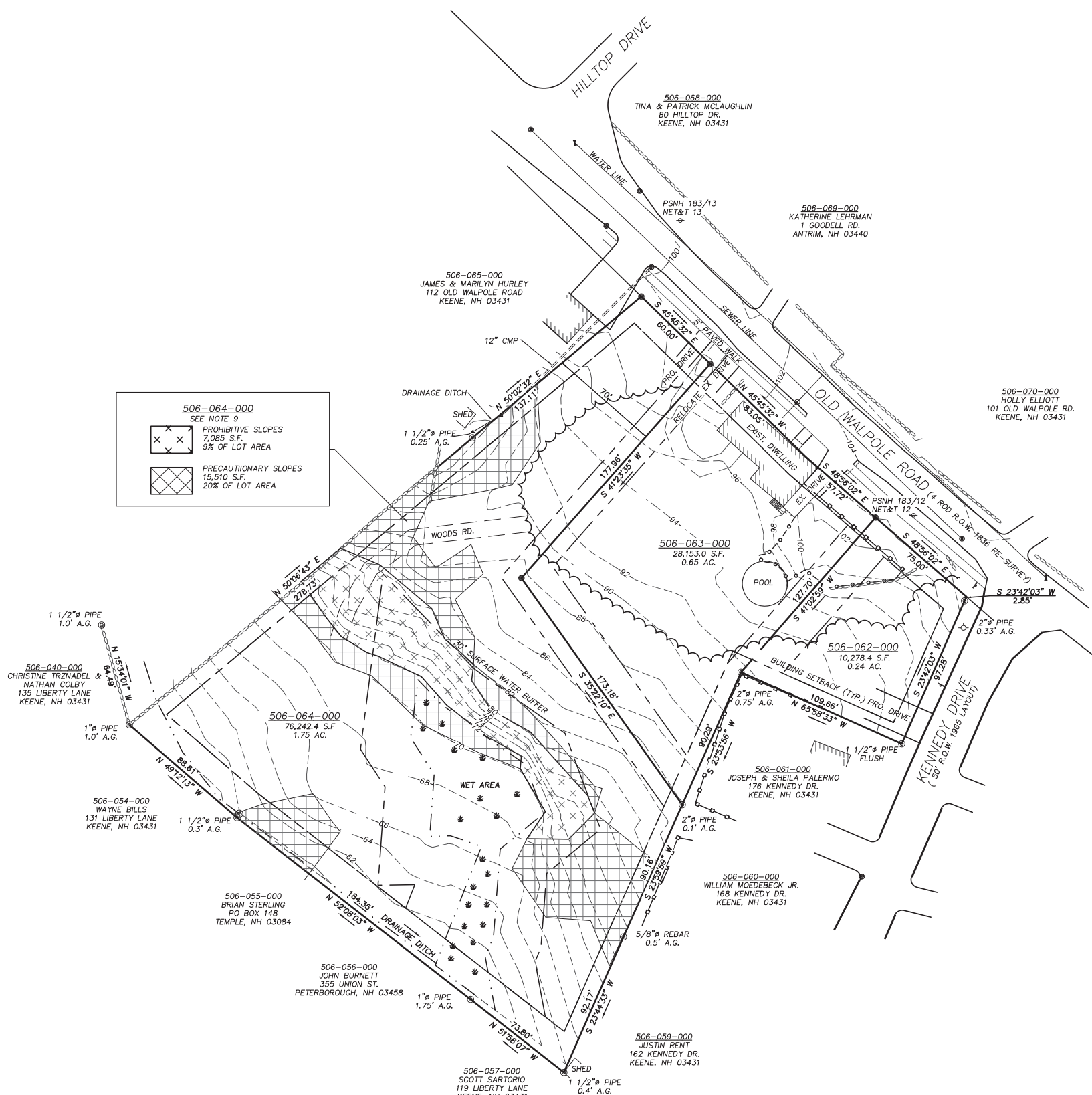
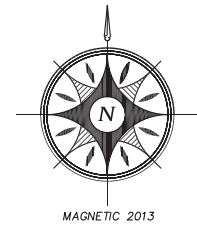
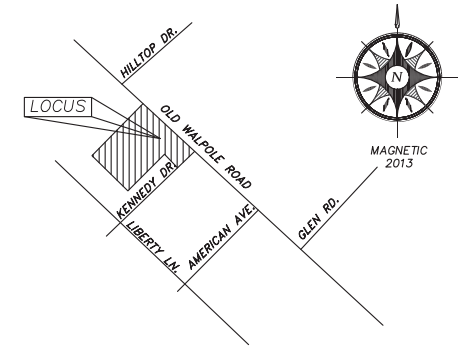
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000.

- LEGEND**
- - PIPE FOUND
 - - REBAR SET
 - A.G. - ABOVE GRADE
 - B.G. - BELOW GRADE
 - - STONE WALL
 - - UTILITY POLE
 - ~~~~~ - TREE LINE



Final

S-11-13



506-040-000
CHRISTINE TRZNADEL &
NATHAN COLBY
135 LIBERTY LANE
KEENE, NH 03431

506-054-000
WAYNE BILLS
131 LIBERTY LANE
KEENE, NH 03431

506-055-000
BRIAN STERLING
PO BOX 148
TEMPLE, NH 03084

506-056-000
JOHN BURNETT
355 UNION ST.
PETERBOROUGH, NH 03458

506-057-000
SCOTT SARTORIO
119 LIBERTY LANE
KEENE, NH 03431

506-061-000
JOSEPH & SHEILA PALERMO
176 KENNEDY DR.
KEENE, NH 03431

506-062-000
10,278.4 S.F.
0.24 AC.

506-063-000
28,153.0 S.F.
0.65 AC.

506-064-000
76,242.4 S.F.
1.75 AC.

506-065-000
JAMES & MARILYN HURLEY
112 OLD WALPOLE ROAD
KEENE, NH 03431

506-068-000
TINA & PATRICK MCLAUGHLIN
80 HILLTOP DR.
KEENE, NH 03431

506-069-000
KATHERINE LEHRMAN
1 GOODELL RD.
ANTRIM, NH 03440

506-070-000
HOLLY ELLIOTT
101 OLD WALPOLE RD.
KEENE, NH 03431

507-026-000
DEXTER & JUNE CHURCHILL
95 OLD WALPOLE RD.
KEENE, NH 03431

- LOCUS MAP NOT TO SCALE**
- NOTES**
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE BUILDING AREA ON MAP 506-064-000 AS SHOWN ON THE APPROVED SUBDIVISION PLAN, SEE PLAN REF. 3.
 - DEED REFERENCE FOR MAP 506-064-000: VOL. 1459 PG. 602, VIRGIL L. COPPLE AND TERRY L. COPPLE.
 - TOTAL AREA OF MAP 506-064-000: 76,242.4 S.F. OR 1.75 AC.
 - MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
 - CURRENT ZONING IS: LOW DENSITY
MIN. LOT AREA - 10,000 S.F.
MIN. FRONTAGE - 60 FT.
SETBACKS:
FRONT - 15 FT.
SIDE - 10 FT.
REAR - 20 FT.
MINIMUM LOT WIDTH AT BUILDING LINE - 70 FT.
 - THE REQUIREMENTS FOR A STANDARD URBAN PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 2 FEET.
 - MAP 162-01-004 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
 - WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
 - THE PROPOSED DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
 - ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLICS WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS. PRIVATE ON-SITE SEWER EJECTOR PUMPS MAY BE NEEDED TO ACCESS CITY SEWER LINES.
 - ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.
 - GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
 - WETLANDS WERE DELINEATED BY: SHARON MONAHAN, 3 CENTRAL STREET, PETERBOROUGH, NH 03458, (603) 924-8774.
A. CITY PERMITS AND APPROVALS WILL BE NECESSARY FOR ANY WORK WITHIN THE SURFACE WATER PROTECTION OVERLAY BUFFER.

- PLAN REFERENCES**
- PLAN ENTITLED: "SECTION 1-LONGMEADOW-SUBDIVISION"; PREPARED BY: PAKO HOME INC.; DATED: JANUARY 30, 1965; SCALE: 1"=50'; RECORDED AT C.C.R.D. PLAN BOOK 14 PG. 8.
 - PLAN ENTITLED: "PROPOSED SUBDIVISION OF LAND OWNED BY DOROTHY M. CASS, KEENE, NEW HAMPSHIRE"; PREPARED BY: ROY K. PIPER SURVEYOR; DATED: OCTOBER 1974; SCALE: 1"=50'; RECORDED AT C.C.R.D. PLAN BOOK 34 PG. 61.
 - PLAN ENTITLED: "3 LOT SUBDIVISION MAP 162-01-004, 102 OLD WALPOLE ROAD, KEENE, NH 03431"; PREPARED BY: WENDY PELLETTIER, PLLC; DATED: AUGUST 28, 2013, REVISED 10/17/13; SCALE: 1"=40'; RECORDED AT C.C.R.D. 14006.

APPROVED AS A SUBDIVISION,
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD
BY _____, CHAIRMAN

No.	Date	Revision	By
2	03/20/20	REMOVE BUILDING AREA ON 506-064-000	WP
1	10/17/13	CHANGES PER CITY RECOMMENDATIONS	WP

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.

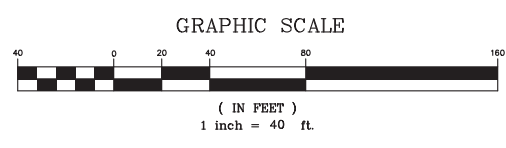
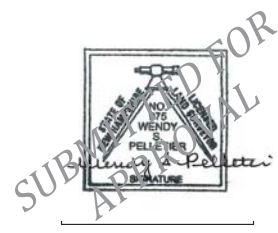
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

OWNER CERTIFICATIONS

WE, VIRGIL AND TERRY COPPLE, CERTIFY THAT WE ARE THE OWNERS OF MAP 506-064-000, AND APPROVE OF THIS SUBDIVISION.

VIRGIL COPPLE _____ DATE _____

TERRY COPPLE _____ DATE _____



- LEGEND**
- - PIPE FOUND
 - - REBAR SET
 - A.G. - ABOVE GRADE
 - B.G. - BELOW GRADE
 - - STONE WALL
 - - UTILITY POLE
 - - TREE LINE

STAFF REPORT

SPR-03-17 MOD. 3 – SITE PLAN REVIEW – 17 BRADCO ST, BRANCH & BLADE BREWERY

Request: Applicant Branch and Blade Brewing, on behalf of owners, Tremac Development, propose the installation of a 2,560 sf outdoor pavilion and 560 sf performance stage in the northeast portion of the site, to the rear of the existing building. The site is 6.98-acres and is located in the Industrial District (TMP# 116-002-000). The Applicant is requesting a waiver from Development Standard 10 – Lighting.

Background:

This 6.98-acre site at 17 Bradco St is located off NH Route 10 (Winchester St), near the Swanzezy Town line. On the site is a 19,951 square foot industrial/office building, which was built in 1987. This building contains a mix of office, warehouse and retail space. It is currently occupied by Stingray Optics, which designs and manufactures infrared optical assemblies, and by Branch, and Blade Brewing, which operates a brewery with accessory retail and restaurant uses. Branch and Blade Brewing currently has a 65-seat tasting room, outdoor deck with seating, and space for manufacturing and canning beer.

The Applicant, Branch and Brade Brewing, proposes to develop an outdoor pavilion (2,560 sf) and stage (560 sf) in an area to the rear of the existing building, adjacent to the northeast corner of the existing parking lot (see Figure 2 to the right for the approximate location of the proposed work). These proposed structures would be used to expand the brewery's outdoor seating capacity and to provide space for outdoor music and events. A few examples of the types of regular events that would occur at the proposed pavilion and stage would be a tasting for a new beer, a food truck gathering, or a local band playing music.

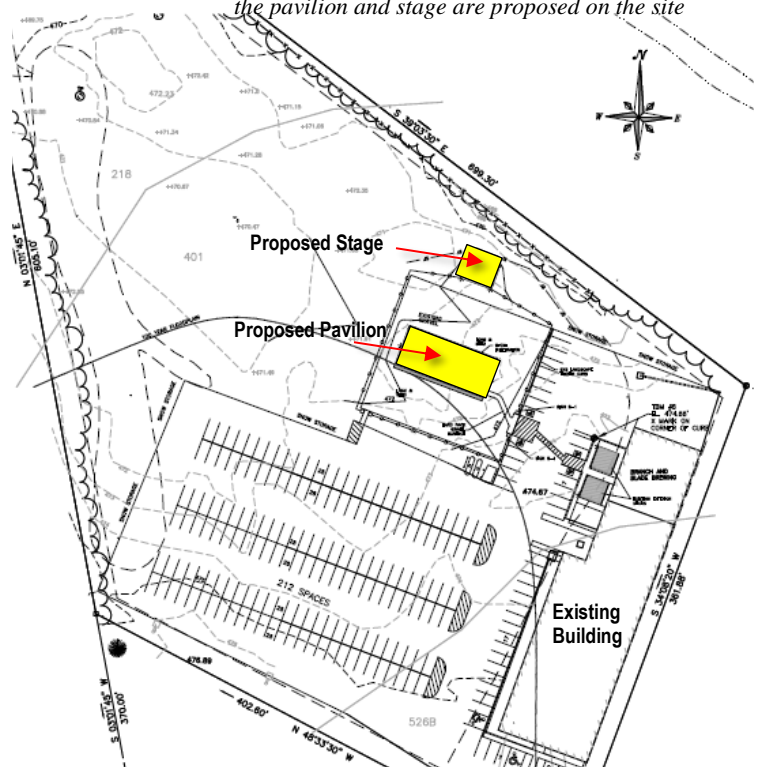
The Applicant notes that they intend to use the space to hold larger special events a few times each year, and that they will be procuring Special Event Licenses from the City for these larger-sized events.

The Applicant received approval from the ZBA in January of 2020 to expand the existing accessory restaurant use to allow for space outside the brewery, including service of food, and for a pavilion/stage to hold occasional events.

For a period of time the in mid-1900s, this site was a privately owned landfill. Following the closure of the City's municipal solid waste disposal facility at 560 Main St in the late 1950s, this facility took in municipal solid waste. The Applicant has provided a report completed by M &



Figure 1 (above) provides an aerial view of the site at 17 Bradco St; Figure 2 (below) illustrates where the pavilion and stage are proposed on the site



STAFF REPORT

W Soils Engineering, which determines the existing soil conditions beneath the area proposed for construction and provides recommendations for the design and construction of these facilities with consideration for the subsurface materials. More information about the findings of this report is including in the staff analysis below.

The applicant requests a waiver from Development Standard #10, Lighting. Item #10 in the staff analysis below addresses this proposed waiver request in more detail.

Completeness:

The applicant is requesting an exemption from providing a landscaping plan. Staff have determined that the requested exemption would have no bearing on the merits of the application, and recommend accepting the application as complete.

Departmental Comments:

Comments were received from the City's Fire, Engineering, and Code Departments on this application. The Applicant has addressed many of the initial comments provided by staff on this application. As such, only those comments that remain relevant to the Board's review are included below.

- ***Fire:*** The Fire Department will need the Applicant to complete an assessment on occupant load for the assembly area, and to provide the size of the openings to make sure they meet the egress capacity. The Applicant has noted that they will provide this information to the Fire Department.
- ***Code:*** Since the proposed structures / work are located in the 100-Year Floodplain, the City's Floodplain Administrator has noted that per Section 54-29 of the City Code of Ordinances, an elevation certificate of existing conditions is required to determine the current elevation of the proposed work area. If the elevation certificate shows that they are at or below the Base Flood Elevation in the Floodplain, they will need to provide compensatory storage on site for any areas being filled, and/or they might also want to pursue a Conditional Letter of Map Amendment (CLOMA) or Conditional Letter of Map Revision (CLOMR).
- ***Engineering:*** The Engineering Division noted that the applicant needs to address the traffic issue of special events, especially in summer time. However, the Applicant has provided a justification for excluding larger-sized special events from its Traffic Report, which was to the satisfaction of the staff reviewer. This comment is described further in the staff analysis below under Item #12.

Application Analysis: The following is a review of the Planning Board Development Standards relevant to this application.

1. **Drainage:** The Applicant notes that the proposed pavilion and stage will be located on an area of gravel fill that was previously used as a parking lot. Some areas of the existing gravel surface will be scarified and topped with loam/seed to provide a lawn area around the proposed pavilion and stage. The Applicant has submitted a drainage report stamped by a NH licensed engineer dated March 16, 2020. This report states that the proposed changes to the site will reduce the post-development runoff by 0.93 cubic feet per second, compared to pre-development conditions. It states, "While the addition of the pavilion and stage will add approximately 3,100 SF of building coverage, the change from gravel to grass will reduce the overall lot coverage for the site by approximately 12,000 SF." This standard appears to be met.
2. **Sedimentation and Erosion Control:** The Applicant notes in their narrative and demonstrates on the Grading and Erosion Control Plan (Sheet 3) that silt fencing will be installed at the edge of the disturbed

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area (to the north of the proposed stage) to control stormwater runoff and to prevent sediment from leaving the site. This Plan also contains notes for a suggested erosion control sequence, and a detail for a straw waddle to be installed along the silt fencing. This standard appears to be met.

3. Hillsides: No precautionary or prohibitive slopes are present on the site or near the proposed area of work. This standard does not apply.
4. Snow Storage: The Applicant has indicated that the proposed pavilion and stage will not be used during the winter months, and that the existing parking lot has sufficient space to store snow without impacting the minimum parking requirements of the City's Zoning Ordinance. This standard appears to be met.
5. Flooding: This proposed structures are located within the 100-Year Floodplain. The Applicant notes that the area where the proposed pavilion and stage are to be constructed is currently located at between 472-feet and 473-feet, which is 1- to 2-feet above the 100-Year Base Floodplain Elevation of 471-feet. This determination is based on a survey of the site prepared by DiBernardo Associates. The Applicant will need to submit an Elevation Certificate of existing conditions to the City's Floodplain Administrator to demonstrate the current elevation of the proposed work area. If the site of the proposed work is determined to be at or below the Base Flood Elevation, compensatory storage will be required for any areas of the site being filled; in which case, the Applicant would need to submit and obtain approval for a revised site plan showing the location of compensatory storage on the site.
6. Landscaping: The Applicant does not propose to install any landscaping as part of this proposal. The Applicant notes that the proposed structures will be located to the rear of the existing building and will not be visible from a public right-of-way. The Applicant does propose to loam/seed some areas of existing gravel to provide a grass surface surrounding the pavilion and stage. Staff expressed concerns to the Applicant for the ability of this lawn area to withhold the impacts of heavy foot traffic. The Applicant has responded to these concerns by including a note on the Plan indicating the existing gravel surface will be tilled or scarified prior to placing 6" of loam and seeded with a grass seed mixture.
7. Noise: The types of activities / events that these proposed structures will support include music concerts and festivals. There is a possibility that these periodic concerts and events have the potential to occasionally exceed the City's noise standard in Section 102-951 of the Keene Zoning Ordinance, which states "The decibel level (dBA) resulting from the use of or proposed in any district shall not exceed 70 dBA." This decibel level is to be measured at the property line and taken at 5-feet above the ground. However, it is important to note that the properties immediately surrounding the site are businesses that operate during weekdays during daytime hours. These properties include an office building for Consolidated Communications and an industrial warehouse building. The Applicant notes that the proposed pavilion and stage will be used primarily during the weekends and in the weekday evenings. The nearest residential properties are located on Magnolia Way, which is over 500 feet from the edge of the site.
8. Screening: No screening is proposed as part of this application. However, after conducting a site visit in early April, staff observed that there are 4 bulk waste containers and 2 larger storage containers located in the area of the proposed pavilion. These units are not screened and are not displayed on either the existing or proposed conditions plan. Staff have asked the applicant to provide more information about these units and to confirm if they will be included as part of the proposed site plan. The Applicant has noted that these units will be relocated to a space on the north of the site to the backside of the building. Images of the existing site conditions, including the existing bulk waste containers are included below. These images were taken facing the northeast side of the site.

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9. Air Quality: This proposal does not appear to have a potential impact on air quality. This standard does not apply.
10. Lighting: The Applicant has requested a waiver from this standard. Specifically, the waiver would be from Section 10.D.3 of the Development Standards, which states, *"The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles. Maximum lighting levels shall not exceed 2 footcandles."* The Applicant is proposing to install 10 wall-mounted, fully-shielded LED lights. Six of these lights would be on the perimeter of the pavilion, two would be located on the front of the proposed stage, and two would be installed on the front of the existing deck outside the Brewery's main entrance.

The photometric plan provided by the Applicant shows that the walkway connecting the pavilion to the main entrance of the Brewery would have an average light level of 1.13 footcandles (0.63 footcandles in excess of the 0.5-footcandle average limit) and would have a maximum walkway lighting level of 2.6 footcandles (0.6 footcandles in excess of the 2-footcandle maximum).

The Applicant notes that the pathway crosses an existing parking area and travel way for vehicles, and is adjacent to areas that will be used for outdoor seating. Due to these site conditions, the Applicant noted that the higher light levels are warranted for enhancing the safety of pedestrians crossing the existing area to access the pavilion from the main entrance of the Brewery. The Applicant notes that the lighting is also needed for the adjacent seating areas.

The Board may ask the Applicant to describe how they meet the Waiver Criteria in Section X.1 of the Planning Board's Site Plan and Subdivision Regulations. These criteria are included below:

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“Unless otherwise set forth in these Regulations, the Planning Board may waive strict compliance with the Board’s Development Standards or other regulations on a case-by-case basis, when criteria established for the granting of specific standards are found to be met, and in any case, as long as the granting of such waiver meets each of the following criteria:

- 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.”*

11. Sewer and Water: The Applicant notes that no new water or sewer services will be extended to the proposed structures; however, electrical service will be extended underground from the existing building to the pavilion and stage. With respect to this standard and the Applicant’s proposal, staff from the City’s Engineering or Code Divisions did not identify any site plan issues. The Applicant will be required to adhere to the building, health and safety codes with respect to the provision of sanitary services, such as handwashing stations and restroom facilities.
12. Traffic: The Applicant has provided a traffic impact letter prepared by Stephen G. Pernaw & Company, Inc., a transportation engineering and planning firm based in Concord, NH. A copy of this letter is included in the agenda packet for the meeting. The focus of this traffic impact analysis was the anticipated traffic generation of the proposed pavilion and stage, based on how it will be routinely used, and the potential impact these uses would have on the surrounding road network. The report analysis is based on the ITE’s Trip Generation Manual and Parking General Manual and on available traffic count data from NH Route 10 near Bradco St. This traffic impact analysis did not include the larger-sized events that Branch and Blade propose to hold a few times a year. The Applicant has noted the reason for excluding these events from the analysis is because they will be seeking a Special License from the City to allow for each of these events. As part of this license, the City may require traffic management for these events or other safety considerations.

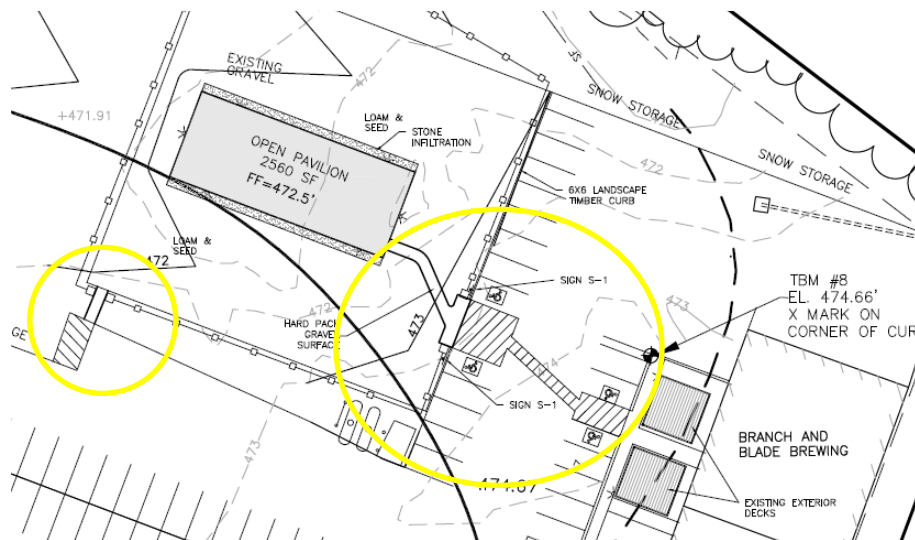
The traffic impact letter proposes that there will be sufficient parking on site to handle the typical weekday evening/weekend events that will be occurring at the pavilion / stage area, and that sufficient capacity exists on Winchester St (NH Route 10) and Bradco St to handle these events, which are off peak times for these roadways. The letter notes that the anticipated weekly use of the pavilion and stage is based on the seating capacity of the existing facility, which is 113 seats (63 inside and 50 outside), and the proposed increase in seating capacity with the addition of the pavilion, which will accommodate ~80 seats. There would be a total of 193 seats. The proposed pavilion is anticipated to generate approximately 33 vehicle trips when traffic on the adjacent street system is highest (typically from 4-6 pm). This translates into approximately 1 additional vehicle trip every two minutes, on average, if/when the pavilion is in use on weekdays. When the brewery is busiest, a pavilion event is expected to increase the traffic flow on Bradco St by approximately 40-60 additional vehicles over a one-hour period.

The traffic impact letter states that the existing parking lot contains 212 parking spaces for the whole site. Per zoning, a total of 60 parking spaces would be required on site to accommodate all of the current and proposed uses. The letter notes that the anticipated increase in parking demand for the brewery when events are occurring at the proposed pavilion is 22 parking spaces during the weekday, and between 58-59 spaces on Friday and Saturday. There appears to be adequate parking on site for the proposed use. It is not known whether there is sufficient parking on site to support the larger special events that are proposed to occur a few times a year. However, this is likely an issue that will be

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addressed as part of the Special Event License the Applicant would need to obtain from City for these events.

- 13. Comprehensive Access Management:** Currently, there is only one driveway into and out of the existing parking lot from Bradco St. No changes are proposed to this entrance/exit as part of this application. With respect to the accessibility of the proposed pavilion and stage area for pedestrians and persons with disabilities, that Applicant has proposed installing an accessible path of travel that connects the pavilion to the main entrance of the brewery. The Applicant notes on the plan that this pathway would have a hard-packed gravel surface. The area between this pathway and the main entrance of the brewery would be striped as a crosswalk. Accessible parking spaces would be located directly adjacent to this striped crosswalk. Staff have confirmed with the Applicant and with the City's Plans Examiner that this material would satisfy the accessibility requirements of the Building Code for walkway surfaces. In addition, the Applicant proposes to install a second pathway that connects the pavilion to the parking lot immediately adjacent to the south. The yellow circles in the image below, highlight the areas of these proposed pathways.



- 14. Hazardous or Toxic Materials:** This site is a former waste disposal facility / landfill. The Applicant has included a report from M&W Soils Engineering (included in the Agenda packet), which provides a detailed analysis of subsurface, test-pit investigations in the area of the proposed structures. This report demonstrates that layers of solid waste are found between ~1' to 8.5' below the surface. The types of solid waste found include trash, wood, glass, and plastic. The report notes that the trash deposits are thicker and deeper on the northerly side of the site, near the proposed stage, and that it is likely that trash was used in this area to extend the flat portion of the site in this area. The report does not identify any hazardous or toxic materials from the test pit investigations.
- 15. Filling and Excavation:** The Applicant notes that approximately 150 cubic yards of fill will be brought to the site to construct the proposed structures. This material is proposed to be a mixture of gravel for the base and footings of the proposed structures. As noted in Item #5 above, if the proposed structures are determined to be at or below the Base Flood Elevation, any addition of fill will require compensatory storage.

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16. Wetlands: The Applicant notes that no wetlands will be impacted by this Application. Based on the National Wetland Inventory spatial data, a large wetland appears to be present on the site to the west of the existing parking area. However, the proposed limits of site disturbance are within an area that is currently gravel on the surface and municipal landfill debris in the subsurface, and do not appear to impacts any wetland areas. This standard appears to be met.
17. Surface Water: The Applicant notes that the project site is within the NH Shoreland Water Quality Protection District, as the proposed structures would be within 250-feet from the edge of Ash Swamp Brook. A Shoreland Permit may be required from the NH Department of Environmental Services; however, no structures or site work are proposed within the City's Surface Water Protection Buffer.
18. Architecture and Visual Appearance: The proposed 2,560 sf pavilion will be open-sided with a gray asphalt shingle roof, with 9-foot high sidewalls. The roof will be 20-feet at its highest point from the ground. The structure will be 32-feet wide and 80-feet long, and will be constructed of white pine lumber.

The proposed 560 sf stage will be post and beam construction and will use the same materials and color as is proposed for the pavilion. The stage will be enclosed on 3 sides with vertical rough-cut pine-board siding. At its highest point, the roof of the structure will be 14-feet above the ground. The structure will be 28-feet wide at the stage front, and will be 20-feet deep. The siding will be sealed with a natural clear sealer and will be raised a minimum of 1-foot above the existing grade to accommodate the flow of floodwater.

Surrounding the pavilion and stage area, there will be a 4-foot high safety fence on steel posts placed 8-feet on center. This fence is proposed to be made of Tenax in a green color. Tenax is composed of high density polyethylene, and is commonly used as construction fencing. The Board may consider questioning the Applicant on the durability of this fencing material.

The existing building is one story, has an exterior siding of brick and metal, and has the architectural appearance of an industrial office building. The wall height of the existing building is 16-feet height, however, the building height is unknown at this time. While the proposed design and building materials for the stage and pavilion are not consistent with those of the existing building, they appear to be typical for these types of outdoor structures. The proposed structures will not be visible from the public right of way and do not appear to detract from the visual appearance of the existing building. An image of the existing building is included below.



The geotechnical report provided by the Applicant included recommendations for how the pavilion and stage should be constructed with consideration for the subsurface solid waste materials, and potential

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settlement. The primary recommendations are to “found all footings on native soil to prevent settlement”, and that the only foundations installed be pier-type concrete foundations beneath the column locations at each building.

Recommended Motion:

Staff will provide a recommended motion at the meeting on April 27, 2020.

CITY OF KEENE | PLANNING BOARD

SITE PLAN REVIEW / MODIFICATION APPLICATION



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

A	Project Name PROPOSED PAVILION AND STAGE	Date Received/Date of Submission:	
	Tax Map Parcel number(s) 116-002-000-____-____ ____-____-____-____-____	Date of pre-application meeting:	
Project Address: 17 BRADCO ST	Owner	PRINTED Name: TREMACE DEVELOPMENT	Date Application is Complete:
Acres/S.F. of Parcel: 6.981 304,008		Signature:	Community Development Dept File #: _____
Zoning District: INDUSTRIAL		Address: 20 CENTRAL SQ, KEENE	
		Telephone\ Email: S.BONNETTE@BONNETTELAW.COM	
	Applicant	PRINTED Name: BRANCH & BLADE BREWING	
		Signature:	
		Address: 17 BRADCO ST, KEENE NH	
		Telephone\ Email:	

Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: 01-17 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 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

**Modification of SPR 03-17
Proposed Outdoor Pavilion & Stage
For
Branch and Blade Brewing
17 Bradco Street**

Property of
TREMAC Development, LLC
20 Central Square
Keene, NH, 03431

March 20, 2020

Narrative

This application is for a proposed outdoor seating pavilion and stage to be located adjacent to the existing building housing Branch and Blade Brewing. The existing building is divided up into tenant spaces with the front portion of the building containing a machine shop and Branch and Blade Brewing is located in the rear half of the existing building at 17 Bradco Street. The Branch and Blade space is divided up between a manufacturing space where beer is produced and canned and a tasting room with seating for patrons. The tasting room contains 65 seats. This proposal is to add outdoor seating space that can be used by patrons in the summer months for outdoor music and food and beer tasting events. The space will also be used for larger special events put on by the company two or three times per year. In addition to the proposed outdoor pavilion for seating, there will be a smaller building constructed for a performance stage for musical groups.

Waiver Requested: Section IV.D.2.f.5 – Landscaping Plan

We are requesting a waiver of the requirement to provide a landscaping plan for the project. The proposed new buildings will be located in an area that is part of a former municipal landfill and the buried refuse is less than a foot from the existing ground surface. The existing buried waste will not be a good environment for planting vegetation and because of the nature of the material, we do not want to disturb the buried waste. The proposed new buildings will be behind the existing building and will not be visible from Bradco Street. The existing building on the property is landscaped along the Bradco Street frontage and along the side of the building.

PERFORMANCE STANDARDS:

1. Drainage.

The existing site of the proposed pavilion and stage is a former parking area and has a gravel surface. The proposed pavilion and stage area will be covered with 6 inches of loam and seeded to create a grassed area around the pavilion and stage. Changing the surface of this area from gravel to grass will reduced the runoff from this area to below the current runoff from the gravel surface and allow for more infiltration. runoff from this area will be directed to the west to the existing unpaved area of the site and allowed to infiltrate into the ground. This is a very minor change in drainage characteristics for the property and the change in the

existing surface from gravel to grass will reduce the runoff to less than it is today. Please see attached drainage report for additional information.

2. Sedimentation/Erosion Control.

The site area where the construction will take place is existing gravel and is nearly level with a small amount of slope to the northwest. Silt fence will be installed at the edge of the disturb area to control runoff and prevent sediment from leaving the site.

3. Hillside Protection.

Not applicable.

4. Snow Storage and Removal.

The area of the pavilion will only be used in the summer and snow will not be removed from this area. The adjacent parking lot has sufficient space is available to store snow adjacent to the parking lot.

5. Flooding.

A portion of the site is located in the 100-year floodplain for the City of Keene. Per the Flood Insurance Rate Map 33005C0266E, effective 5/23/2006, the elevation mapped for the floodplain in this area which is elevation 471. The area where the proposed pavilion and stage will be constructed are above the 100-year floodplain elevation. Therefore, no impacts to floodplain are proposed.

6. Landscaping.

The proposed construction area is located behind the existing building and is not visible from the public right of way. Landscaping exists around the existing building. The area around the pavilion and stage will be loamed and seeded to change the surface treatment from a former gravel parking lot to lawn. No additional landscaping is proposed adjacent to the proposed pavilion.

7. Noise.

This project will not generate noise in excess of city standards.

8. Screening.

The proposed construction area is not visible from the public way and no screening is proposed.

9. Air Quality.

This project will not affect air quality.

10. Lighting.

Exterior lighting will be added to the proposed pavilion and the stage to supply lighting to the area around the stage and pavilion. Lighting will be added adjacent to the existing building to light the walkway between the building and the proposed pavilion area. A reduced lighting plan is also included. Reduce lighting will be used on days that no activity is happening in the pavilion area. The only lights that will be on will be the lights that face the parking lot to give some

additional light to the parking area. Please see lighting plan for additional information.

11. Sewer and Water.

No new water or sewer services will be extended to the new pavilion or stage. Electrical service will be extended from the existing building to the new structures underground.

12. Traffic.

The proposed pavilion will be used for special events in the evening and on weekends. Traffic to this facility will be primarily off-peak hours in the evenings and on Saturday afternoons. Please see attached traffic impact letter for more information.

13. Driveways.

No changes are proposed.

14. Hazardous and Toxic Materials.

To the best of our knowledge, no hazardous or toxic materials exist on this property. This proposal does not create or involve any hazardous or toxic materials

15. Filling/Excavation.

Approximately 150 cubic yards of material will be brought to the site to construct the proposed buildings. This material will be a mix of gravel for the proposed buildings and loam for grassed areas around the buildings.

16. Wetlands.

No wetlands will be impacted as part of this application.

17. Surface Waters.

No surface waters will be impacted as part of this application.

18. Stump Dumps.

No stump dumps will be constructed on site.

19. Architectural and Visual Appearance.

The proposed pavilion and stage will be open sided structures constructed of white pine lumber using traditional timber frame building techniques. The sidewalls of the structures will be 9 feet high. The roofs will be standard gray asphalt shingles on a timber roof decking material that will be exposed on the inside. Please see attached architectural elevations for additional details.

Monadnock Land Planning, LLC

139 Old Walpole Road, Keene, NH 03431
MonadnockLP@ne.rr.com 603.209.3050

April 13, 2020

Tara Kessler
City of Keene
Community Development
3 Washington Street
Keene, NH 03431

RE: Site Plan Review, 17 Bradco Street, Branch and Blade Brewing

Attached please revised information for the above project. These revisions are based on city staff review of the application.

Planning Comments:

1. The fence symbol has been added to the legend. The fence type will be 4' safety fence on steel posts placed 8' on center. Please see detail on sheet 5.
2. We have added a note to the landscape detail to scarify or till the underlying soil prior to placing the loam and seed.
3. See item 4.
4. We are a little under 250 feet from Ash Swamp Brook. We will need to file for a Shoreland Permit from DES. All of the work including the stage area is on top of the old landfill. Test pits done under both building locations found municipal waste. None of it proposed construction areas are native soil and all contains trash.
5. We would like to request a waiver of the lighting standard to allow light levels above 2 foot candles and to allow an average illumination above 0.5 foot candles for the walkway from the main building to the outdoor pavilion. The pathway crosses an existing parking area and travel way for vehicles. The pathway is also adjacent to areas that will be used for outdoor seating. We feel the higher light levels area warranted for safety of pedestrians crossing the drive aisle of the parking lot and to provide lighting in the adjacent seating areas.
6. Attached please find an elevation drawing of the stage building for the project. This building will also be post and beam construction using the same colors and materials as the proposed pavilion construction. The stage will be enclosed on three side with vertical rough cut pine board siding. The siding will be sealed with a natural clear sealer. The siding will be raised up a minimum of 12 inches above the existing grade for flood flow.
7. The anticipated weekly use of the pavilion and stage is the based on a seating capacity determined by existing restroom capacity of the existing facility of up to 225 people. This would include patrons sitting in the main tap room of the brewery and patrons sitting outside at the pavilion. One of these regular weekend events sponsored by the brewery may be a tasting for that new beer released by the brewery, a food truck gathering so that patrons can sample different foods from different vendors or a local band playing at the

stage in front of the pavilion. These events are the basis for the traffic impact letter by Steve Pernaw, P.E. submitted with the application. The determination of the traffic impact letter is that there will be sufficient parking on site to handle these events and since these events will happen on Saturday afternoon or Sunday afternoon which are off peak times for Winchester and Bradco Streets, sufficient capacity exists in to handle these events. Other larger special events may happen during the summer months, but those events will require a special license from the City of Keene.

Engineering Comments

1. The symbols on the legend have been reviewed with the plans.
2. The existing conditions plan has been revised to show boundaries for the entire parcel. Since all the proposed construction is in one smaller area of the property, the remaining plans are scaled up to concentrate on the areas that will be revised.
3. The traffic impact letter was done to quantify the proposed traffic from weekly events that may happen at the proposed pavilion and Brewery. Proposed larger events will still be subject to a special license from the city to allow these events to happen.
4. A note has been added to the plan to show the limits of the loaming and seeding. The limit line will be the proposed fence around the pavilion area.
5. The engineers stamp has been added to the drainage cover letter.
6. Based on the FEMA FIRM panel 330005C0266E, effective 5/23/2006, the 100-year floodplain elevation for this property is elevation 471.0'. We hired the land surveying firm of Dibernardo Associates to update the topographic mapping of the site. Although the work area on the property is mapped to be within the 100-year floodplain the, actual ground elevation of the work area varies from between 472.0' – 473.0'. Therefore, the proposed work area is all above the 100-year floodplain elevation and will not impact the flood storage.

If you have any additional questions, please contact us.

Sincerely



David Bergreon

THAYER R. FELLOWS

PO Box 56,974 Brook Street
Rochester, VT 05767

REGISTERED PROFESSIONAL ENGINEER
Civil - Structural

(802) 318-7854
tedjudyfellows@gmail.com

March 16, 2020

David Bergeron
Monadnock Land Planning, LLC
139 Old Walpole Road
Keene, NH 03431

Re: Storm Water Management, 14 Bradco Street, Keene, NH

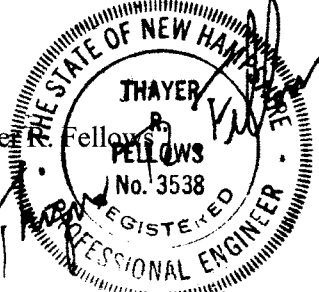
As you requested, I have reviewed the site plan for the proposed pavilion and stage buildings adjacent to the existing building on Braco Street in Keene. I have reviewed the existing conditions on site as well as the proposed addition site plan. This site is part of a former municipal land fill for the City of Keene. The proposed pavilion and stage will be located over an area that was part of the former landfill on an area of gravel fill that was used as a parking lot in the past. The proposed pavilion and stage will be use by the Branch and Blade Brewing Company located in the rear of the existing building. These new structures will be used for weekend events associated with the brewing company.

The propose pavilion and stage structures will be constructed over the existing gravel parking lot. The gravel will be overtopped with Loam and seeded to provide a grassed surface around the proposed pavilion and stage. While the addition of the pavilion and stage will add approximately 3100 SF of building coverage, the change from gravel to grass will reduce the overall lot coverage for the site by approximately 12,000 SF.

Runoff from the developed portions of the property travels to the north west to a brushy depression in the undeveloped area of the property. During a 50 year storm runoff from the developed portions of the property is approximately 15.51 CFS. Changing the area around the proposed stage and pavilion will reduce the poste development runoff to approximately 14.58 CFS resulting in a net decrease of almost 0.93 CFS from the predevelopment condition.

If you or others have comments or questions, please feel free to contact me.

Sincerely,

Thayer R. Fellows


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.

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.

Catalog #		Type
Project		
Comments		Date
Prepared by		

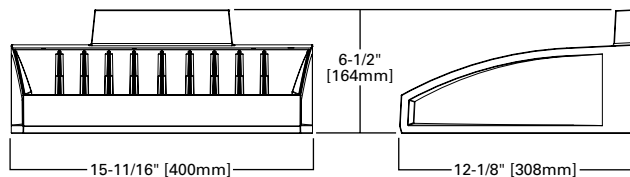


GWC GALLEON WALL

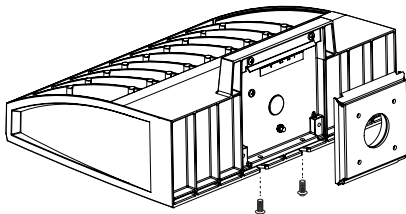
1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

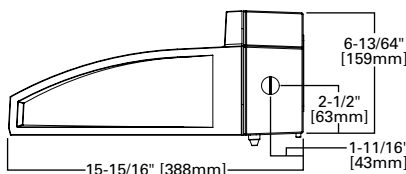
DIMENSIONS



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.)



March 9, 2020

Law Office of Steve J Bonnette, PC
20 Central Square, Suite 2A
Keene, NH 03431
attn.: Steve Bonnette

re: Proposed Outdoor Pavilion, 14 Bradco Street, Keene, NH
Geotechnical Investigation and Recommendations

Dear Steve,

I was asked by Dave Bergeron at Monadnock Land Planning to contact you regarding the need for subsurface investigation and reporting for your property at 14 Bradco Street in Keene. The purposed of this investigation is to determine the existing soil conditions beneath two planned buildings, and to provide recommendations for design and construction. Portions of this property were formerly part of the City Landfill.

Dave staked out the proposed building corners prior to our site visit to do the test pits. I met you, Dave, and representatives from Branch & Blade Brewery at the site on the morning of February 21, 2020. Lucius Construction provided the excavator and operator for the test pits. Test pits were numbered as TP-1 through TP-4, in the order they were excavated. Please refer to the attached proposed Site Plan for the approximate test pit locations. The Site Plan changed slightly after the test pits were done, the Site Plan used is the current version. Test pit logs are as follows;

Test Pit 1 (TP-1)

0-8"	Gravel Fill
8-2'4"	Brown sand fill
2'4"-4'4"	Trash fill, majority is plastic sheeting
4"-8'	Moist native light olive fine sand

Test Pit 2 (TP-2)

0-18"	Topsoil into sand fill
18"-8.5'	Trash. Observed wood, glass, plastic, sheeting, a lot of string.
8.5'-9.5'	Fine native sand, some silt, water infiltration around 8'

Test Pit 3 (TP-3)

0-10” Gravel Fill, construction fabric at 10”
10-6’ Sand to silty sand, likely fill, no trash, mottling with depth
6-7’ Moist native sand

Test Pit 4 (TP-4)

0-11” Gravel fill over fabric
11”-7’ Trash, includes a lot of wood and carpet
7’ Moist native sand

The test pits show that trash deposits are thicker and deeper on the northerly side of the site. It is likely that the existing bank to the north extended further into the site prior to the landfill, and that trash was used to extend the flat portion of the site in that direction. This is supported by the proximity of the water table to the bottom of the trash, as the original grade was likely an extension of the wetland area to the north.

I took soil samples of the fill material at TP-1 (14 to 20 inches below grade) and from the native soil at TP-3 (4 to 6 feet) for laboratory gradations. Copies of the gradations are attached, both materials were found to be silty sands.

The stage area is a standalone 20x28’ building. This has been described as a wooden deck supported on piers, with a shed-type roof sloped to the rear. The larger open pavilion is 32’x80’, with a concrete slab, open framing, and a conventional pitched roof.

My recommendations for design and construction are as follows;

- 1) Buildings should be designed for a Seismic Site Class of “E”, based on the test pit data and the general conditions typically encountered around Keene.
- 2) The construction of building foundations on trash fill is not recommended. The trash contains a variety of components, most of which will degrade over time. Some settlement will have already occurred in this layer, but not enough to prevent future settlement. The native silty sands are suitable to support foundations for a lightly loaded structure such as those expected here. My basis recommendation is to found all footings on native soil to prevent settlement, especially differential settlement between areas of trash and those with shallow native soils. It appears that the only foundations required will be round pier-type concrete foundations beneath column locations at each building.

A Bigfoot style sonotube system would typically be used in situations such as this, but if the loads are large enough on the Pavilion building (depends on snow loading, uplift, and spacing of columns), traditional square pier footings and piers may be required. My recommendations will remain true for either foundation type.

At each pier location, I would recommend that the base of the footing be at least 5 feet below grade. I would further recommend that all footings bear at least 12" into native undisturbed soils. Where trash is still present once the 5-foot elevation is reached, the excavation shall extend to at least 12" into native soil. The deeper excavations will encounter groundwater. Where the bottom of the excavation is in dry native soil, concrete may be poured directly on the native soil. Where native soils are moist but above the water table, place 6" of ¾" crushed stone under footings. Where groundwater is encountered in the deepest excavations, use ¾" crushed stone to raise the grade from the native soil base to above groundwater, and form footings from that elevation. It will not be possible to design fixed elevations on all footings until each location is excavated. The footings sizes can be established ahead of time, but the pier height should be flexible so that they can be formed in the field to match the top of footing elevation. Piers would typically extend to flush with the top of the concrete slab.

A bearing capacity of 1,500 psf would be recommended for foundation design. This shouldn't present any significant design challenges considering the building type. Uplift forces may govern foundation design. Backfill the foundations with a clean granular backfill, such as a gravelly sand. Limit the silt content to 8% of the total sample. Compact to a minimum of 95% of the maximum dry density determined by ASTM D-698.

At the pavilion, the slab could be concrete or asphalt paving. There are benefits to either. A concrete slab should be more heavily reinforced than typical, to withstand some level of differential settlement. Asphalt paving would be quicker and presumably cheaper, but it would require replacement sooner than the concrete if it cracks due to settlement. The soil profile poses an issue for differential settlement, as the north side of the building appears to have a thick trash layer and the south side may have no trash, at least in portions. My recommendation for slab base prep would be to remove (box cut) at least 12" of existing soil, proof roll the excavated subgrade to reduce future settlement, lay a geotextile, and place crushed stone or fine crushed gravel to create the slab base. The thicker the layer of imported material, the less frost action that can be expected over time. The slab will be independent of the column footings,

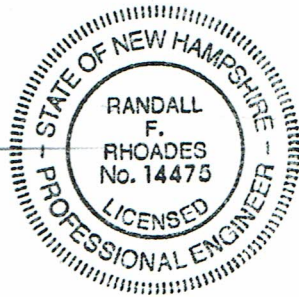
3) It will be difficult to excavate smooth sides in any excavation in trash. Trash types that were observed such as carpeting, plastic sheeting, logs, and string will make excavations larger than they need to be. The material being removed will need to be properly disposed of off-site. All of the material being removed will need to be replaced by compacted clean granular fill.

The recommendations provided above are not to be considered as project specifications unless they are specifically referred to as such in the construction documents. Please let me know if I can address any other specific questions concerning design or construction. This report is based on relatively widely spaced test pits, if any soil conditions are found during excavation which vary significantly from those described in this report, please contact me for further guidance.

Sincerely,



Randall Rhoades, PE
Principal



APPROXIMATE TEST PIT LOCATIONS

APPROXIMATE TEST PIT, 2-21-2020
AS WITNESSED BY M&W SOILS ENGINEERING

TP-2

TP-1

TP-3

TP-4



TBM #8
EL. 474.66'
X MARK ON
CORNER OF CURB

BRANCH AND
BLADE BREWERY

OPEN PAVILION
2560 SF
FF=472.5'

STAGE
560 SF
FF=473.0'

EXISTING
WELL

212 SPACES

TBM #7
EL. 478.56'
RR SPIKE
IN UTILITY POLE

REVISIONS: DATE:

MONADNOCK
LAND PLANNING
139 OLD WALPOLE ROAD
KEENE, NH 03431
908.269.3050
MONADNOCKLP@NE.RR.COM

OWNER:
TREMAC DEVELOPMENT
20 CENTRAL SQUARE
SUITE 2
KEENE, NH 03431

PROJECT:
OUTDOOR PAVILION
BLANCH & BLADE
BREWERY
14 BRADCO STREET
KEENE, NH 03431

PROPOSED
PLAN

SCALE: 1"=50'
DATE: MAY 1, 2019
SHEET: 1

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **BRANCH & BLADE BREWING**

Type of Material: Silty fine sand	Sample #:	TP3_4to6
Source of Material: TP-3	Date in Lab:	2-21-20
Sample from: 4-6'	Date Tested:	2/25/2020
Report To: Steve Bonnette	Technician:	R. Rhoades

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
3/4"	0.0	0.0	0.0	100.0	
1/2"	0.0	0.0	0.0	100.0	
3/8"	0.0	0.0	0.0	100.0	
4	0.6	0.2	0.2	99.8	
10	1.4	0.4	0.5	99.5	
20	2.8	0.8	1.3	98.7	
40	11.7	3.2	4.5	95.5	
100	162.7	44.1	48.6	51.4	
200	103.4	28.1	76.7	23.3	
pan	86.0	23.3	100.0	0.0	

Moisture Content: 14.8 %

THAYER R. FELLOWS

PO Box 56,974 Brook Street
Rochester, VT 05767

REGISTERED PROFESSIONAL ENGINEER
Civil - Structural

(802) 318-7854
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March 16, 2020

David Bergeron
Monadnock Land Planning, LLC
139 Old Walpole Road
Keene, NH 03431

Re: Storm Water Management, 14 Bradco Street, Keene, NH

As you requested, I have reviewed the site plan for the proposed pavilion and stage buildings adjacent to the existing building on Braco Street in Keene. I have reviewed the existing conditions on site as well as the proposed addition site plan. This site is part of a former municipal land fill for the City of Keene. The proposed pavilion and stage will be located over an area that was part of the former landfill on an area of gravel fill that was used as a parking lot in the past. The proposed pavilion and stage will be use by the Branch and Blade Brewing Company located in the rear of the existing building. These new structures will be used for weekend events associated with the brewing company.

The propose pavilion and stage structures will be constructed over the existing gravel parking lot. The gravel will be overtopped with Loam and seeded to provide a grassed surface around the proposed pavilion and stage. While the addition of the pavilion and stage will add approximately 3100 SF of building coverage, the change from gravel to grass will reduce the overall lot coverage for the site by approximately 12,000 SF.

Runoff from the developed portions of the property travels to the north west to a brushy depression in the undeveloped area of the property. During a 50 year storm runoff from the developed portions of the property is approximately 15.51 CFS. Changing the area around the proposed stage and pavilion will reduce the poste development runoff to approximately 14.58 CFS resulting in a net decrease of almost 0.93 CFS from the predevelopment condition.

If you or others have comments or questions, please feel free to contact me.

Sincerely,

Thayer R. Fellows

MEMORANDUM

Ref: 2011A

To: Trevor Bonnette, President
Branch and Blade Brewing Company

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Pavilion
Keene, New Hampshire

Date: March 19, 2020

BACKGROUND

Pernaw & Company, Inc. has been retained by Branch and Blade Brewing Company, Inc. to analyze the trip generation and parking generation characteristics of an outdoor pavilion (with stage) that they propose to construct at the rear of the existing brewery site located at 17 Bradco Street in Keene, New Hampshire. This effort included research of available traffic count data, several interviews with the project proponent concerning the proposed use, and several calculations based on the ITE *“Trip Generation Manual”*¹ and the *“Parking Generation Manual.”*² The purpose of this memorandum is to summarize the results of our research and future projections regarding traffic demand and parking demand.

PROPOSAL

According to the plan entitled *“Proposed Plan”* prepared by Monadnock Land Planning (see Attachment 1), the outdoor pavilion is approximately 2,560 sf in size, and the adjacent stage provides approximately 560 sf of floor area. The adjacent parking field contains 212 parking stalls for Branch and Blade Brewery and another tenant(s) in the building. From a “shared parking” standpoint, most of the parking stalls will be available for the brewery on weekday evenings (after 6 PM) and on weekends.

The existing facility currently has a capacity for approximately 113 seats (63 inside, 50 outside). When the pavilion is in operation the seating capacity will increase to 193 seats (+80). The proposed pavilion will primarily be used for small events during the week (Thursday & Friday) and on weekends, and is the subject of this report. It should be noted that this report does not address “special events” that will occur at the pavilion during the summer months; these events will require an event permit from the city.

¹ Institute of Transportation Engineers, *Trip Generation Manual*, 10th edition (Washington, D.C., 2017).

² Institute of Transportation Engineers, *Parking Generation Manual*, 5th edition (Washington, D.C., 2019).

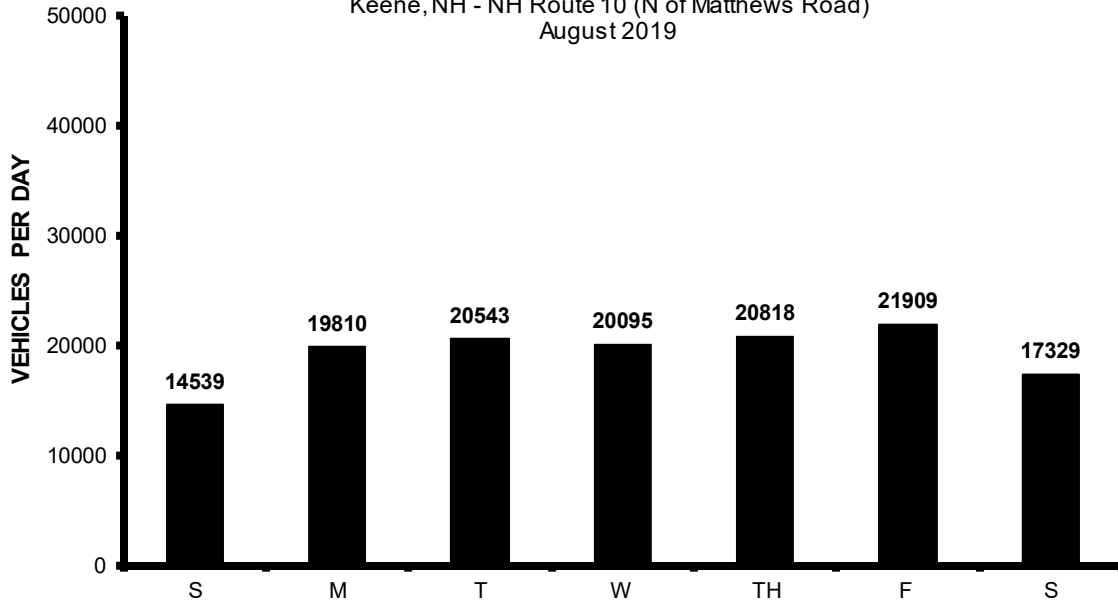
AVAILABLE TRAFFIC COUNT DATA

Research at the New Hampshire Department of Transportation (NHDOT) revealed that a short-term automatic traffic recorder count was conducted on NH10 (Winchester Street) north of Matthews Road in August 2019. This count station is located a short distance south of Bradco Street. The NHDOT data shows that this section of NH10 carried an Average Weekday Volume of 20,635 vehicles per day (vpd) in August 2019. During the weekend, the traffic volumes were lower (Saturday = 17,329 vpd, Sunday = 14,539 vpd). The NHDOT estimates that the Annual Average Daily Traffic (AADT) volume was 17,447 vpd in 2019 (see Attachments 2-4).

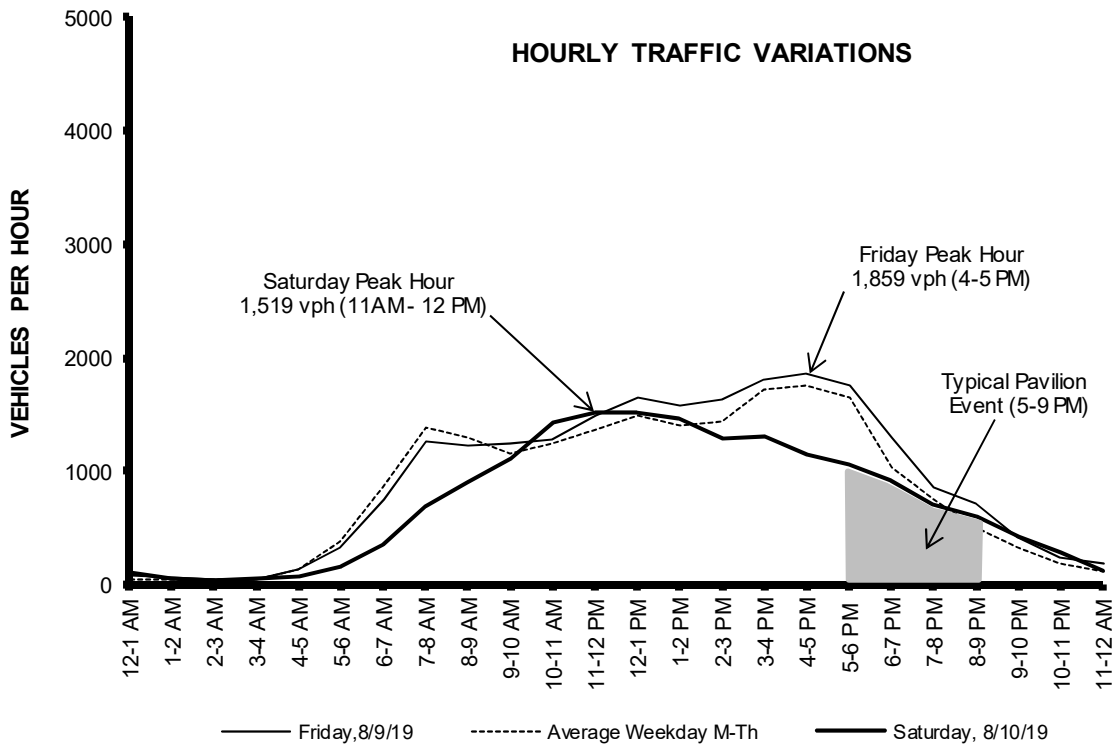
The graphs on the following page summarize the daily and hourly variations in traffic demand on the NH10 corridor. Several facts and conclusions are evident from this data:

- The proposed Pavilion is expected to be the busiest on Saturdays. Saturday traffic volumes on NH10 are measurably lower than those that occur on weekdays.
- The highest hourly traffic flow on NH10 on Saturday occurred from 11:00 AM to 12:00 PM, well before a typical event at the pavilion.
- The peak traffic hour for the pavilion does not coincide with the peak traffic hour for the vehicles on NH10.

DAILY TRAFFIC VARIATIONS
Keene, NH - NH Route 10 (N of Matthews Road)
August 2019



HOURLY TRAFFIC VARIATIONS



TRIP GENERATION

To estimate the quantity of vehicle-trips that will be produced by the proposed expansion project, standardized trip generation rates published by the Institute of Transportation Engineers (ITE)³ were considered. The most applicable Land Use Code (LUC) in this case is LUC 932 (High-Turnover (Sit-Down) Restaurant, and the number of seats was used as the independent variable. Table 1 summarizes the results of this analysis for three separate cases: 1) Weekday PM Peak Hour (of the adjacent street system), 2) Weekday Generator Peak Hour (for brewery traffic), and 3) Saturday Generator Peak Hour (for brewery traffic).

Table 1

Trip Generation Summary - Branch and Blade Brewing

	Existing Brewery ¹	With Pavilion Event ²	Net Change
Weekday PM Street Peak Hour			
Entering	27 veh	46 veh	+19 trips
Exiting	<u>21 veh</u>	<u>35 veh</u>	<u>+14 trips</u>
Total	48 trips	81 trips	+33 trips
Weekday Generator Peak Hour			
Entering	43 veh	73 veh	+30 trips
Exiting	<u>40 veh</u>	<u>68 veh</u>	<u>+28 trips</u>
Total	83 trips	141 trips	+58 trips
Saturday Generator Peak Hour			
Entering	32 veh	54 veh	+22 trips
Exiting	<u>28 veh</u>	<u>48 veh</u>	<u>+20 trips</u>
Total	60 trips	102 trips	+42 trips

¹ ITE Land Use Code 932 - High-Turnover (Sit Down) Restaurant with 113 seats

² ITE Land Use Code 932 - High-Turnover (Sit Down) Restaurant with 193 seats

This table shows that the increased seating due to a pavilion event will generate approximately +33 vehicle-trips when traffic on the adjacent street system is highest (typically from 4-5 PM or 5-6 PM). This translates into approximately one additional vehicle every two minutes, on average, if/when the pavilion is in use on weekdays. When the brewery is busiest, a pavilion event is expected to increase the traffic flow on Bradco Street by approximately 40-60 additional vehicles over a one-hour period. The derivation of these trip estimates is attached (see Attachment 5).

³ Institute of Transportation Engineers, *Trip Generation Manual*, 10th edition (Washington, D.C., 2017).

PARKING GENERATION

To estimate the peak parking demand that will occur as a result of the proposed expansion project, standardized parking generation rates published by the Institute of Transportation Engineers (ITE)⁴ were considered. The most applicable Land Use Code (LUC) in this case is LUC 932 (High-Turnover (Sit-Down) Restaurant (with Lounge/Bar), and the number of seats was used as the independent variable. Table 2 summarizes the results of this analysis for the same three cases.

Table 2

Parking Generation Summary - Peak Parking Demand

	Occupied Parking Stalls		
	Existing Brewery ¹	With Pavilion Event ²	Net Change
Weekday	32	54	+22
Friday	83	141	+58
Saturday	84	143	+59

¹ ITE Land Use Code 932 - High-Turnover (Sit Down) Restaurant - Lounge/Bar with 113 seats

² ITE Land Use Code 932 - High-Turnover (Sit Down) Restaurant - Lounge/Bar with 193 seats

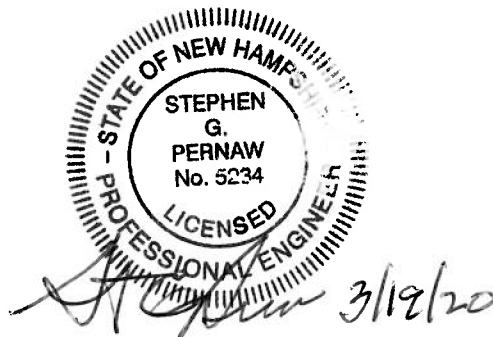
This table shows that the increased seating due to a pavilion event will increase the parking demand from 84 to 143 occupied stalls (+59) during the worst-case Saturday pavilion event. In this case, the anticipated parking demand remains well below the available parking supply (212 stalls). The derivation of these parking demand estimates is attached (see Attachment 6).

⁴ Institute of Transportation Engineers, *Parking Generation Manual*, 5th edition (Washington, D.C., 2019).

FINDINGS

Based upon our research in the analysis, Pernaw & Company, Inc. finds that:

1. The proposed Pavilion will be busiest on Saturdays when typical events run from 5:00 to 9:00 PM.
2. Daily traffic demand on the NH10 corridor (vehicles per day) is lower on Saturdays than on weekdays.
3. The hourly traffic demand on the NH10 corridor on Saturdays typically reaches peak levels from 11:00 AM to 12:00 PM.
4. Typical pavilion events on Saturdays run from 5 to 9 PM when traffic levels on NH 10 are much lower. This means that the peak traffic hour for NH10 does not coincide with the peak traffic hour for the brewery.
5. The increased parking demand on Saturdays due to a pavilion event is not expected to exceed the capacity of the adjacent parking lot.



CALCULATION SHEET



Project:	<u>Branch & Blade</u>	Job Number:	<u>2011A</u>
Calculated By:	<u>SP</u>	Date:	<u>3/18/2020</u>
Checked By:	<u>CA</u>	Date:	<u>3/18/2020</u>
Sheet No:	<u>1</u>	Of:	<u>1</u>
Subject:	<u>Trip Generation</u>		

I. Given:

ITE Trip Generation Manual - Tenth Edition (Land Use Code 932 = High-Turnover (Sit Down) Restaurant)

Weekday Street Peak Hour = 0.42 trips per seat

Weekday Generator Peak Hour = 0.73 trips per seat

Saturday Generator Peak Hour = 0.53 trips per seat

Existing seating = 113 (63 inside + 50 outside)

Additional pavilion seating = +80

II. Calculate trip generation (without pavilion) during typical weekday and weekend conditions

Weekday Street Peak Hour (existing) = $0.42 \times 113 = 48$ vehicle-trips (27 arrivals, 21 departures)

Weekday Generator Peak Hour (existing) = $0.73 \times 113 = 83$ vehicle-trips (43 arrivals, 40 departures)

Saturday Generator Peak Hour (existing) = $0.53 \times 113 = 60$ vehicles-trips (32 arrivals, 28 departures)

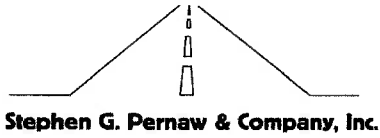
III. Calculate trip generation (with pavilion) during typical weekday and weekend conditions

Weekday Street Peak Hour (pavilion) = $0.42 \times 193 = 81$ vehicle-trips (46 arrivals, 35 departures)

Weekday Generator Peak Hour (existing) = $0.73 \times 193 = 141$ vehicle-trips (73 arrivals, 68 departures)

Saturday Generator Peak Hour (existing) = $0.53 \times 193 = 102$ vehicle-trips (54 arrivals, 48 departures)

CALCULATION SHEET



Project:	<u>Branch & Blade</u>	Job Number:	<u>2011A</u>
Calculated By:	<u>SP</u>	Date:	<u>3/18/2020</u>
Checked By:	<u>CA</u>	Date:	<u>3/18/2020</u>
Sheet No:	<u>1</u>	Of:	<u>1</u>
Subject:	<u>Parking Accumulation</u>		

I. Given:

ITE Parking Generation Manual - Fifth Edition (Land Use Code 932 = High-Turnover (Sit Down) Restaurant - Lounge/Bar

Weekday peak parking demand per seat = 0.28 (average)

Friday peak parking demand per seat = 0.73 (85th percentile)

Saturday peak parking demand = 0.74 (85th percentile)

Existing seating = 113 (63 inside + 50 outside)

Additional pavilion seating = +80

II. Calculate peak parking demand (without pavilion) during typical weekday and weekend conditions

Weekday (existing) = $0.28 \times 113 = 32$ occupied parking stalls

Friday (existing) = $0.73 \times 113 = 83$ occupied parking stalls

Saturday (existing) = $0.74 \times 113 = 84$ occupied parking stalls

III. Calculate peak parking demand (with pavilion) during typical weekday and weekend conditions

Weekday (pavilion) = $0.28 \times 193 = 54$ occupied parking stalls

Friday (pavilion) = $0.73 \times 193 = 141$ occupied parking stalls

Saturday (pavilion) = $0.74 \times 193 = 143$ occupied parking stalls



NOTICE OF DECISION

ZONING BOARD OF ADJUSTMENT

CASE NUMBER: ZBA 20-01
Property Address: 17 Bradco St.
Zone: Industrial District
Owner: TreMac Development, LLC
Petitioner: Branch and Blade Brewing Co. Inc.
Date of Decision: January 6, 2020

Notification of Decision:

Petitioner, Branch and Blade, of 17 Bradco St., owned by TreMac Development, LLC of 20 Central Square, request a Variance for property located at 17 Bradco St., Keene, Tax Map #116-002-000-000, which is in the Industrial District. The Petitioner, requesting the expansion of the existing restaurant use to allow for space outside the brewery to access the restaurant, including service of food. There would also be a stage for occasional music events and a small pavilion to allow cover for customers in case of rain or other inclement weather, with a limited enclosed area to allow for service to customers per Section 102-632 of the Zoning Ordinance, was approved 5-0.

Condition:

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

MODIFICATION TO SPR-03-17
PROPOSED OPEN PAVILION & STAGE
 BRANCH AND BLADE BREWING
 17 BRADCO STREET, KEENE, NH 03431

PROPERTY OWNER:
 TREMAC DEVELOPMENT
 20 CENTRAL SQUARE
 SUITE 2
 KEENE, NH 03431

MARCH 20, 2020
 REV. - APRIL 13, 2020

DEVELOPMENT CONSULTANT:

MONADNOCK LAND PLANNING

139 OLD WALPOLE ROAD KEENE, NH 03431
 603.209.3050 MONADNOCKLP@NE.RR.COM

SURVEYOR:

DIBERNARDO ASSOCIATES
 PO BOX 52
 BELLOWS FALLS, VT 05101
 802 463 3031

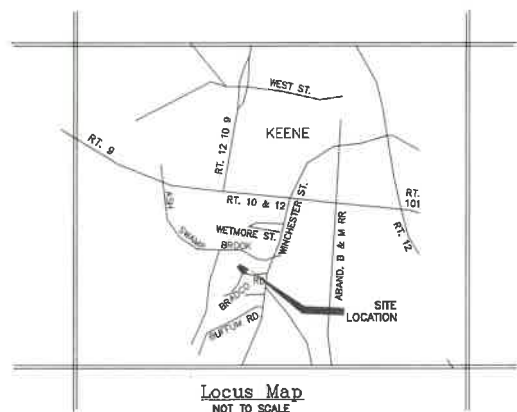
ENGINEER:

THAYER
 FELLOWS, PE

P. O. BOX 56
 ROCHESTER, VT, 05767



LIGHTING



SHEET INDEX

- C1 EXISTING CONDITION PLAN
- C2 PROPOSED SITE PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 LIGHTING PLAN
- C5 DETAIL PLAN

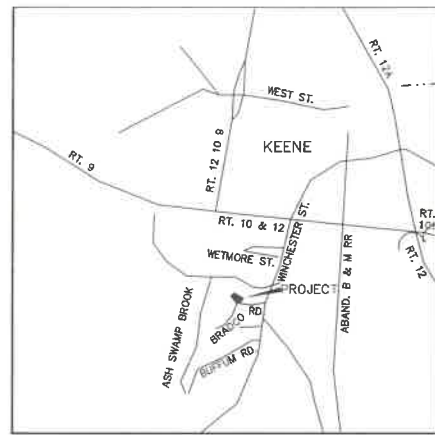
REV. #

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- 1
- 1
- 1
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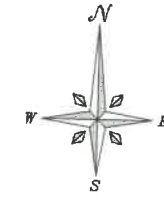
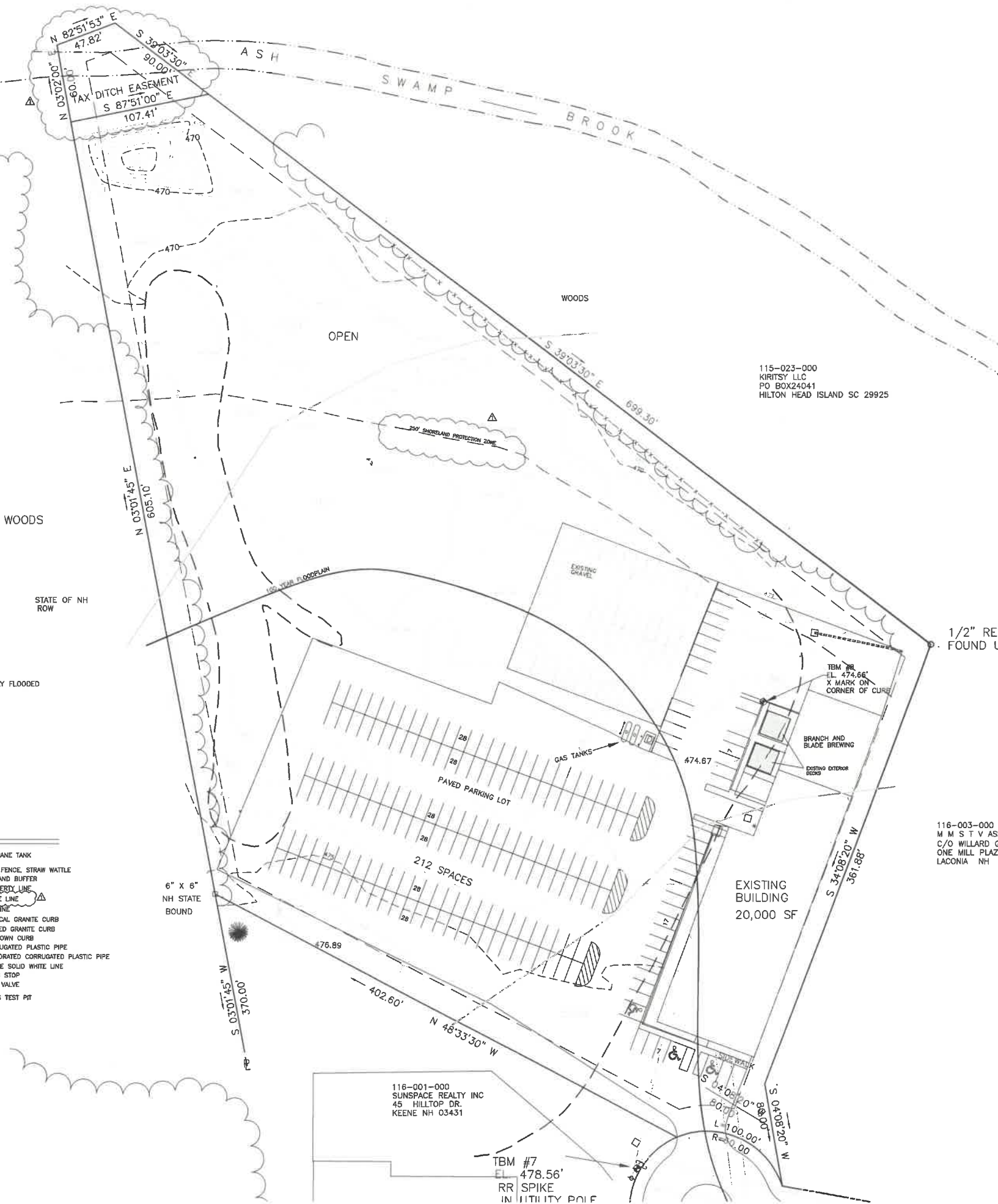
PERMITS REQUIRED:

- KEENE PLANNING BOARD
- BUILDING PERMIT

APPROVED BY THE KEENE PLANNING BOARD	_____ CHAIRMAN	_____ DATE
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~ LOCUS ~



SOILS LEGEND
 218 - RAYNHAM WAREHAM COMPLEX, OCCASIONALLY FLOODED
 401 - OCCUM FINE SANDY LOAM
 526B - CAESAR LOAMY SAND 3-8% SLOPE

LEGEND

<ul style="list-style-type: none"> ○ CATCH BASIN ● CLEAN OUT ▲ WET LAND FLAG • GUY ANCHOR ⊕ HYDRANT ⊙ IRON PIN FOUND ⊙ MONUMENT FOUND 1 SIGN ○ UTILITY POLE ○ WATER VALVE — EDGE OF WATER — W WATER LINE — S SEWER LINE — E ELECTRIC, TV, TELEPHONE — GAS GAS LINE — EXISTING GRADE — PROPOSED GRADE — D DRAIN LINE ▲ STONE CHECK DAM 	<ul style="list-style-type: none"> ○ PROpane TANK — SF SILT FENCE, STRAW WATTLE — WB WETLAND BUFFER — PROPERTY LINE — FENCE LINE — TREE LINE VOC VERTICAL GRANITE CURB SOC SLOPED GRANITE CURB TD TIP DOWN CURB OPP CORRUGATED PLASTIC PIPE PCPP PERFORATED CORRUGATED PLASTIC PIPE SSWL SINGLE SOLID WHITE LINE CS CURB STOP ⊙GV GATE VALVE ⊙ TP# SOILS TEST PIT
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REVISIONS:
 Δ APRIL 13, 20
 STAFF COMMENTS

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 139 OLD WALPOLE ROAD
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 MONADNOCKLP@NE.RR.COM

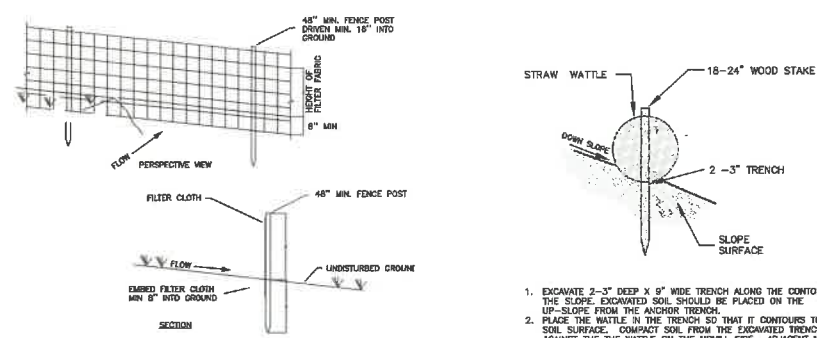
ENGINEER:
 THAYER FELLOWS PE
 P. O. BOX 56
 ROCHESTER, VT 05767
 (802) 318-7854

OWNER:
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 SUITE 2
 KEENE, NH 03431

PROJECT:
 OUTDOOR PAVILION
 BLANCH & BLADE
 BREWERY
 17 BRADCO STREET
 KEENE, NH 03431

EXISTING PLAN

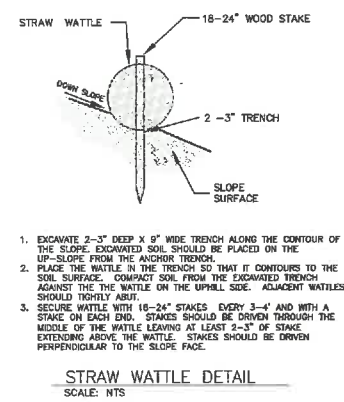
SCALE: 1"=40'
 DATE: MARCH 20, 2020
 SHEET: 1



CONSTRUCTION SPECIFICATIONS

- FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED AT A POST BY 6 INCHES, FOLDED AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NTS



STRAW WATTLE DETAIL
SCALE: NTS

- EXCAVATE 2-3" DEEP X 8" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED ON THE UP-SLOPE FROM THE ANCHOR TRENCH.
- PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ADJUT.
- SECURE WATTLE WITH 18-24" STAKES EVERY 3-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

EROSION CONTROL SEQUENCE

THIS IS A SUGGESTED SEQUENCE FOR THE IMPLEMENTATION OF EROSION CONTROLS. IT SHALL NOT LIMIT THE CONTRACTOR IN MEANS, METHODS AND TECHNIQUES FOR THE CONTROLLING OF EROSION AND SEDIMENTATION NECESSARY TO FULFILL THE REQUIREMENTS OF NEW HAMPSHIRE STORM WATER MANAGEMENT AND EROSION CONTROL. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL AND SHALL TAKE MEASURES TO MINIMIZE EROSION TO THE GREATEST EXTENT POSSIBLE.

- INSTALL HAY BALE, WATTLES OR SILT FENCE WHERE SHOWN AND WHERE REQUIRED TO CONTROL EROSION.
- CLEAR AND GRUB SITE.
- CONSTRUCT FOUNDATIONS WALKWAYS TO SUBGRADE AND STABILIZE.
- INSTALL UNDERGROUND UTILITIES AND STABILIZE.
- FINISH GRADE AND STABILIZE ALL AREAS WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- ALL CUT/FILL SLOPES TO BE LOAMED AND SEEDED WITHIN 72 HOURS OF FINISHED GRADE.
- CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY DURING CONSTRUCTION AND AFTER ANY RAIN EVENT OF 1/2 INCH OR MORE AND MAINTAINED AS REQUIRED.
- SEDIMENT CONTROLS AND/OR SILT FENCE SHALL BE REPLACED WHEN CLOGGED AND NO LONGER FUNCTIONAL.
- SEDIMENT CONTROLS AND/OR SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL UPHILL VEGETATED AREAS ARE STABILIZED.
- THE SMALLEST AREA PRACTICABLE SHALL BE DISTURBED DURING CONSTRUCTION. STABILIZATION SHALL BE DEFINED AS EITHER BASE COURSE PAVING, CONCRETE, RIP RAP, 3 INCHES OF BARK MULCH, OR A MIN. OF 85% OF VEGETATED GROWTH HAS BEEN ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS.
- WHEN ALL WORK IS COMPLETED, SLOPES AND DITCHES ARE STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES AND ANY SEDIMENT THAT HAS COLLECTED IN DITCHES, COLLECTORS OR DETENTION PONDS.

SHOULD THE CONTRACTOR WITH TO ALTER THIS SEQUENCE, HE SHALL SUBMIT THE PROPOSED CHANGES IN WRITING TO THE ENGINEER. THE ENGINEER WILL REVIEW THE PROPOSED CHANGES AND ADVISE THE CONTRACTOR.

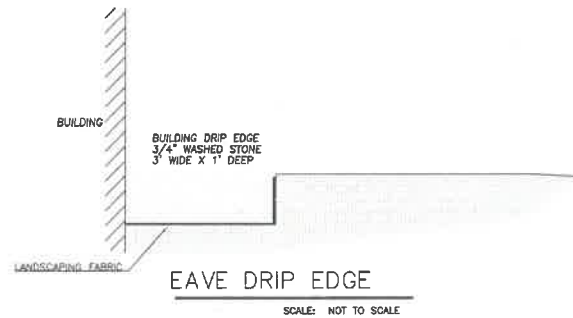
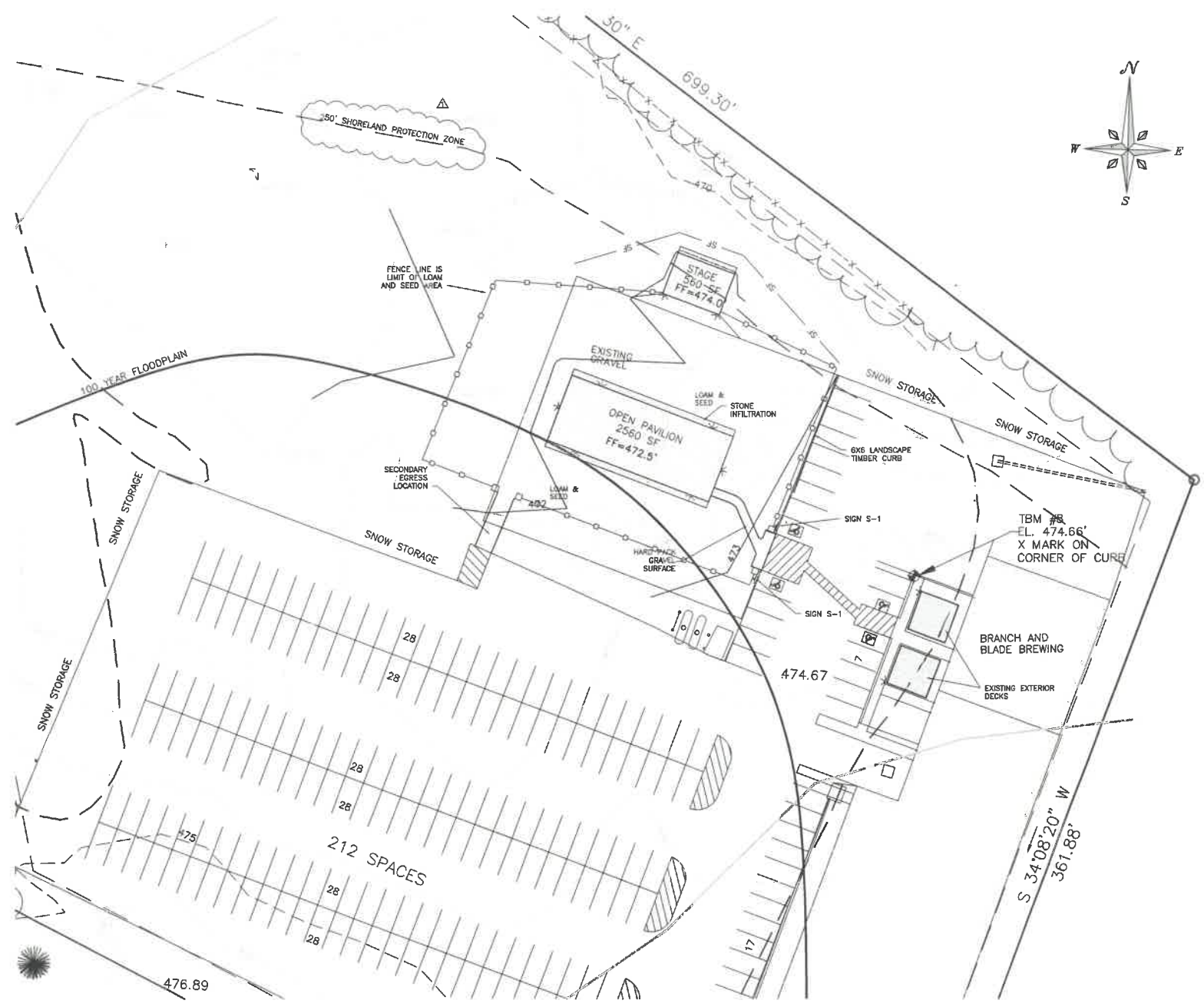
CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ANY AND ALL PROCEDURES TO CONTROL EROSION ON AND OFF THE CONSTRUCTION SITE.

WINTER CONSTRUCTION NOTES:

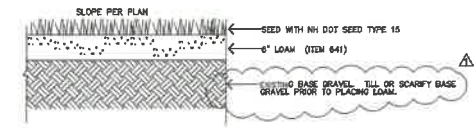
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELEMENTS OF THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER M-DOT ITEM 304.3.

LEGEND

<ul style="list-style-type: none"> ○ CATCH BASIN ○ CLEAN OUT W WET LAND FLAG • GUY ANCHOR ◆ HYDRANT ● IRON PIN FOUND ● MONUMENT FOUND ◆ SIGN ◇ UTILITY POLE ● WATER VALVE — W — EDGE OF WATER — W — WATER LINE — S — SEWER LINE — E — ELECTRIC, TV, TELEPHONE — GAS — GAS LINE — — — EXISTING GRADE — — — PROPOSED GRADE — D — DRAIN LINE — — — STONE CHECK DAM 	<ul style="list-style-type: none"> ○ PROPANE TANK — SF — SILT FENCE, STRAW WATTLE — WB — WETLAND BUFFER — — — PROPERTY LINE — — — FENCE LINE — — — TRENCH VGC VERTICAL GRANITE CURB SGC SLOPED GRANITE CURB TD TIP DOWN CURB CPFP CORRUGATED PLASTIC PIPE PCFPF PERFORATED CORRUGATED PLASTIC PIPE SWHL SINGLE SOLID WHITE LINE CS CURB STOP ● GY GATE VALVE ● TP# SOILS TEST PIT
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EAVE DRIP EDGE
SCALE: NOT TO SCALE



- SPREAD LOAM TO SPECIFIED DEPTH AND RAKE TO REMOVE ALL UNSUITABLE MATERIALS. ROLL LOAM TO COMPACT.
- SPREAD LIMESTONE AT A RATE OF 80 LBS/1000 SF OF SURFACE AREA.
- FERTILIZE WITH 10-10-10 FERTILIZER AT A RATE OF 20 LBS/1000 SF.
- SEED AT 2.75 LBS/1000 SF.

NH DOT SEED TYPE 15

KIND OF SEED	MINIMUM PURITY %	GERMINATION %	LBS/ACRE
CREeping RED FESCUE	98	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	80	5
			TOTAL 120

LOAM AND SEED DETAIL
NOT TO SCALE

REVISIONS:
▲ APRIL 13, 20
STAFF COMMENTS

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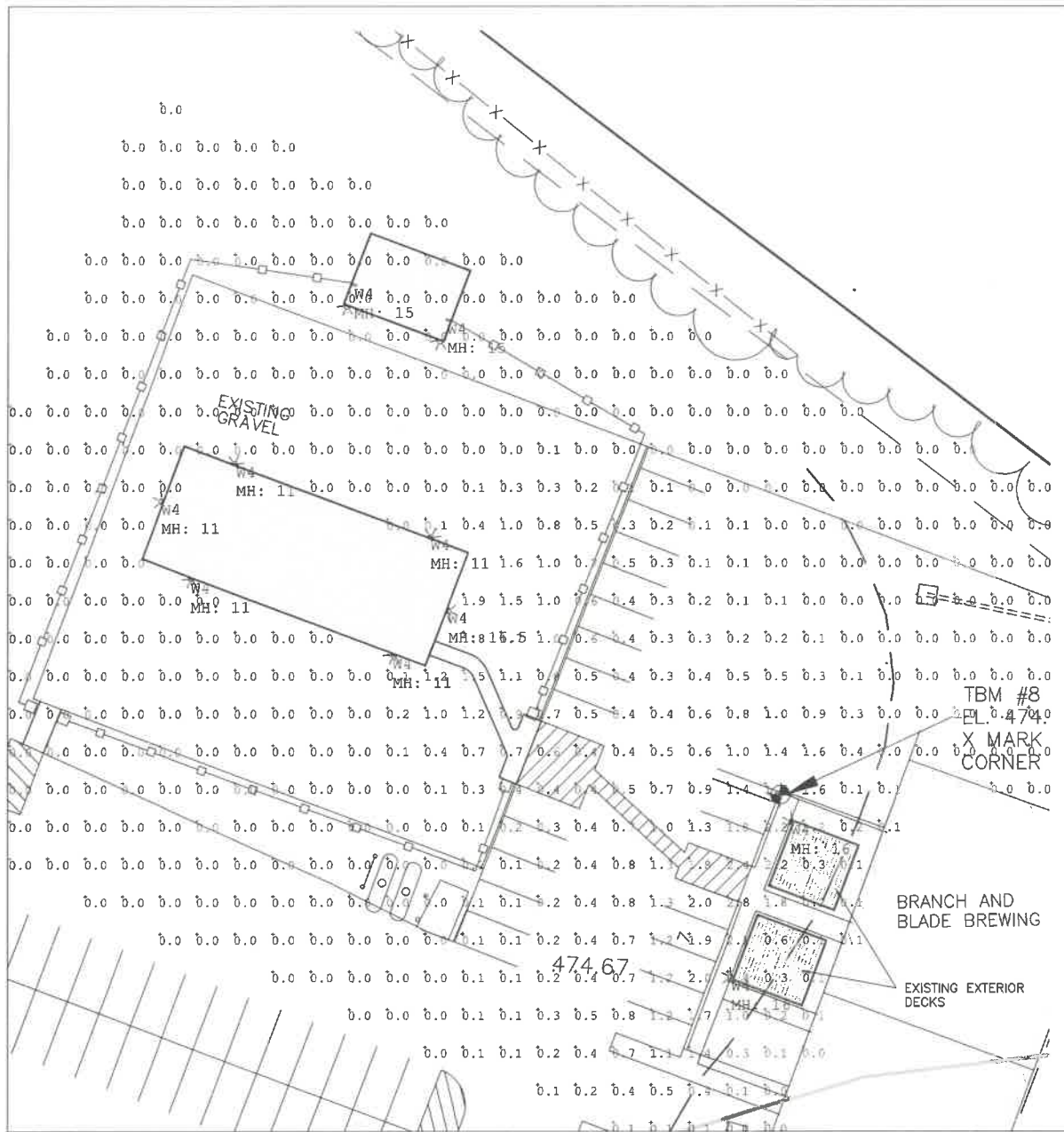
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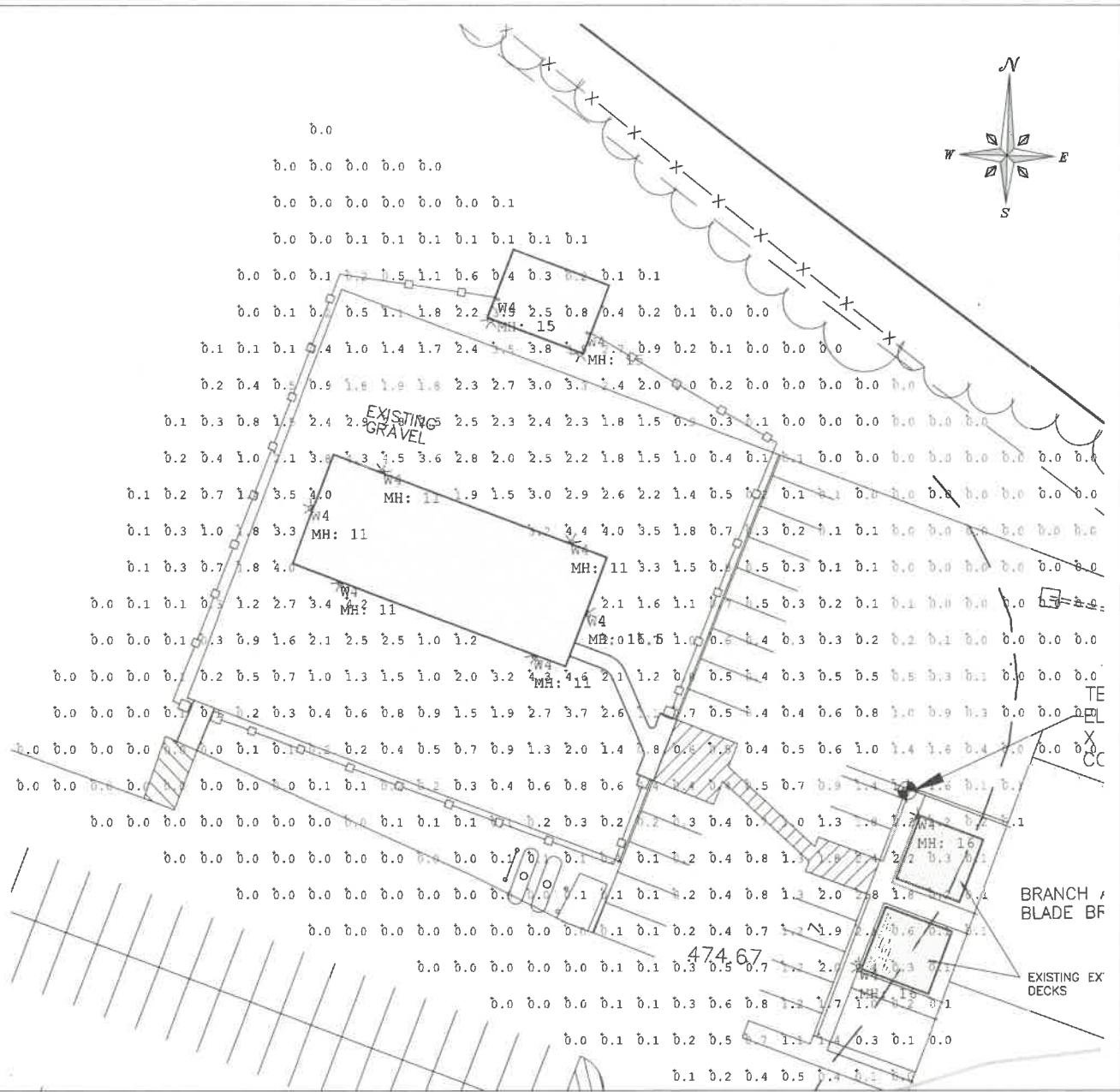
PROJECT:
OUTDOOR PAVILION
BLANCH & BLADE
BREWERY
17 BRADCO STREET
KEENE, NH 03431

GRADING & EROSION CONTROL PLAN

SCALE: 1"=30'
DATE: MARCH 20, 2020
SHEET: 3



REDUCED LIGHTING PLAN



FULL LIGHTING PLAN

REVISIONS:
 APRIL 13, 20
 STAFF COMMENTS

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PROJECT:
 OUTDOOR PAVILION
 BLANCH & BLADE
 BREWERY
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 KEENE, NH 03431

LIGHTING PLAN

SCALE: 1"=20'
 DATE: MARCH 20, 2020
 SHEET: 4

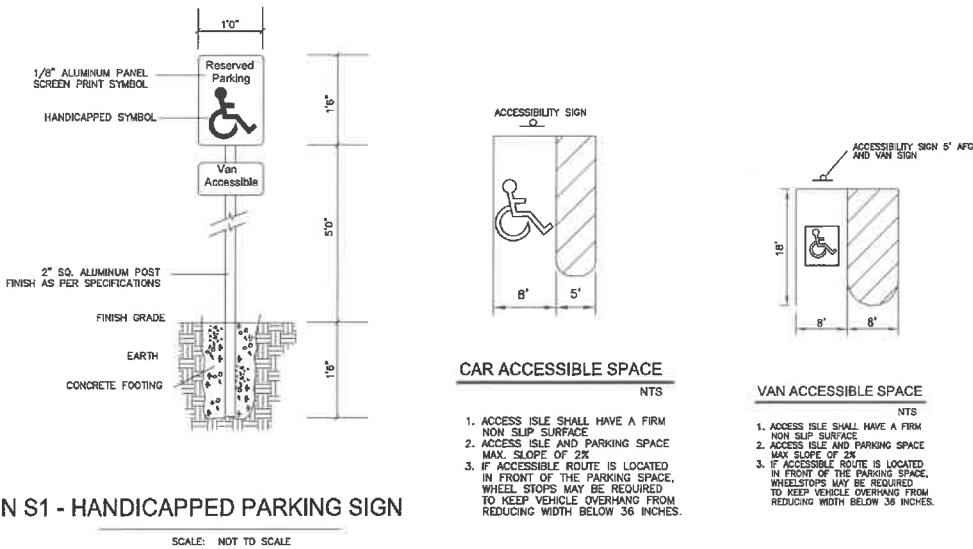
LEGEND

○	CATCH BASIN	○	PROpane TANK
●	CLEAN OUT	—SF	SILT FENCE, STRAW WATTLE
+	WET LAND FLAG	—WB	WETLAND BUFFER
+	GUY ANCHOR	—	PROPERTY LINE
+	HYDRANT	—	FENCE LINE
+	IRON PIN FOUND	—	TREELINE
+	MONUMENT FOUND	VGC	VERTICAL GRANITE CURB
+	SIGN	SGC	SLOPED GRANITE CURB
+	UTILITY POLE	TD	TIP DOWN CURB
+	WATER VALVE	CPP	CORRUGATED PLASTIC PIPE
—	EDGE OF WATER	PCPP	PERFORATED CORRUGATED PLASTIC PIPE
—W	WATER LINE	SSWL	SINGLE SOLID WHITE LINE
—S	SEWER LINE	CS	CURB STOP
—E	ELECTRIC, TV, TELEPHONE	@GV	GATE VALVE
—GAS	GAS LINE	TF	SOILS TEST PIT
—	EXISTING GRADE		
—	PROPOSED GRADE		
—D	DRAIN LINE		
—	STONE CHECK DAM		

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
W4	10	W4	SINGLE	GWC-AF-01-LED-E1-SL4-600

PARKING LOT WALKWAY:
 AVERAGE LEVEL = 1.13 Fc
 U RATIO = 0.28 Fc



A.D.A. ACCESSIBILITY NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH DEPARTMENT OF JUSTICE 28 CFR PART 36, A.D.A. STANDARDS FOR ACCESSIBLE DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

PARKING SPACES AND ACCESS AISLES:

1. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION.
2. MINIMUM PARKING SPACE WIDTH SHALL BE 8 FT.
3. MINIMUM ACCESS AISLE WIDTH SHALL BE 5 FT (8 FT. FOR VAN ACCESSIBLE SPACES).
4. ACCESSIBLE SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL BE FURTHER DESIGNATED AS SUCH BY APPROPRIATE SIGNAGE.

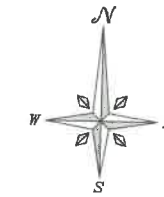
ACCESSIBLE ROUTES:

5. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, A.D.A. PARKING, PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO AN A.D.A. BUILDING ENTRANCE.
6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT A.D.A. ACCESSIBLE BUILDINGS, ACCESSIBLE ELEMENTS AND FACILITIES (MAILBOXES, TRASH RECEPTACLES, COMMON AREAS), AND A.D.A. PARKING THAT ARE ON THE SAME SITE.
7. MAXIMUM SLOPE OF SURFACES ADJACENT TO AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%).
8. CURB RAMP FLARES SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
9. MAXIMUM CROSS-SLOPE ALONG ANY PORTION OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 (2%).
10. TRANSITIONS FROM RAMPS AND WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

RAMPS:

11. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
12. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP.
13. MAXIMUM SLOPE OF ANY RAMP SHALL BE 1:12 (8.33%).
14. MAXIMUM RISE OF ANY RAMP SHALL BE 30 IN. ANY RAMP HAVING A RISE GREATER THAN OR EQUAL TO 6 IN. SHALL HAVE AT LEAST ONE HANDRAIL.
15. RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP. LANDINGS SHALL BE AS WIDE AS THE RAMP AND AT LEAST 60 IN. LONG.
16. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

IN THE EVENT THAT THESE REQUIREMENTS CONFLICT WITH DESIGN PLANS, OR IF FIELD CONDITIONS RENDER THESE UNATTAINABLE, CONTACT THE ARCHITECT AND/OR ENGINEER PRIOR TO BEGINNING WORK.



REVISIONS:

APRIL 13, 20
STAFF COMMENTS

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PROJECT:

OUTDOOR PAVILION
BLANCH & BLADE
BREWERY
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KEENE, NH 03431

DETAIL

PLAN

SCALE: AS NOTED

DATE: MARCH 20, 2020

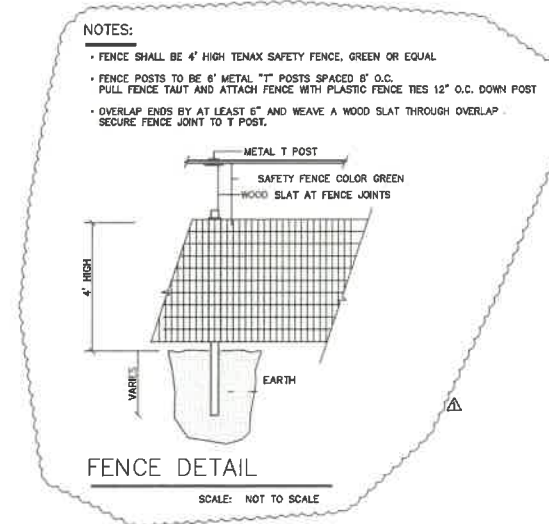
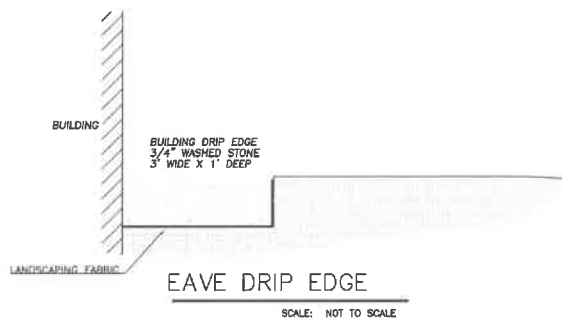
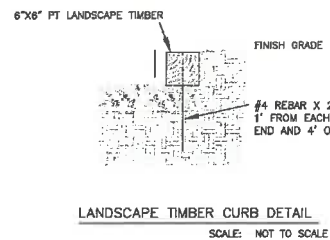
SHEET: 5

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CALL DIG-SAFE, AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE THE START OF EXCAVATION.
2. THE CONTRACTOR IS EXPECTED TO BE AWARE OF AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS.
3. ALL TRENCHING, EXCAVATION, SHEETING, SHORING, ETC. SHALL COMPLY WITH THE MOST CURRENT OSHA REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THAT SHOWN ON THE PLAN(S). THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLAN(S) UNLESS SO AUTHORIZED BY THE ENGINEER.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SITE PLANS AND SPECIFICATIONS PROVIDED OR IN ACCORDANCE WITH NH DEP'T OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
6. IN CASE OF CONFLICTS, THE MOST STRINGENT INTERPRETATION OF THE PLANS, SPECIFICATIONS, LOCAL OR STATE REGULATIONS, OR PERMIT CONDITIONS SHALL APPLY. THE ENGINEER SHALL BE THE DETERMINANT AS TO WHAT APPLIES.
7. ALL KNOWN SUBSURFACE UTILITIES AND STRUCTURES HAVE BEEN INDICATED ON THE PLAN(S) AS ACCURATELY AS POSSIBLE. THE EXACT LOCATION MAY VARY AND THE CONTRACTOR IS CAUTIONED TO PROCEED WITH CARE.
8. CONTRACTOR SHALL VERIFY ALL BENCH MARKS, INVERTS, PIPES AND STRUCTURES ELEVATIONS PRIOR TO START OF WORK. IMMEDIATELY NOTIFY THE ENGINEER IF THE FIELD INFORMATION DOES NOT MATCH PLAN INFORMATION.
9. THE OWNER WILL PROVIDE BENCH MARKS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL OTHER LAYOUT.
10. CONTRACTOR SHALL PROVIDE A FULL SET OF AS-BUILT DRAWINGS TO THE OWNER WITH SWING TIES OR COORDINATES, LOCATING ALL STRUCTURES, PIPES, ETC. THE AS-BUILTS SHALL INDICATE MATERIALS, PIPE LENGTHS INSTALLED, ALL INVERTS, AND ALL STRUCTURE ELEVATIONS. ACCEPTANCE OF THE WORK IS SUBJECT TO ACCEPTANCE OF THE AS-BUILTS BY THE ENGINEER AND OWNER.
11. MONUMENTATION THAT HAS BEEN DISTURBED SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT NO COST TO THE OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DE-WATERING AT NO ADDITIONAL COST TO THE OWNER.
13. ALL SURFACES SHALL BE GRADED TO DRAIN.
14. THE CONTRACTOR SHALL RESTORE ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION OR BETTER. ALL NEW AND EXISTING PIPES AND STRUCTURES SHALL BE CLEANED. ALL DAMAGED VEGETATION SHALL BE REPLACED.

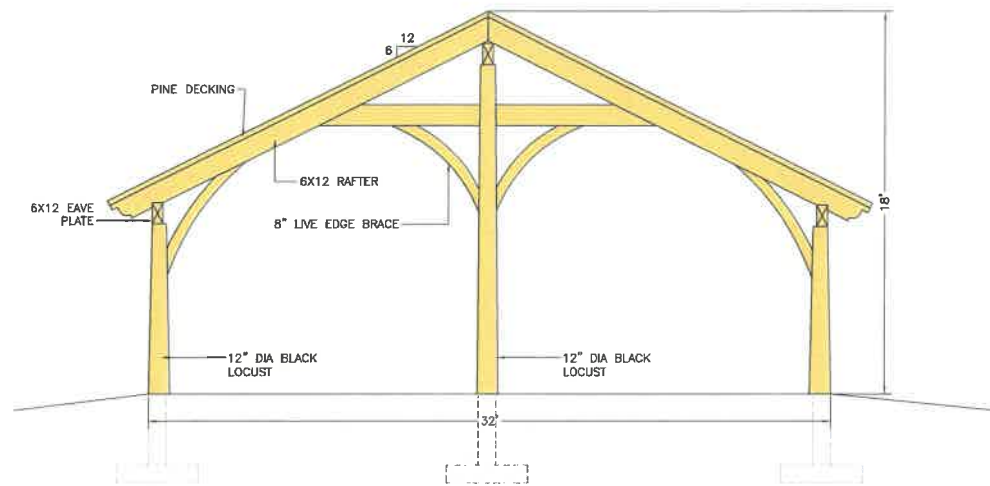
PROJECT SPECIFIC NOTES:

1. THE WORK AREA IS A FORMER MUNICIPAL LANDFILL. ANY LANDFILL MATERIAL EXCAVATED SHALL BE DISPOSED OF ACCORDING TO EPA REGULATIONS AND STATE LAW.
2. ALL AREAS TO BE VEGETATED SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED OR MULCH. IF PLANS OR SPECIFICATIONS HAVE CONFLICTING DEPTHS OF LOAM, 6" OF LOAM SHALL BE THE PREVAILING DEPTH USED.
3. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
4. SEEDING OF ALL FINISHED AREAS SHALL BE COMPLETED NOT MORE THAN 72 HOURS AFTER FINISH GRADING.
5. STABILIZATION OF ALL WORK AREAS SHALL BE COMPLETED NOT MORE THAN 45 DAYS FOLLOWING THE START OF WORK.
6. ALL NEW EXTERIOR LIGHTS SHALL BE SHIELDED TO PROTECT AGAINST ADDED LIGHT POLLUTION.
7. STABILIZE ALL DRAINAGE SWALES PRIOR TO DIRECTING RUNOFF TO THEM.

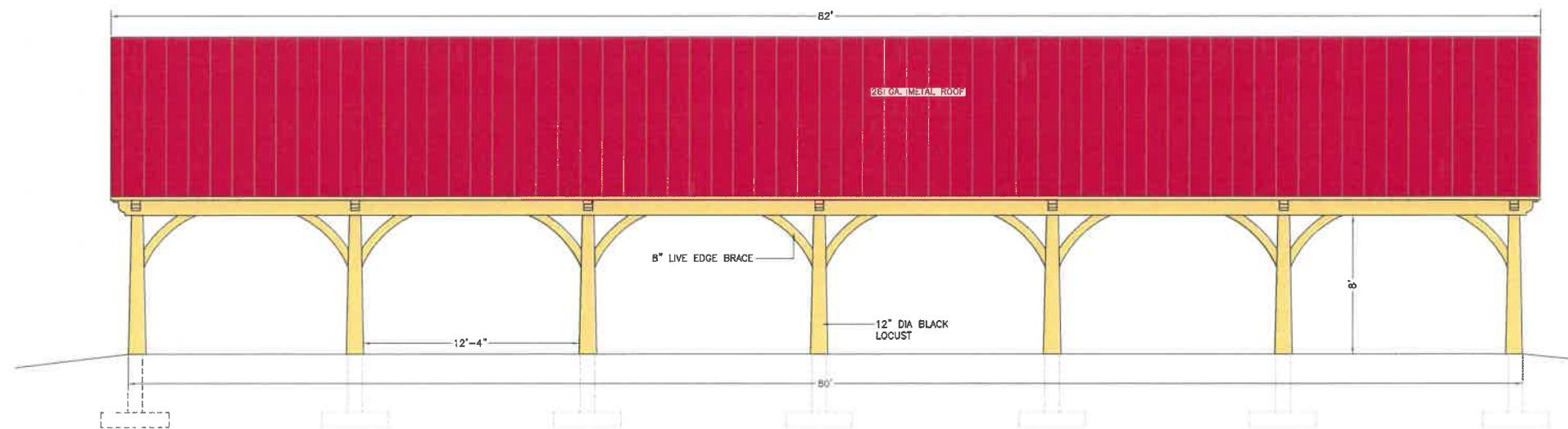


LEGEND

<ul style="list-style-type: none"> ⊕ CATCH BASIN ⊙ CLEAN OUT ▲ WET LAND FLAG ⊕ DUY ANCHOR ⊕ HYDRANT ⊕ IRON PIN FOUND ⊕ MONUMENT FOUND ⊕ SIGN ⊕ UTILITY POLE ⊕ WATER VALVE --- EDGE OF WATER --- W WATER LINE --- S SEWER LINE --- E ELECTRIC, TV, TELEPHONE --- GAS GAS LINE --- EXISTING GRADE --- PROPOSED GRADE --- D DRAIN LINE ⊕ STONE CHECK DAM 	<ul style="list-style-type: none"> ○ PROPANE TANK --- SF SILT FENCE, STRAW WATTLE --- WB WETLAND BUFFER --- PROPERTY LINE --- FENCE LINE --- TRELLIS VGC VERTICAL GRANITE CURB SGC SLOPED GRANITE CURB TD TIP DOWN CURB CPP CORRUGATED PLASTIC PIPE PCPP PERFORATED CORRUGATED PLASTIC PIPE SSWL SINGLE SOLID WHITE LINE CS CURB STOP ⊕GV GATE VALVE ⊕ TP# SOILS TEST PIT
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EAST & WEST ELEVATION



NORTH & SOUTH ELEVATIONS

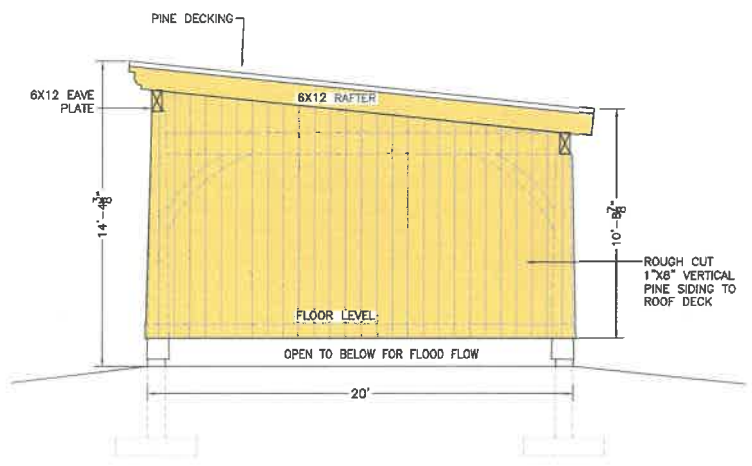
OPEN PAVILION & STAGE
 BRANCH & BLADE BREWING
 17 BRADCO ROAD
 KEENE, NH 03431

PAVILION
 ELEVATIONS

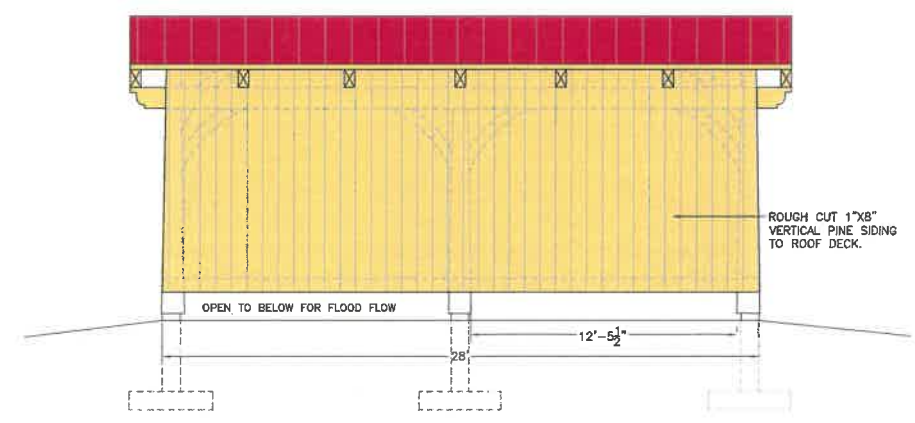
DATE: MARCH 20, 2020

SCALE: 1/4" = 1'

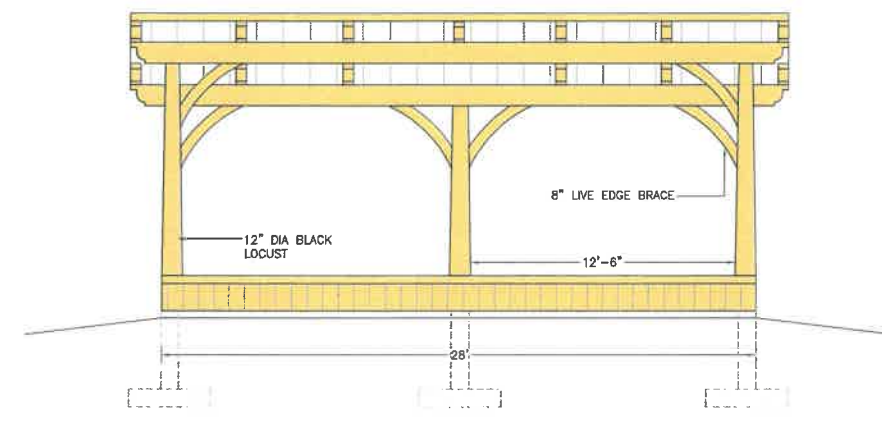
A-1



EAST & WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

OPEN PAVILION & STAGE
 BRANCH & BLADE BREWING
 17 BRADCO ROAD
 KEENE, NH 03431

STAGE
 ELEVATIONS

DATE: MARCH 20, 2020

SCALE: 1/4" = 1'

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