



City of Keene Planning Board

AGENDA - AMENDED

Monday, July 24, 2023

6:30 PM

City Hall, 2nd Floor Council Chambers

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – June 26, 2023
- III. **Final Vote on Conditional Approvals**
- IV. **Extension Requests**
 1. **SPR-790, Modification #1 – Site Plan – 7 Krif Ct** – Applicant Keach-Nordstrom Associates Inc., on behalf of owner Summit Packaging Systems LLC, requests an extension to the deadline to satisfy the precedent conditions of approval for the site plan, SPR-790 Modification #1, for the proposed construction of an ~6,400 sf addition to the existing building and associated site modifications on the property at 7 Krif Ct (TMP #118-002-000). The parcel is 1.98 ac and is located in the Industrial District.
- V. **Public Hearings**
 1. **S-05-23 – 2-lot Subdivision – 86 Nims Rd** – Applicant and owner Innisfree Rev. Living Trust proposes to subdivide the ~34.44 ac parcel at 86 Nims Rd (TMP #230-004-000) into two lots that are ~15.60 ac and ~18.84 ac. The parcel is located in the Rural District.
 2. **S-10-22 – 2-lot Subdivision & SWP-CUP-03-23 – Surface Water Protection Conditional Use Permit – 0 Old Walpole Rd** - Applicant Brickstone Land Use Consultants, on behalf of owner Keene Executive Homes LLC, proposes to subdivide the ~211 ac parcel at 0 Old Walpole Rd (TMP #211-010-000) into two lots that are ~5 ac and ~206 ac. A Conditional Use Permit is requested to install a driveway that will be partially located within the Surface Water Protection buffer. Waivers are requested from Sec. 25.10.5.B.2.b.iii & Sec. 25.10.5.B.2.c.ii of the Land Development Code regarding the requirement that updated plans showing the metes and bounds of the revised parcels be submitted. The parcel is located in the Rural District.
- VI. **Master Plan Update Discussion**
- VII. **Staff Updates**
- VIII. **New Business**
- IX. **Upcoming Dates of Interest**
 - Joint Committee of the Planning Board and PLD – August 14th, 6:30 PM
 - Planning Board Steering Committee – August 15th, 11:00 AM
 - Planning Board Site Visit – August 23rd, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – August 28th, 6:30 PM

1 **City of Keene**
2 **New Hampshire**

3
4
5 **PLANNING BOARD**
6 **MEETING MINUTES**
7

8 **Monday, June 26, 2023**

6:30 PM

**Council Chambers,
City Hall**

Members Present:

Harold Farrington, Chair
David Orgaz, Vice Chair
Mayor George S. Hansel
Councilor Michael Remy
Emily Lavigne-Bernier
Roberta Mastrogiovanni
Armando Rangel
Ryan Clancy
Randyn Markelon, Alternate
Kenneth Kost, Alternate

Staff Present:

Mari Brunner, Senior Planner
Evan Clements, Planner
Megan Fortson, Planning Technician

Members Not Present:

Gail Somers, Alternate
Tammy Adams, Alternate

9 **I) Call to Order – Roll Call**

10
11 Chair Farrington called the meeting to order at 6:30 PM and a roll call was taken.
12

13 **II) Minutes of Previous Meeting – May 22, 2023**

14
15 Chair Farrington offered the following corrections:
16 Line 214 amend the word “conversation” “*conservation*”
17 Line 552 amend the word “butter” to “abutter”
18 Line 852 add the word *interesting*
19

20 A motion was made by Mayor George Hansel that the Planning Board approve the May 22, 2023
21 meeting minutes as amended. The motion was seconded by Councilor Michael Remy and was
22 unanimously approved.
23
24
25

26 **III) Final Vote on Conditional Approvals**
27

28 Chair Farrington stated as a matter of practice, the Board will now issue a final vote on all
29 conditionally approved plans after all of the “conditions precedent” have been met.

30 This final vote will be the final approval and will start the 30-day appeal clock.

31 He asked staff whether there were any applications tonight that are ready for a final vote.
32

33 Ms. Brunner stated there were applications ready for a final vote tonight. The first one is a
34 boundary line adjustment S-02-23 between the properties located at 190 & 196 South Lincoln
35 Street. This application had four conditions precedent: Submittal of the required number of
36 copies; Owner’s signature appears on the plan; Submittal a check to cover the cost of recording
37 the plans; Inspection of lot monuments by the Public Works Director. Ms. Brunner stated all
38 these conditions have been satisfied and the applicant is looking for final approval.
39

40 Ms. Lavigne-Bernier asked to be recused from voting on this item, noting that she has a conflict
41 of interest as an owner of one of the subject properties.
42

43 A motion was made by Mayor George Hansel that the Planning Board issue final site plan
44 approval for S-02-23 boundary line adjustment. The motion was seconded by Councilor Michael
45 Remy and carried on a unanimous vote. Emily Lavigne-Bernier did not participate in the vote.
46

47 The second item is the site plan application for Covenant Living of Keene – SPR-11-16,
48 Modification # 10 for properties at 95, 100, and 118 Wyman Road. Ms. Brunner indicated this
49 came before the Board more than six months ago for modifications to the walkways and
50 landscaping on the site. There were four conditions precedent but one of them took some time
51 because it required getting a license from City Council to place infrastructure within the public
52 right of way. Ms. Brunner indicated all conditions have been met, which include: Owner's
53 signature on the plan; Submittal of the required numbers of copies, and conditions 3 and 4 were
54 met through the same action which was to get the license from City Council and that license
55 documentation includes written acknowledgement that the proposed pedestrian improvements do
56 not serve the general public and will not be maintained by the City. All conditions have been
57 met.
58

59 A motion was made by Mayor George Hansel that the Planning Board issue final site plan
60 approval for SPR-16, Modification #10. The motion was seconded by Councilor Michael Remy
61 and was unanimously approved.
62

63 **IV) Review of Developments of Regional Impact**
64

65 The Chair indicated this item was moved up on the agenda as this item will have an impact on
66 the rest of the items on the agenda and asked for staff comments.
67

68 Ms. Brunner stated this item came up at the NHPA - New Hampshire Planners Association
69 Spring meeting. Staff was in attendance during the legislative session and heard an update on a
70 recent Supreme Court decision. She indicated the actual Supreme Court decision is not the issue.

71 The issue was that staff became aware of the fact that reviewing and making a determination on
72 developments of regional impact is a requirement under state law. If it is not done and an
73 approval is later challenged and is discovered the development had regional impact and the
74 Board did not follow the correct process – this could become an issue later on. Hence, staff is
75 recommending as a matter of practice the Board start making a determination as to whether or
76 not any project that comes before the Board has regional impact. If staff sees something that they
77 think could be a development of regional impact, it will be referred to the Board right away so
78 the process can get started.

79

80 Ms. Brunner explained if the Board decides an item is a development of regional impact (DRI),
81 it means that the Board has now accorded abutter status to the Regional Planning Commission as
82 well as any affected municipalities. There are strict timeframes in state law that need to be
83 followed, including within five business days of the date when the determination of regional
84 impact was made, the City has to provide minutes of that meeting to the Regional Planning
85 Commission and the municipalities by certified mail and then within 14 days of the public
86 hearing the City has to send them notice of the public hearing by certified mail.

87

88 In terms of what is a development of regional impact, it is not very specific in the RSA. The
89 RSA provides some guidance. The RSA does say that Regional Planning Commissions can
90 publish guidance on that topic. Ms. Brunner stated she has not been able to find anything for
91 Southwest Region Planning Commission and has not had the opportunity to discuss this item
92 with the Commission. She noted, however, there is some guidance published by the Rockingham
93 Planning Commission as well as the Strafford Regional Planning Commission. What the RSA is
94 trying to provide is whether a large development near a municipal boundary could be impacting
95 another municipality in terms of water resources or other services, such as schools, solid waste
96 disposal facilities, or a proposal that will generate a large amount of traffic compared to what is
97 normally in that area etc. Ms. Brunner stated Regional Planning Commissions that have
98 published guidance have specific numbers that they have proposed as thresholds which this
99 Board could consider using. However, she added she is still hoping to hear back from Southwest
100 Region Planning Commission to see if they have specific guidance for our region.

101

102 Chair Farrington asked whether the Board will vote as to whether a project is a development of
103 regional impact. Ms. Brunner stated if there is a doubt or if someone raises a question then it
104 should be a vote and the language in the RSA says if there is doubt the Board should find it to be
105 a DRI.

106

107 Mr. Clements added the Supreme Court case in question is that because that Planning Board
108 deliberated the potential for the project to be a DRI; that was enough to meet the intent of the
109 RSA. Mr. Clements reiterated the reason this is an important issue is if a project gets appealed
110 and it gets determined it was a development of regional impact, then the Court can completely
111 void the approval and send it back to the beginning of the process.

112

113 Mr. Kost asked whether there will be added clarification of the six items outlined, which seem
114 vague. Ms. Brunner stated the only guidance the RSA provides is what is included in the Memo.

115 She added she does have a checklist prepared by Regional Planning Commissions in other parts
116 of the state but has not yet been able to find anything specific for our region and has not had the
117 opportunity to speak with anyone from Southwest Region Planning Commission yet.

118
119 Ms. Brunner went over some of the checklist items from the Rockingham Planning Commission
120 as follows:

121 *1. Does the development create significant new student population affecting a regional school*
122 *district? ___ Yes ___ No*

123
124 *2. Will the project generate more than 500 vehicle trips per day? ___Yes ___ No*

125
126 *3. Does the development provide the opportunity to create a more efficient road network for the*
127 *regional area or potentially affect regional travel patterns? ___ Yes ___ No*

128
129 She indicated there are approximately 12 questions and if the answer is yes to any of these
130 questions, then the proposed project has regional impact. The City does not have similar
131 guidance at this time and it would be up to the Board based on what the RSA says but added she
132 will also reach out to Southwest Region Planning Commission for more guidance.

133
134

135 **V) Continued Public Hearing**

136

137 1. SPR-967, Modification #7A – Site Plan – Railroad Land Parking Lot Landscaping
138 Modifications – 0 Cypress St - Applicant and owner Railroad Street Condominium Association
139 proposes to remove and replace seven trees with thirty-four shrubs on the property at 0 Cypress
140 St (TMP #574-041-000). The site is 5.54 ac and is located in the Downtown Core District.

141

142 A. Public Hearing

143

144 Mr. Keith Thibault of Southwestern Community Services (SCS) who manages the Railroad
145 Street Condominium addressed the Board and stated he was before the Board last month to
146 discuss replacing some plantings with a different species on one of their islands. He indicated
147 they had discussed this item with some professionals in the field. Given the size of the island and
148 the location of the island, the trees are having a difficult time “keeping their feet wet”. There are
149 seven trees that have failed in this location and there is no way to get additional water to this
150 location. Mr. Thibault stated their request is to replace these seven trees with what has thrived in
151 the location; Dwarf Inkberry. This plant will provide a nice cover and color for the area.

152

153 Vice-Chair Orgaz asked whether the stumps of the trees will be removed. Mr. Thibault answered
154 in the affirmative.

155

156 The Chair asked for staff comments.

157

158 Ms. Brunner stated staff does not have much to add to what the applicant has stated. Staff was
159 waiting for the applicant to make their final decision.

160

161 The Chairman asked for public comments next. With no comments from the public, the public
162 hearing was closed.

163

164 B. Board Discussion and Action

165

166 A motion was made by Mayor George Hansel that the Planning Board approve SPR-967,
167 Modification #7A as shown on the plan identified as “Proposed Plantings, SCS Railroad St.
168 Condo, Southwestern Community Services, 63 Community Way, Keene, NH” prepared by SVE
169 Associates at a scale of 1 inch = 10 feet on March 24, 2023 and last revised on April 28, 2023,
170 with the following conditions precedent prior to final approval and signature by the Planning
171 Board Chair:

172

1. 1. Owner’s signature appears on the final plan.

173

2. 2. Submittal of five full-size paper copies and one digital copy of the final plan.

174

3. 3. Submittal of a security to cover the cost of landscaping in a form and amount acceptable
175 to the Community Development Director or their designee.”

176

177 The motion was seconded by Councilor Michael Remy and was unanimously approved.

178

179 Councilor Remy noted there was no regional impact from this development. Ms. Brunner agreed
180 that staff did not feel there was any regional impact from this project.

181

182 VI. Boundary Line Adjustment

183

1. S-04-23 – Boundary Line Adjustment – 26 Prospect St & 361 Court St – Applicant James
184 Knight, on behalf of owners James & Anne Knight & 361 Court St LLC, proposes a boundary
185 line adjustment between the properties at 26 Prospect St & 361 Court St (TMP #s 537-057-000
186 & 537-056-000). This adjustment will result in the transfer of ~0.03 ac from the ~0.775 ac parcel
187 at 361 Court St to the ~0.305 ac lot at 26 Prospect St. Both properties are located in the Medium
188 Density District.

189

190 A. Board Determination of Completeness

191

192 Planner Evan Clements stated the applicant has requested exemptions from submitting a drainage
193 report, traffic analysis, soils analysis, and all other technical reports. Staff has determined that the
194 requested exemptions would have no bearing on the merits of the application and recommend
195 that the Board accept the application as complete.

196

197 A motion was made by Mayor George Hansel to accept Application S-04-23 as complete. The
198 motion was seconded by Councilor Michael Remy and was unanimously approved.

199

200 B. Public Hearing

201

202 Mr. James Knight and Ms. Anne Knight, applicants addressed the Board. Mr. Knight stated they
203 have had conversations with prior owners and the Board of Directors at Prospect Place in the
204 past and these individuals have not had any interest in their proposal. He indicated there are trees
205 on the neighbor’s boundary line that are impacting the safety of their home. He noted they have
206 spent nearly \$70,000 on roof work on their home and want to take down these trees because of

207 the structural condition of the trees. Mr. Knight indicated they have had conversations with
208 potential owners of the property who have been amiable to the proposal, but none of them ended
209 up purchasing the property. However, Ryan Gagne and his LLC have been amiable to this
210 transfer.

211
212 Mr. Knight stated nothing will be done to the property except for perhaps trimming brush and
213 upkeep of the property. No structures will be constructed on the property.

214
215 Ms. Knight stated the reason they are asking for this boundary line adjustment is because their
216 home was constructed in 1850 and at that time there were no regulations regarding lot size etc.
217 She noted at the western side of the property the boundary line is only five feet from their house;
218 the top of their hedges are going over the boundary line and hence the request to adjust the
219 boundary line. She added they are not asking for their property to be larger but a small
220 adjustment on that side of the property.

221
222 Staff comments were next. Mr. Clements stated the request is straight forward. The request is for
223 a boundary line adjustment with a transfer of a little under 1,500 square feet of property from
224 361 Court Street to 26 Prospect Street.

225
226 Mr. Clements went on to say after reviewing the application, staff have made a preliminary
227 evaluation that the proposed boundary line adjustment does not appear to have the potential for
228 “regional impact” as defined in RSA 36:55. The Board will need to make a final determination
229 as to whether or not the proposal, if approved, could have the potential for regional impact.

230
231 He added there is no development being proposed so the development standards don’t apply. Mr.
232 Clements stated there is an easement at the present time that is solely located on 361 Court Street
233 for a utility box which was owned by the telephone company; Consolidated Communications
234 might currently own the box. By moving the boundary line, the easement would be located on
235 both properties. This however does not impact the City and is an issue that would need to be
236 resolved between the property owners.

237
238 Mr. Clements reviewed the recommended conditions precedent as follows: Submittal of four (4)
239 full-sized paper copies, two (2) mylar copies, and a digital copy of the final plan; Owners’
240 signatures on the plan; \$51.00 made out to the City of Keene to cover the cost of recording the
241 final plat; City Engineer will need to inspect pins after they have been set.

242
243 Councilor Remy stated he agrees with staff that he does not see any regional impact from this
244 application.

245
246 The Chair asked for public comment.

247
248 Ms. Jane Miller from Consolidated Communications addressed the Board and indicated they
249 own the easement. She indicated she had checked with her legal department as to whether a new
250 easement would be required based on this adjustment, but they have indicated the current
251 easement would go along with the lay of the land and both property owners will be responsible

252 and added she has copies of documentation she could provide to the Knights and once the
253 adjustment is made an amended copy will be provided to them.

254
255 With no further comment from the public the Chair closed the public hearing.

256
257 **C. Board Discussion and Action**

258
259 A motion was made by Mayor George Hansel that the Planning Board approve S-04-23 for a
260 boundary line adjustment between the properties located at 361 Court St. (TMP# 537-056-000)
261 and 26 Prospect St. (TMP# 537-057-000) as shown on the plan identified as “Boundary Line
262 Adjustment Plan” prepared by David A. Mann Survey at a scale of 1” = 20’ dated August 31,
263 2022, with the following conditions precedent to final approval and signature by the Planning
264 Board Chair:

- 265 4. Submittal of four (4) full-sized paper copies, two (2) mylar copies, and a digital copy of the
266 final plan.
- 267 5. Owners’ signatures appear on the plan.
- 268 6. Submittal of a check in the amount of \$51.00 made out to the City of Keene to cover the
269 cost of recording the final plat.
- 270 7. Inspection of lot monuments by the Public Works Director or their designee following their
271 installation or the submittal of a security in an amount deemed satisfactory to the Public
272 Works Director to ensure that the monuments will be set.”

273
274 The motion was seconded by Councilor Michael Remy and was unanimously approved.

275
276 **VII. Staff Updates**

277
278 Ms. Brunner reminded the Board that the Master Plan update is coming up soon and staff will be
279 providing an update.

280
281 **VIII. New Business**

282
283 Councilor Remy asked whether regional impact needs to be addressed before Completeness due
284 to stacking clocks that might happen. Ms. Brunner stated this is something staff is looking at as
285 well and felt it could be done either way. However, state RSA does provide extra time to
286 consider regional impact (an extra 30 days). She added going forward, to avoid this issue if staff
287 feels an item could have regional impact it will be referred to the Planning Board right away for
288 a DRI determination. Ms. Brunner explained the deadline for a Planning Board meeting is six
289 weeks ahead of time, which will give staff enough time to get it on the Board agenda for the
290 earlier meeting. If it is determined to be a DRI, that will provide enough time to get all required
291 noticing done before the Planning Board meeting where the public hearing will be opened.

292
293 For projects where staff do not think an item is likely to have regional impact, it will move
294 forward following the usual process. However, there is always the extra time should the Board
295 disagree with staff.

296

297 Mayor Hansel felt until the Board has information as to what would constitute regional impact
298 locally, it can probably be done via consensus.
299

300 **IX. Upcoming Dates of Interest**

- 301 • Joint Committee of the Planning Board and PLD – July 10, 6:30 PM
- 302 • Planning Board Steering Committee – July 11, 11:00 AM
- 303 • Planning Board Site Visit – July 19, 8:00 AM – To Be Confirmed
- 304 • Planning Board Meeting – July 24, 6:30 PM

305

306 **VI) Adjournment**

307

308 There being no further business, Chair Farrington adjourned the meeting at 7:11 PM.

309

310 Respectfully submitted by,

311 Krishni Pahl, Minute Taker

312

313 Reviewed and edited by,

314 Mari Brunner, Senior Planner

July 11, 2023

City of Keene
Community Development Department
3 Washington Street
Keene, New Hampshire 03431

Subject: **SPR-790, Mod #1 – 7 Krif Court, Keene, NH
Conditional Approval – Extension Request 1
KNA Project No. 22-0308-3**

Dear Members of the Board,

On January 23, 2023, the Planning Board approved the Summit Packaging Building Addition Site Plan at 7 Krif Court, subject to the completion of conditions imposed during the Planning Board meeting. On behalf of Summit Packaging Systems, LLC, Keach-Nordstrom Associates, Inc. is requesting an extension on the Conditional Approval, SPR-790 Mod #1.

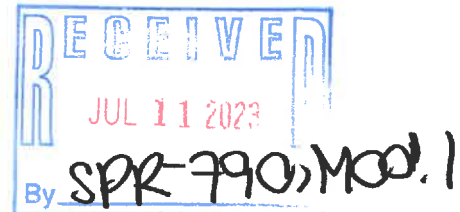
As the building design has progressed, initial estimated project costs had significantly increased due to the rising cost of construction materials. As such, Summit Packaging has not moved forward to meet the conditions of the approval, as adjustments to the budget and funding need to be completed in order to move forward with construction. As such, they are requesting an extension while determining how to move forward.

Thank you for your time and consideration. Should you have any questions prior to the next Planning Board meeting, please reach out to us.

Thank you,



Bridget E. Souza, EIT
Project Engineer
Keach Nordstrom Associates, Inc.



STAFF REPORT

S-05-23 – Subdivision – 2 Lot Subdivision – 86 Nims Rd

Request:

Applicant and owner Innisfree Rev. Living Trust proposes to subdivide the ~34.44 ac parcel at 86 Nims Rd (TMP #230-004-000) into two lots that are ~15.60 ac and ~18.84 ac. The parcel is located in the Rural District.

Background:

The subject property is an existing 34.2-acre parcel located on the east side of Nims Rd at the point where the road transitions from a class V to a class VI roadway and has frontage on both. Otter Brook Lake is located directly to the east. There is an existing garage/shed located on the northwest corner property. The property has historically been used for agricultural purposes and was most recently a Christmas tree farm. A flowage easement exists on the property to the benefit of the United States of America for the purposes "...to occasionally overflow, flood and submerge, as may be necessary as a result of the construction, maintenance, and operation of the Otter Brook Dam and Reservoir Project." The easement was dedicated as part of a Mortgage agreement executed in 1958.

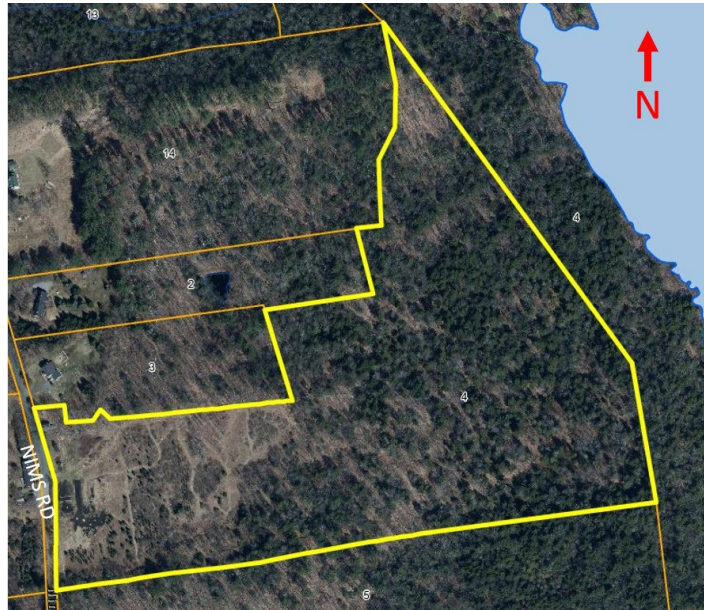


Fig 1: 86 Nims Rd

The applicant is proposing to subdivide the existing parcel into two separate lots. The lot with the shed will be 19 acres with approximately 278' of frontage on the class V road. The second lot will be 15.42 acres with 50' of frontage on the class V road and approximately 247' of frontage on the class VI road. Both lots will have sufficient frontage on a class V road to meet zoning.

Determination of Regional Impact:

After reviewing the application, staff have made a preliminary evaluation that the proposed subdivision does not appear to have the potential for "regional impact" as defined in RSA 36:55. The Board will need to make a final determination as to whether or not the proposal, if approved, could have the potential for regional impact.

Completeness:

The Applicant has requested exemptions from providing separate existing and proposed conditions plans, a wetland delineation shown on the existing conditions plan, a drainage analysis, a traffic analysis, and a soil analysis. Staff have determined that the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as "complete."

STAFF REPORT

Departmental Comments:

None

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

- 19.2.2 Character of Land for Subdivision: There appears to be sufficient land area near the road to support low density residential development. The existing property slopes away from the road with an average slope of approximately 11%. The property contains areas of precautionary and prohibitive slopes starting approximately 500' from the road. The 19-acre lot will have 23% of its total lot area classified as precautionary and 2.72% as prohibitive slopes. The 15.44-acre lot will have 29.5% of its total land area classified as precautionary and 4.26% as prohibitive slopes. It appears that this standard has been met.
- 19.2.4 Preservation of Existing Features: The applicant states in their narrative that no development is being proposed with this application. The front portion of the lots is characterized with gently sloping fields. Notes on the plan indicate that any future development shall comply with steep slope and surface water regulations. It appears that this standard has been met.
- 19.2.6 Special Flood Hazard Areas: All parcels associated with this application are outside of the 100-year floodplain. It appears that this standard does not apply.
- 19.2.7 Fire Protection and Water Supply: Note 7 on the plan states that any future building shall have adequate and approved fire protection installed. It appears that this standard has been met.
- 19.2.8 Utilities: Note 8 on the plan states that private well and sewer systems will be required for any future building. The proposed lots are over 5 acres, so DES subdivision approval is not required. It appears that this standard has been met.
- 20.2 Drainage and Stormwater Management: Note 2 on the plan states that any future development shall not result in increased volume or velocity of runoff onto adjacent properties or surface water bodies. It appears that this standard has been met.
- 20.3 Sediment & Erosion Control: Note 3 on the plan states that any future development shall be designed to prevent erosion and sedimentation during and subsequent to construction. It appears that this standard has been met.
- 20.9 Traffic & Access Management: Note 5 on the plan states that a Street Access permit shall be obtained prior to any construction. It appears that this standard has been met.

STAFF REPORT

20.11 Surface Waters & Wetlands: A wetland delineation was not conducted as part of the application, however, the applicant stated in their narrative that no surface waters were observed on the front portion of the lots. Note 4 on the plan states that all development will comply with all applicable wetland and surface water regulations. A condition of approval relating to the requirement to conduct a wetland delineation of a proposed future building area is recommended in the supplied motion.

Recommended Motion:

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

Approve S-05-23 as shown on the plan set identified as “2 Lot Subdivision Plan Existing & Proposed Conditions” prepared by Cardinal Surveying & Land Planning at a scale of 1” = 100’ dated June 16, 2023 with the following conditions:

1. **Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:**
 - A. **Owner’s signature appears on the plan.**
 - B. **Submittal of a revised plan set with the following changes:**
 - i. **The parcel identification number for the new lot be removed from the plan.**
 - C. **Inspection of lot monuments by the Public Works Director or their designee following their installation or the submittal of a security in an amount deemed satisfactory to the Public Works Director to ensure that the monuments will be set.**
 - D. **Submittal of four (4) full sized paper copies, two (2) mylar copies, and a digital copy of the final plan set.**
 - E. **Submittal of a check in the amount of \$51.00 made out to the City of Keene to cover recording fees.**
2. **Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:**
 - A. **Prior to the issuance of a building permit for a new residential dwelling, a wetland delineation shall be conducted by a licensed NH Soils Scientist and a plan showing the delineated wetlands and their buffer shall be submitted to the Community Development Department. If the delineation conducted reveals no wetlands in the building area, a letter with the licensed NH Soils Scientist’s stamp stating that no wetlands were found shall be submitted instead.**



City of Keene, NH Planning Board Subdivision Application

If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keeneh.gov

SECTION 1: PROJECT INFORMATION

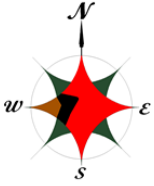
PROJECT NAME: 2 lot subdivision Lot 230-004-000	NUMBER OF LOTS PROPOSED: 2
PROJECT ADDRESS(ES): 86 Nims Road	

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER	APPLICANT
NAME/COMPANY: Innisfree Rev Living Trust Jacob & Nancy Weststrate	NAME/COMPANY: Cardinal Surveying & Land Planning
MAILING ADDRESS: 22 Winter Street, Peterborough, NH 03458	MAILING ADDRESS: PO Box 160 Sullivan, NH 03445
PHONE: 407 333-7780	PHONE: 603 209-1989
EMAIL: usnancyjack@gmail.com	EMAIL: wendy@cardinalsurveying.net
SIGNATURE: 	SIGNATURE:
PRINTED NAME: Jacob M. Weststrate Nancy C. Weststrate Trustees.	PRINTED NAME: Wendy S. Pelletier

AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:
---	----------------------

NAME/COMPANY: n/a	TAX MAP PARCEL #(s): 230 004 000 000 000
MAILING ADDRESS:	
PHONE:	
EMAIL:	PARCEL SIZE: 34.2 acres
SIGNATURE:	ZONING: Rural
PRINTED NAME:	PROJECT #: S-05-23
	DATE STAMP:



CARDINAL SURVEYING & LAND PLANNING

PO Box 160
Sullivan, NH 03445
(603) 209-1989
www.cardinalsurveying.net
Know Your Boundaries"

2 Lot Subdivision
Innisfree Rev Living Trust
Jacob and Nancy Weststrate
86 Nims Road
Keene, NH 03431

Project Narrative

TM 230-0040-000 is a 34.2 acre parcel in the Rural District. There is one garage/shed on the lot. The lot is at the end of the class V portion of Nims Road with some frontage on the class VI. With the exception of the garage in the northwest corner, this is a vacant lot previously used as a Christmas tree farm. The front half of the lot is fields and cultivated trees with the rear portion being forested. The lot is gently sloping away from the road with an average slope of 11.6%. There are areas of precautionary and prohibitive slopes at the rear of the property. No jurisdictional wetlands were observed on the front half of the lots away from the slopes.

The owners are proposing a 2 lot subdivision. The first lot, the lot with the shed will be 19.0 acres with 278'+- of frontage on the class V road. The second lot is 15.42 acres with 50' of class V frontage and 247'+- on the class VI. Both lots will have access from the class V road.

There is no change in use of the proposed lots at this time, therefore they are exempt from the Development Standards Section 20.1.3.A.

Article 19 Standards

- 19.2.1-Lots meet zoning requirements
- 19.2.2-Described above
- 19.2.3-Scattered and Premature development-Lots are not going to be developed at this time
- 19.2.4-Preservation of existing features-Lots are not going to be developed at this time
- 19.2.5-Monumentation-as shown on the plan to be set upon approval of the subdivision
- 19.2.6-Special Flood Hazard Area-Note 8 on plan
- 19.2.7-Fire Protection & Water Supply- Note 7 on plan under City of Keene Development Standards
- 19.2.8 Utilities-Note 8 on plan under City of Keene Development Standards

SOILS LEGEND

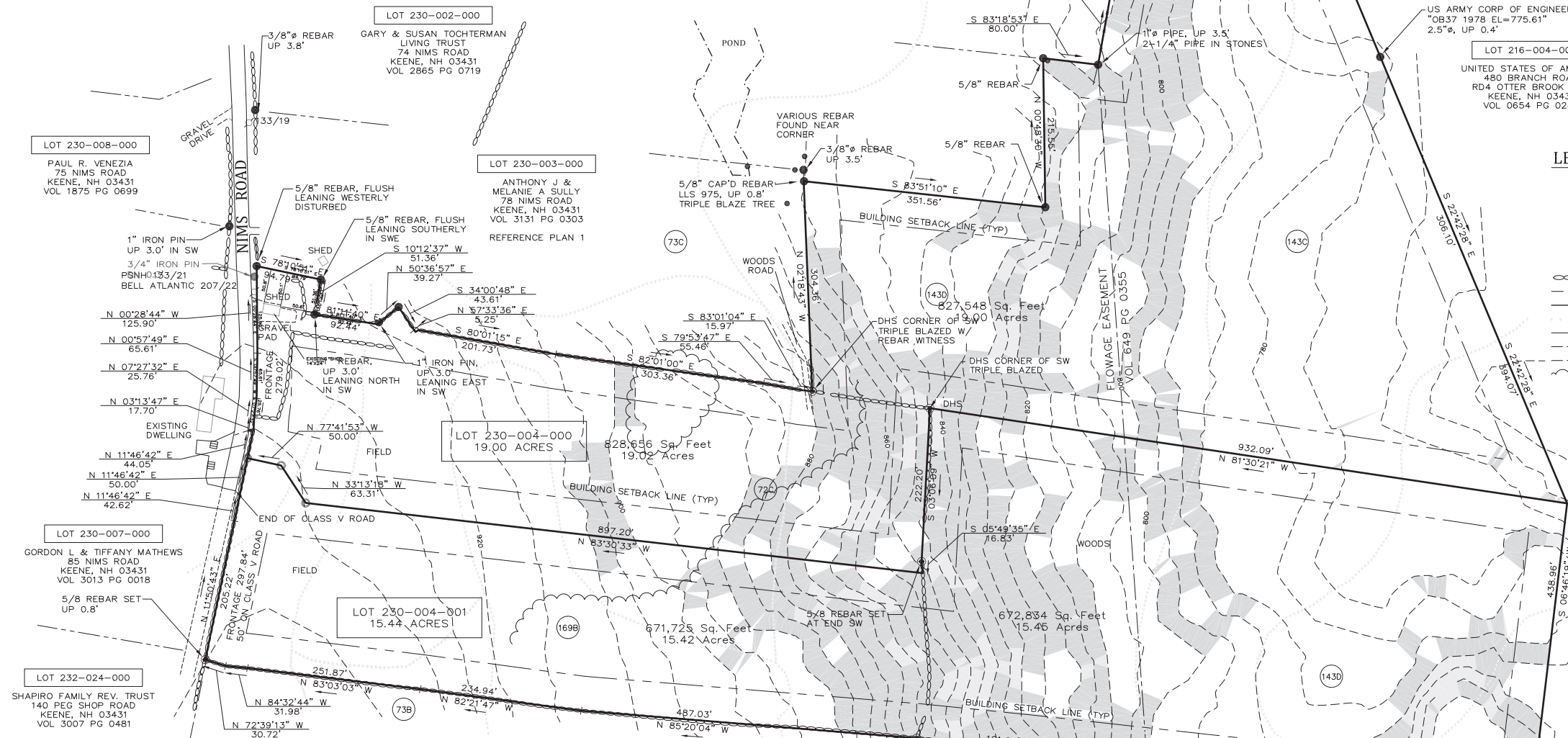
- 72C - BERKSHIRE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
- 73B - BERKSHIRE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
- 73C - BERKSHIRE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
- 143C - MONADNOCK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
- 143D - MONADNOCK FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY
- 169B - SUNAPEE FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
- 347B - LYME AND MOOSILAUKE SOILS, 0 TO 5 PERCENT SLOPES, VERY STONY



MAGNETIC 1017

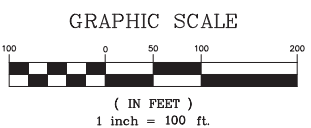
DISCLAIMERS

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OWNER CERTIFICATIONS
 WE, JACOB & NANCY WESTSTRATE, TRUSTEES OF THE INNISFREE REV. LIVING TRUST, CERTIFY THAT WE ARE THE OWNERS OF LOT 230-004-000, AND APPROVE OF THIS SUBDIVISION.

JACOB WESTSTRATE _____ DATE _____
 NANCY WESTSTRATE _____ DATE _____

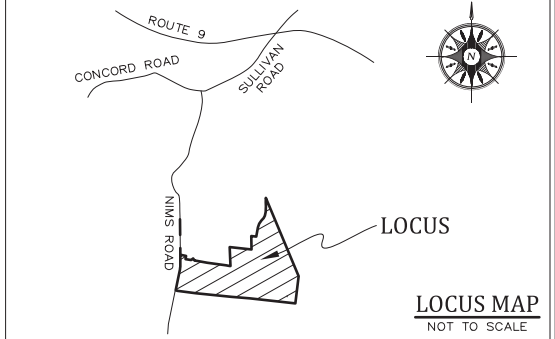


904-19-016-0100
 MICHAEL F & EILEEN SARSON
 36 NIMS ROAD
 KEENE, NH 03431
 VOL 3109 PG 0477

US ARMY CORP OF ENGINEERS DISK #0B38
 "0B38 1978 EL=775.70"
 3.5"Ø, UP 0.5'

LOT 230-014-000
 MICHAEL W & STEPHANIE L KOLODZIEJ
 62 NIMS ROAD
 KEENE, NH 03431
 VOL 3013 PG 0978

2023
 APPROVED AS A SUBDIVISION
 IN ACCORDANCE WITH THE PROVISIONS OF RSA 674,
 THE CITY OF KEENE PLANNING BOARD
 BY _____, CHAIRMAN



CITY OF KEENE DEVELOPMENT STANDARDS

- WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
- THE DEVELOPMENT OF A SITE SHALL NOT RESULT IN INCREASED VOLUME OR VELOCITY OF RUNOFF ONTO ADJACENT PROPERTIES OR SURFACE WATER BODIES IN ACCORDANCE WITH DRAINAGE & STORMWATER MANAGEMENT.
- EACH PROJECT SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION DURING AND SUBSEQUENT TO CONSTRUCTION IN ACCORDANCE WITH SEDIMENT & EROSION CONTROL.
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- A STREET ACCESS PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY CONSTRUCTION. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
- GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
- ANY FUTURE BUILDING SHALL HAVE AN ADEQUATE AND APPROVED FIRE PROTECTION SYSTEM INSTALLED.
- PRIVATE WELL AND SEWER SYSTEMS ARE REQUIRED FOR ANY FUTURE BUILDING.

US ARMY CORP OF ENGINEERS DISK #0B37
 "0B37 1978 EL=775.61"
 2.5"Ø, UP 0.4'

LOT 216-004-000
 UNITED STATES OF AMERICA
 480 BRANCH ROAD
 RD4 OTTER BROOK DAM
 KEENE, NH 03431
 VOL 0654 PG 0245

LEGEND

- - PIN FOUND
- - MONUMENT FOUND
- ⊙ - DRILL HOLE SET
- - REBAR SET
- - UTILITY POLE
- ⊕ - WELL
- ⊞ - CATCH BASIN
- - STONE WALL
- - - - - EXISTING CONTOUR LINE
- - - - - EDGE OF POND
- - - - - SOILS LINE
- - - - - EASEMENT LINE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - BUILDING SETBACK LINE
- - - - - TREELINE

NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 230-004-000 INTO 2 LOTS.
- OWNER OF RECORD:
 LOT 230-004-000
 INNISFREE REV. LIVING TRUST
 22 WINTER STREET
 PETERBOROUGH, NH 03458
 VOLUME 3060 PAGE 0438
- AREA OF LOT 230-004-000 BEFORE SUBDIVISION: 34.4± ACRES
- MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
- CURRENT ZONING: RURAL DISTRICT
 MIN. LOT AREA - 2 ACRES
 MIN. FRONTAGE - 50 FEET
 MIN. WIDTH AT BUILDING LINE - 200 FEET
 BUILDING SETBACKS:
 FRONT - 50 FEET
 SIDE - 50 FEET
 REAR - 50 FEET
- THE RIGHT OF WAY OF NIMS ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 3 RODS WIDE (49.5') BASED ON THE LAYOUT OF 1857 RECORDED IN VOLUME 1 PAGE 187 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- TOPOGRAPHY WAS OBTAINED FROM UNH GRANIT LIDAR DATA. CONTOUR INTERVAL IS 5 FEET.
- LOT 230-004-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- SOIL INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.

REFERENCE PLANS

- "PLAT OF WILLIAM H. COATES SUBDIVISION NIMS ROAD KEENE, N.H."; PREPARED BY THOMAS W. FLAVIN, JR.; DATED FEB. 3, 2001; REVISED THROUGH 4/17/01; SCALE 1"=100'; RECORDED AT CCRD C12-D06-0110.
- "3 LOT CONSERVATION RESIDENTIAL DEVELOPMENT, MAP 903-19-015-0000, 62 NIMS ROAD, KEENE, NH 03431"; PREPARED BY CARDINAL SURVEYING & LAND PLANNING; DATED JUNE 16, 2017; REVISED THROUGH 8/14/17; SCALE 1"=100'; ON FILE AT CARDINAL SURVEYING & LAND PLANNING.
- "TAX MAP 904 SECTION 19 LOT 16 SUBDIVISION PLAN ON LAND OF BRIAN A. HOULE 4 NIMS ROAD KEENE, NEW HAMPSHIRE 03431 PREPARED FOR EILEEN SARSON 153 BAKER STREET, KEENE, NEW HAMPSHIRE 03431"; PREPARED BY TF MORAN; DATED JULY 22, 1999; REVISED THROUGH 8/26/99; SCALE 1"=100'; RECORDED AT CCRD C12-D04-0072.
- "BOUNDARY SURVEY, OTTER BROOK LAKE, KEENE, NEW HAMPSHIRE"; PREPARED BY PARKER SURVEY ASSOC., INC.; DATED 4/3/90; RECORDED AT CCRD C11-D05-0456.
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SLOPE REPORT LOT 230-004-000

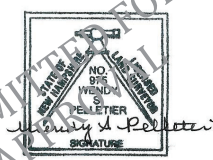
- 15 TO 25 - PRECAUTIONARY SLOPE 182,860 SF, 23% OF TOTAL LOT AREA
 - > 25 - PROHIBITIVE SLOPE 21,453 SF, 2.72% OF TOTAL LOT AREA
- LOT 230-004-001**
- 15 TO 25 - PRECAUTIONARY SLOPE 2185,608 SF, 29.5% OF TOTAL LOT AREA
 - > 25 - PROHIBITIVE SLOPE 26,769 SF, 4.26% OF TOTAL LOT AREA

PLAN SET

SHEET 1/2 100 SCALE EXISTING & PROPOSED CONDITIONS, NOTES, ABUTTERS TO REMAIN ON FILE AT THE KEENE COMMUNITY DEVELOPMENT OFFICE
 SHEET 2/2 100 SCALE SUBDIVISION TO BE RECORDED AT CCRD

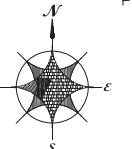
SURVEYOR'S CERTIFICATION

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.



NO.	DATE	REVISION	BY

2 LOT SUBDIVISION PLAN
EXISTING & PROPOSED CONDITIONS
 LOT 230-004-000
 86 NIMS ROAD
 KEENE, NH 03431
 DATE: JUN 16, 2023 SCALE: 1"=100'
 PREPARED FOR:
 JACOB M & NANCY WESTSTRATE
 &
 INNISFREE REV LIVING TRUST
CARDINAL SURVEYING & LAND PLANNING
 Sullivan, New Hampshire 03445
 (603) 269-1989



JOB NO: 785 SURVEY DATE: 06-23 FEB. 11/55

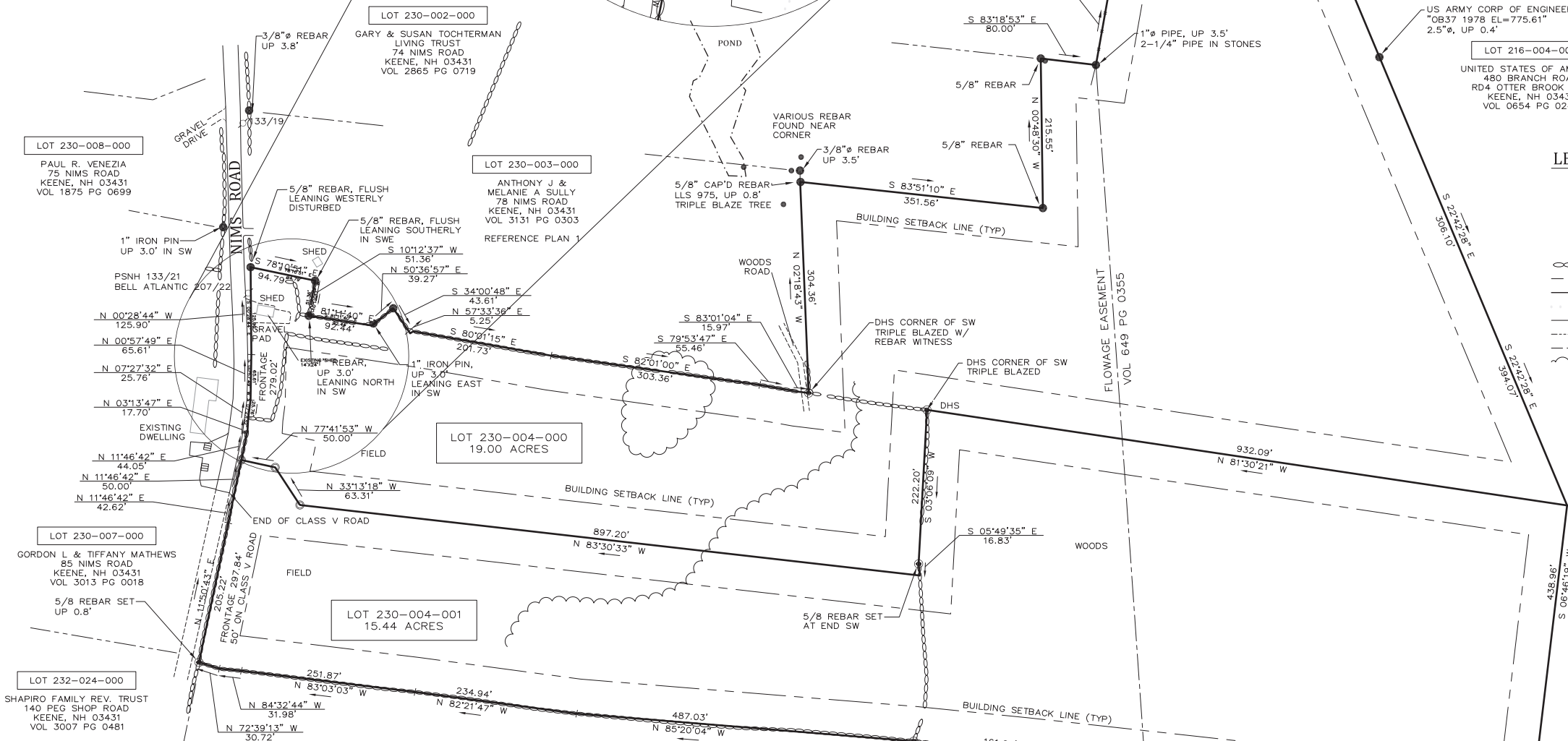
SUBMITTED FOR APPROVAL



MAGNETIC 2017

DISCLAIMERS

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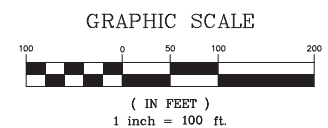


OWNER CERTIFICATIONS

WE, JACOB & NANCY WESTSTRATE, TRUSTEES OF THE INNISFREE REV. LIVING TRUST, CERTIFY THAT WE ARE THE OWNERS OF LOT 230-004-000, AND APPROVE OF THIS SUBDIVISION.

JACOB WESTSTRATE _____ DATE _____

NANCY WESTSTRATE _____ DATE _____



2023

APPROVED AS A SUBDIVISION

IN ACCORDANCE WITH THE PROVISIONS OF RSA 674,

THE CITY OF KEENE PLANNING BOARD

BY _____, CHAIRMAN

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8. PRIVATE WELL AND SEWER SYSTEMS ARE REQUIRED FOR ANY FUTURE BUILDING.

LEGEND

- - PIN FOUND
- - MONUMENT FOUND
- - REBAR SET
- ⊙ - UTILITY POLE
- ⊕ - WELL
- ⊞ - CATCH BASIN
- - STONE WALL
- - - - - EXISTING CONTOUR LINE
- - - - - EDGE OF POND
- - - - - SOILS LINE
- - - - - EASEMENT LINE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - BUILDING SETBACK LINE
- - - - - EDGE OF TREES

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 230-004-000 INTO 2 LOTS.
2. OWNER OF RECORD: LOT 230-004-000 INNISFREE REV. LIVING TRUST 22 WINTER STREET PETERBOROUGH, NH 03458 VOLUME 3060 PAGE 0438
3. AREA OF LOT 230-004-000 BEFORE SUBDIVISION: 34.4± ACRES
4. MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
5. CURRENT ZONING: RURAL DISTRICT
- MIN. LOT AREA - 2 ACRES
- MIN. FRONTAGE - 50 FEET
- MIN. WIDTH AT BUILDING LINE - 200 FEET
- BUILDING SETBACKS: FRONT - 50 FEET SIDE - 50 FEET REAR - 50 FEET
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7. TOPOGRAPHY WAS OBTAINED FROM UNH GRANIT LIDAR DATA. CONTOUR INTERVAL IS 5 FEET.
8. LOT 230-004-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
9. SOIL INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
10. NO JURISDICTIONAL WETLANDS WERE OBSERVED

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PLAN SET

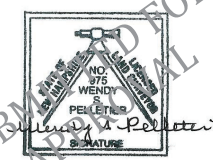
SHEET 1/2 100 SCALE EXISTING & PROPOSED CONDITIONS, NOTES, ABUTTERS TO REMAIN ON FILE AT THE KEENE COMMUNITY DEVELOPMENT OFFICE

SHEET 2/2 100 SCALE SUBDIVISION TO BE RECORDED AT CCRD

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



NO.	DATE	REVISION	BY

2 LOT SUBDIVISION PLAN

LOT 230-004-000
86 NIMS ROAD
KEENE, NH 03431

DATE: JUN 16, 2023 SCALE: 1"=100'

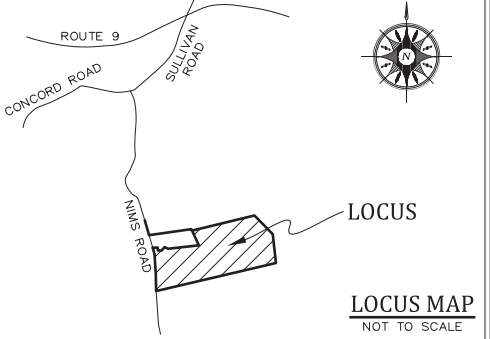
PREPARED FOR:

JACOB M & NANCY WESTSTRATE
&
INNISFREE REV LIVING TRUST

CARDINAL SURVEYING & LAND PLANNING
Sullivan, New Hampshire 03445
PH: (603) 209-1989

JOB NO: 785 SURVEY DATE: 06-23 FEB. 11/25

SHT 2/2



STAFF REPORT

S-10-22 & SWP-CUP-03-23 – 2-lot Subdivision & Surface Water CUP – 0 Old Walpole Rd

Request:

Applicant Brickstone Land Use Consultants, on behalf of owner Keene Executive Homes LLC, proposes to subdivide the ~211 ac parcel at 0 Old Walpole Rd (TMP #211-010-000) into two lots that are ~5 ac and ~206 ac. A Conditional Use Permit is requested to install a driveway that will be partially located within the Surface Water Protection buffer. Waivers are requested from Sec. 25.10.5.B.2.b.iii & Sec. 25.10.5.B.2.c.ii of the Land Development Code regarding the requirement that updated plans showing the metes and bounds of the revised parcels be submitted. The parcel is located in the Rural District.

Background:

The subject property is an existing 211.4 acre parcel located at 0 Old Walpole Rd. The property is located on the north side of the road between the Hilltop Dr and Abbott Rd intersections. The applicant proposes to subdivide a 5.10-acre residential building lot from the 211 acre parent parcel. The new lot will have 449.19 ft of road frontage on Old Walpole Rd and the remaining 206.3 acre lot will have 80.30 ft of frontage on Old Walpole Rd.

There is an intermittent stream and wetland system located near the new parcel's frontage. Creating a new site access for the new lot would require impact to the wetland system. In order to avoid the wetland impact, the applicant is proposing to utilize an existing woods road access that exists on the parent parcel and has been used historically to access the property for agricultural purposes. A dedicated common drive with a shared access and maintenance easement will allow for the construction of a driveway that avoids impacting the wetland system. The proposed driveway will branch into the new lot and provide access to the future building site. This new driveway will impact approximately 2,029 sf of surface water buffer. A Surface Water Conditional Use Permit has been submitted with this subdivision application, as required by section 11.6.1.A.2 of the Land Development Code.

The applicant has submitted a waiver request from Section 25.10.5.B.2.b.iii & Section 25.10.5.B.2.c.ii of the Land Development Code regarding the requirement that subdivision plans show the metes and bounds of all subject parcels. The request pertains to showing the metes and bounds of the ~211 acre parent parcel. While the application was noticed with this waiver request, this requirement is a submittal requirement and can be



Fig 1: 0 Old Walpole Rd - entire parcel



Fig 2: 0 Old Walpole Rd - proposal area

STAFF REPORT

handled as an exemption request related to completeness instead of a waiver request from the Planning Board.

Determination of Regional Impact:

After reviewing the application, staff have made a preliminary evaluation that the proposed subdivision does not appear to have the potential for “regional impact” as defined in RSA 36:55. The Board will need to make a final determination as to whether or not the proposal, if approved, could have the potential for regional impact.

Completeness:

The Applicant has requested exemptions from providing an existing conditions plan that shows the metes and bounds of the entire parent parcel, drainage report, landscaping plan, lighting plan, elevations, historic evaluation, screening analysis, architectural & visual appearance analysis, and a traffic analysis. Staff have determined that the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as “complete.”

Departmental Comments:

Engineering:

1. An important consideration for preventing water quality degradation will be controlling erosion of the driveway itself. With a significant length of the driveway at 15%, use of gravel surfacing will inevitably result in erosion of soil into the downstream surface water (directly in contradiction to the intent of the ordinance). We recommend that the PB include a condition of approval that the eventual driveway for the proposed parcel be paved.
2. We believe the proposed culvert and level spreader are allowable under the SWPOD, but additional information and/or conditions of approval are needed. The purpose of the SWPOD includes “Prevent[ing] water quality deterioration associated with stormwater runoff”. To achieve that goal, the proposed culvert and level spreader must be properly sized and designed. Since the subdivision plan does not include proposed grading for the building site, the contributing drainage area serviced by the culvert cannot be determined. The designer should provide their assumed drainage area and design calculations to support the sizing of the pipe flow based on the City’s 25-year design storm (Sec. 22.3.10). Similarly, the proposed level spreader should allow stormwater to be conveyed as sheetflow down the slope and prevent erosion. However, the sizing and construction details are not provided. The designer should provide details of the design in accordance with the New Hampshire Stormwater Manual. At the PB’s discretion, these details could be a condition precedent or delegated to staff.

STAFF REPORT

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

- 19.2.2 Character of Land for Subdivision: The proposed residential building lot is characterized by steep slopes and wetlands. Available building areas outside these site constraints are minimal and developing the lot without impacting site features will be challenging. The applicant states in their narrative that the subdivision plan demonstrates that the proposed lot has sufficient developable land to support a single-family dwelling with septic system and wellhead, which is permitted in the wetland buffer, without impacting these site features. The plan does not contemplate site impacts related to construction and site development. The Board will need to determine if this standard has been met.
- 19.2.3 Scattered or Premature Development: The applicant states in their narrative that the proposed subdivision is located in an area along Old Walpole Rd that is currently developed with low-density single-family residences. A new single-family residential building lot is keeping with the existing development pattern and will not contribute to an excessive expenditure of public funds or cause danger or injury to the health and safety of the public. It appears that this standard has been met.
- 19.2.4 Preservation of Existing Features: The applicant states in their narrative that no steep slopes are proposed to be impacted. The proposed driveway will encroach within the wetland buffer; however, mitigation is proposed through the application of a Surface Water Conditional Use Permit. The existing agricultural use of the parent parcel is not being impacted by this proposal. It appears that this standard has been met.
- 19.2.6 Special Flood Hazard Areas: All parcels associated with this application are outside of the 100-year floodplain. It appears that this standard does not apply.
- 19.2.7 Fire Protection and Water Supply: The applicant states in their narrative that the proposed driveway turnaround is of sufficient size to accommodate emergency vehicles. Future development of the site will have to meet all applicable fire and life safety codes. It appears that this standard has been met.
- 19.2.8 Utilities: The new residential building lot will be served by onsite well and septic. The proposed conditions plan depicts a 4k leech field area outside of the 75' wellhead protection radius. The new residential lot is over 5 acres in size and will not need DES subdivision approval. It appears that this standard has been met.
- 20.2 Drainage and Stormwater Management: To mitigate untreated runoff into the wetlands, a 12" culvert and level spreader are proposed at the steepest point of the driveway. These drainage structures will be located entirely on the new residential lot and the property owner will be responsible for their maintenance. The City Engineer has noted that these proposed structures are missing design details and installation information. The Board will need to determine if this standard has been met.
- 20.3 Sediment & Erosion Control: The driveway profile shows the installation of silt fencing around the proposed driveway and drainage structures to prevent runoff from silting into the adjacent wetlands. It appears that this standard has been met.

STAFF REPORT

- 20.9 Traffic & Access Management: The proposed new residential lot will utilize an existing site access point and common drive located along an old woods road. The driveway will be approximately 350 ft long and 10 ft wide. Approximately 150 ft of the driveway will be a common driveway and located on the parent parcel. A 25 ft wide access and maintenance easement is proposed from front to rear pin to accommodate access along the shared property line. A draft Warranty Deed for the easement has been sent to the City Attorney for review. The maximum proposed driveway grade will be 15%, which is the maximum grade allowed by City driveway standards. The driveway is not shown on the subdivision plat and a Street Access Permit will be required to construct the driveway. It appears that this standard has been met.
- 20.11 Surface Waters & Wetlands: The application includes a Surface Water Protection Conditional Use Permit as part of the proposal. The private driveway off the common driveway will impact 2,029 sf of surface water buffer in order to reach the potential building site. There are two areas of wetlands located on the new residential lot. The first wetland is located in the middle of the new lot, is approximately 11,600 sf in size and self-contained. The applicant states in their narrative that it is a pit and mound landform on a terrace between steep upslopes and downslope grades. The applicant notes that it has been subjected to human disturbance from previous agricultural operations. The second wetland is located along the frontage of the new lot and is part of a larger wetland system. The area of this wetland on the new lot is approximately 9,500 sf in size and is part of a larger system that is connected the Black Brook watershed via culverts under roads and driveways. A proposed subsequent condition of approval related to a Stormwater Management Plan being required prior to the issuance of a building permit in order ensure compliance with the CUP is included in the recommended motion.

The Planning Board shall issue a surface water protection conditional use permit for the activities described in Section 11.6.1, if it finds that all of the following criteria have been met:

1. The proposed use and/or activity cannot be located in a manner to avoid encroachment into the Surface Water Protection Overlay District.

The proposed location of the private driveway avoids direct impact to existing wetland systems located on the lot and utilizes existing buffer encroachments in order to minimize the new encroachment required to provide access to the building area of the lot.

2. Encroachment into the buffer area has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.

The proposed private driveway takes into account existing topographical conditions and is designed to minimize encroachment into the buffer. The required 10' driveway width reduces the area of the buffer to be impacted. The applicant intends to install stormwater management structures outside of the buffer to further reduce the impact to the buffer.

STAFF REPORT

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

The private driveway includes stormwater management structures that are designed to collect and reduce the velocity of runoff before the water drains to the wetland. This system will reduce adverse impacts to the wetland, however, additional information to ensure that the proposed system will be sufficient to capture runoff associated with the development of the site. The City Engineer noted that the driveway profile does not include proposed grading and other engineering elements required to install the driveway. Another recommendation from the City Engineer is to have the proposed driveway be paved in order to prevent the erosion and runoff that would be caused by a gravel driveway. A proposed subsequent condition of approval related to requiring that the driveway be paved is included in the recommended motion.

- 4. The surface water buffer area shall be left in a natural state to the maximum extent possible. The Planning Board may establish conditions of approval regarding the preservation of the buffer, including the extent to which trees, saplings and ground cover shall be preserved.**

The applicant is currently only proposing to impact the wetland buffer as needed to install the private driveway. The wetland buffer and wetland systems themselves have been historically disturbed due to the historically agricultural uses of the property. The Board may wish to discuss measures to limit future disturbance of the buffer due to residential activity.

Per Section 11.6.3.A of the LDC, the Surface Water Protection CUP Application has been referred to the Conservation Commission and will be reviewed at their meeting on July 17. Staff will share any recommendations from the Conservation Commission at the Planning Board meeting.

STAFF REPORT

Recommended Motion:

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

Approve S-10-22 & SWP-CUP-03-23 as shown on the plan set identified as “2 Lot Subdivision Keene Executive Homes, LLC” prepared by Cardinal Surveying & Land Planning at a scale of 1” = 50’ dated August 22, 2022 and last revised July 7, 2023 and the plan identified as “Proposed Driveway Old Walpole Road Keene, NH” prepared by Brickstone Land Use Consultants, LLC at a scale of 1”=20’ dated April 6, 2023 and last revised July 5, 2023 with the following conditions:

- 1. Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:**
 - A. Owner’s signature appear on the plan.**
 - B. Submittal of a revised plan set with the following changes:**
 - i. The parcel identification number for the new lot be removed from the plan.**
 - ii. A note added to the plan stating that a Street Access Permit shall be required for the new lot.**
 - iii. The proposed easement area be more clearly defined.**
 - C. Inspection of lot monuments by the Public Works Director or their designee following their installation or the submittal of a security in an amount deemed satisfactory to the Public Works Director to ensure that the monuments will be set.**
 - D. Submittal of four (4) full sized paper copies, two (2) mylar copies, and a digital copy of the final plan set.**
 - E. Submittal of a check in the amount of \$51.00 made out to the City of Keene to cover recording fees.**

- 2. Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:**
 - A. Prior to the issuance of a building permit for new residential development, a Stormwater Management Plan for the site, designed in accordance with the NH Stormwater Manual and Section 22.3.10 of the Land Development Code, and prepared by a Professional Engineer licensed in New Hampshire, shall be submitted for review and approval by the City Engineer.**
 - B. Prior to the issuance of a building permit for new residential development, a copy of the recorded Shared Access and Maintenance Warranty Deed shall be submitted to the Community Development Department.**
 - C. The portion of the shared driveway and the entire length of the private driveway for the new lot shall be paved.**





City of Keene, NH Planning Board Subdivision Application

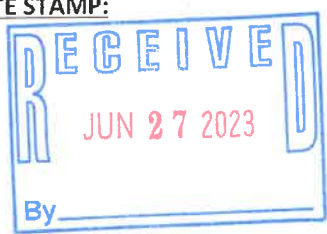
If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keeneh.gov

SECTION 1: PROJECT INFORMATION

PROJECT NAME: Old Walpole Road 2-Lot Subdivision	NUMBER OF LOTS PROPOSED: 2
PROJECT ADDRESS(ES): 0 Old Walpole Road (TMP: 211-010-000)	

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER	APPLICANT
NAME/COMPANY: Keene Executive Homes, LLC	NAME/COMPANY: Keene Executive Homes, LLC
MAILING ADDRESS: 7 Corporate Dr., Keene, NH 03431	MAILING ADDRESS: 7 Corporate Dr., Keene, NH 03431
PHONE: See Agent Info.	PHONE: See Agent Info.
EMAIL: See Agent Info.	EMAIL: See Agent Info.
SIGNATURE: 	SIGNATURE: 
PRINTED NAME: Bryan Granger, Duly Authorized	PRINTED NAME: Bryan Granger, Duly Authorized

AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:	
NAME/COMPANY: Brickstone Land Use Consultants, LLC	TAX MAP PARCEL #(s): all 010 000 000 000	DATE STAMP: 
MAILING ADDRESS: 185 Winchester St., Keene, NH 03431	-----	
PHONE: 603-357-0118	-----	
EMAIL: jphippard@ne.rr.com	PARCEL SIZE: 211.4 acres	
SIGNATURE: see signature on app. dated 6/16/23.	ZONING: Rural	By _____
PRINTED NAME: Jim Phippard, Duly Authorized	PROJECT #: S-10-22-B SWP-CVP-03-23	



City of Keene, NH

Surface Water Protection Conditional Use Permit (CUP) Application


If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keenenh.gov

SECTION 1: PROJECT INFORMATION

PROJECT NAME: Old Walpole Road 2-Lot Subdivision

PROJECT ADDRESS(ES): 0 Old Walpole Road (TMP: 211-010-000)

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER		APPLICANT	
NAME/COMPANY: Keene Executive Homes, LLC		NAME/COMPANY: Keene Executive Homes, LLC	
MAILING ADDRESS: 7 Corporate Dr., Keene, NH 03431		MAILING ADDRESS: 7 Corporate Dr., Keene, NH 03431	
PHONE: See Agent Info.		PHONE: See Agent Info.	
EMAIL: See Agent Info.		EMAIL: See Agent Info.	
SIGNATURE: 		SIGNATURE: 	
PRINTED NAME: Bryan Granger, Duly Authorized		PRINTED NAME: Bryan Granger, Duly Authorized	
AUTHORIZED AGENT (if different than Owner/Applicant)		FOR OFFICE USE ONLY:	
NAME/COMPANY: Brickstone Land Use Consultants, LLC		TAX MAP PARCEL #(s): 211 010 0000000000	
MAILING ADDRESS: 185 Winchester St., Keene, NH 03431		-----	
PHONE: 603-357-0118		PARCEL SIZE: 211.4 acres	DATE STAMP:
EMAIL: jphippard@ne.rr.com		ZONING DISTRICT: Rural	
SIGNATURE: see signature on app. dated 6/16/23.		PROJECT #: S-10-22 B	
PRINTED NAME: Jim Phippard, Duly Authorized		By _____	

SWP-CUP-03-23

**WRITTEN CONSENT OF THE SOLE MEMBER
OF
KEENE EXECUTIVE HOMES LLC**

Pursuant to the Delaware Limited Liability Company Act, C&S Wholesale Grocers, LLC, (fka C&S Wholesale Grocers, Inc.), being the sole member (“Member”) of Keene Executive Homes LLC, a Delaware limited liability company (the “Company”), hereby consents to and adopts to following resolutions:

WHEREAS, the Company desires to submit applications to the Keene Planning Board for a two-lot subdivision at 0 Old Walpole Road and for a Surface Water Protection Conditional Use Permit concerning the same property.

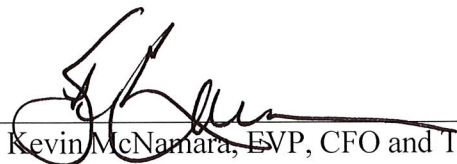
NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Member as follows:

RESOLVED, that the Member hereby authorizes and approves that Bryan T. Granger, Senior Vice President, Compliance and Administration and Assistant Secretary be authorized, empowered and directed to take any and all such actions and to execute and deliver any and all documents, agreements and instruments in connection with the transaction described in the foregoing resolution, to be necessary or appropriate and in the best interests of the Company.

RESOLVED, that all actions by Member, Bryan T. Granger in connection with the negotiation of the sale of the real property under the Agreement, including, but not limited to the execution of the Agreement, be, and the same hereby are, ratified, approved and confirmed in all respects as being in the best interest of the Company and its Member.

The undersigned has executed this Written Consent of the Sole Member of Keene Executive Homes LLC as of June 19, 2023.

C&S Wholesale Grocers, LLC

By:  _____
Kevin McNamara, EVP, CFO and Treasurer

Old Walpole Road 2-Lot Subdivision

0 Old Walpole Road, Keene, NH 03431 (TMP: 211-010-000)

DESCRIPTIVE NARRATIVE

The Applicant proposes to subdivide an existing 211.4-acre parcel at 0 Old Walpole Road (TMP#: 211-010-000) into a 5.10-acre lot and a 206.3-acre lot. The existing parcel is undeveloped and has historically been used for agriculture. The proposed 5.10-acre lot will have 449.19 feet of road frontage on Old Walpole Road. Although no development is proposed as part of this subdivision application, the Applicant intends to construct a single-family dwelling on this lot in the future. The remaining 206.3-acre lot will have ±80.30 feet of road frontage on Old Walpole Road and no development is proposed for this lot at this time.

An intermittent stream and wetlands are present along and near the existing parcel's frontage on Old Walpole Road. As such, there is no way to access a building site on the proposed lot without impacting wetland area or the associated 75' Surface Water Buffer. There is a pre-existing woods road/driveway off Old Walpole Road that provides access to agricultural fields on the existing lot. The Applicant intends to utilize a portion of this existing road to provide access into the proposed 5.10-acre lot. In accordance with Section 11.6.1.A.2 of the Land Development Code, the Applicant has submitted an application for a Surface Water Protection Conditional Use Permit to create a new lot that would require the disturbance or crossing of lands within the Surface Water Protection Overlay District.

The proposed driveway will be approximately 350 linear feet and will adhere to the City's driveway and street access standards. The maximum grade of the proposed driveway will be 15% and the width will be 10 ft. At the end of the driveway there will be a branch style turnaround. A 12" culvert and level spreader will be installed near the driveway's steepest grade to capture and direct stormwater runoff away from surface waters. The Applicant has submitted a draft access agreement for the portion of driveway that will be shared between the two lots.

Due to the size of the parcel, a waiver is requested from Section 25.10.5.B.2.b.iii and Section 25.10.5.B.2.c.ii of the Land Development Code, which require the boundaries of the existing and proposed lots to be displayed on the submitted plan set. The boundaries of the proposed 5.10-acre lot and the portion of the existing parcel most relevant to this application have been surveyed and are displayed on the plans. A locus map showing the approximate boundaries of the existing parcel is shown on the submitted existing conditions plan.

The proposed subdivision complies with the following subdivision standards in Section 19.2 and site development standards in Article 20 of the City of Keene Land Development Code. Exemptions are requested from the following Development Standards that are not applicable to this application as no new development is proposed at this time: sediment and erosion control; snow storage and removal, landscaping, screening, lighting, filling and excavation, noise, architecture and visual appearance.

I. Subdivision Standards

19.2.1 Lots - Each of the proposed lots will be substantially larger than 2 acres, which is the minimum lot size in the Rural District. In addition, each lot will have more than 50' of road frontage on Old Walpole Road, which is a Class V road.

19.2.2 Character of Land for Subdivision - The Subdivision Plan demonstrates that the proposed 5.10-acre lot has sufficient developable land area to support a single-family dwelling and septic system without impacting steep slopes, surface waters, or the 75' Surface Water Buffer. The Subdivision Plan shows a

well placed in the 75' Surface Water Buffer, which is a permitted use in the Surface Water Protection Overlay District (See Section 11.5.D of the Land Development Code).

A legally non-conforming woods road/driveway, which crosses surface waters, is present on the existing parcel off Old Walpole Road and is used to access agricultural fields. To minimize impacts to the Surface Water Protection Overlay District, the Applicant proposes to access the 5.10-acre lot using a portion of this existing driveway. However, a new driveway will be constructed off this existing driveway to access the interior of the proposed lot. A small portion (2,029 sq. ft.) of the 75' Surface Water Buffer will be impacted by the new section of driveway. A Surface Water Conditional Use Permit application has been submitted with this application.

19.2.3 Scattered or Premature Development - The proposed subdivision is in an area of Old Walpole Road that is currently developed with low-density single-family residences. The addition of one new house lot along this roadway will be in keeping with the existing development pattern and will not contribute to excessive expenditure of public funds or cause danger or injury to the health and safety of the public.

19.2.4 Preservation of Existing Features - No impacts to steep slopes are proposed. As noted earlier in this narrative, the proposed driveway will impact a small portion of the Surface Water Protection District and the Applicant has submitted a Surface Water Protection Conditional Use Permit application to address this proposed impact. The existing agricultural fields on the parcel will not be impacted by this proposal.

19.2.6 Special Flood Hazard Areas - The existing parcel is located outside of the 100-Year Floodplain.

19.2.7 Fire Protection and Water Supply - No new development is proposed at this time; however, a vehicular turnaround will be installed at the end of the driveway that will provide adequate turning radius for emergency equipment.

19.2.8 Utilities - Both of the proposed lots have sufficient land area to support a private septic system and well.

II. Site Development Standards

No new development is proposed as part of this application. Therefore, several of the City's Site Development Standards are not applicable to this proposal.

20.2 Drainage and Stormwater Management - The proposed driveway to the site will be designed so that stormwater runoff is directed into a level spreader from a 12" culvert at the steepest driveway section.

20.3 Sediment and Erosion Control - This standard is not applicable.

20.4 Snow Storage and Removal - This standard is not applicable.

20.5 Landscaping - This standard is not applicable.

20.6 Screening - This standard is not applicable.

20.7 Lighting - This standard is not applicable.

20.8 Sewer and Water - See response to Standard 19.2.8 above.

20.9 Traffic and Access Management - The proposal will have a de minimis impact on the traffic volume of Old Walpole as the proposed use of the 5.10-acre lot will be for a single-family residence and the remainder lot will remain undeveloped. The proposed gravel driveway will be approximately 350 linear feet and is designed in accordance with the City's driveway and street access standards. As noted earlier,

the proposal is to utilize a portion of the existing gravel woods road for the proposed driveway to avoid any new impacts to wetlands. The width of the driveway will be 10 ft. and there will be a branch turnaround at its terminus.

20.10 Filling and Excavation - This standard is not applicable.

20.11 Surface Waters and Wetlands - There are wetlands and an intermittent stream present on the existing parcel, which are displayed on the Subdivision Plan. As noted earlier in this narrative, the Applicant has submitted a Surface Water Protection Conditional Use Permit application along with this Subdivision Application to permit the creation of a new lot that would require the disturbance or crossing of lands within the Surface Water Protection Overlay District.

20.12 Hazardous and Toxic Materials - No hazardous or toxic materials are known to be present on the existing parcel.

20.13 Noise - This standard is not applicable.

20.14 Architecture and Visual Appearance - This standard is not applicable.

Surface Water Protection Conditional Use Permit for Proposed Old Walpole Rd. Subdivision

(TMP# 211-010-000)

NARRATIVE

The Applicant proposes to subdivide an existing, undeveloped 211.4-acre parcel at 0 Old Walpole Road (TMP#: 211-010-000) into a 5.10-acre lot and a 206.3-acre lot. Due to the presence of wetlands and an intermittent stream along or near the existing parcel's frontage on Old Walpole Road, it is not possible to access a buildable area of the lot without impacting wetlands or the associated 75' Surface Water Buffer. A legally non-conforming woods road/driveway, which crosses surface waters, is present on the existing parcel off Old Walpole Road and is used to access agricultural fields. To minimize surface water impacts, the Applicant proposes to access the 5.10-acre lot using a portion of this existing driveway. However, a new driveway will be constructed off this existing driveway to access the interior of the proposed lot. A small portion (2,029 sq. ft.) of the 75' Surface Water Buffer will be impacted by the new section of driveway. In accordance with Section 11.6.1.A.2 of the Land Development Code, a Surface Water Protection Conditional Use Permit (CUP) is required to create a new lot that would require the disturbance or crossing of lands within the Surface Water Protection Overlay District.

The proposed driveway will be approximately 350 linear feet from its origin at Old Walpole Road and will adhere to the City's driveway and street access standards. The maximum grade of the proposed driveway will be 15% and the width will be 10 ft. At the end of the driveway there will be a branch style turnaround. A 12" culvert and level spreader will be installed near the driveway's steepest grade to direct and capture stormwater runoff. The Applicant has submitted a draft access agreement for the portion of driveway that will be shared between the two lots.

Although no development is proposed as part of this subdivision application, the Applicant intends to construct a single-family dwelling on the proposed 5.10-acre lot in the future. No development is proposed on the remaining 206.3-acre lot at this time.

The Applicant has submitted a subdivision application together with this CUP application. This subdivision application provides a narrative describing how the proposed subdivision and driveway meet the City's Subdivision, Site Development, and Driveway/Street Access regulations.

The proposed subdivision complies with the following Surface Water Protection CUP Permit standards in Section 11.6.2 of the City of Keene Land Development Code. Exemptions are requested from the following plan sets / reports as no new development is proposed: landscaping plan, lighting plan, elevations, drainage report, traffic analysis, historic evaluation, screening analysis, and architectural and visual appearance analysis.

11.6.2.A. "The proposed use and/or activity cannot be located in a manner to avoid encroachment into the Surface Water Protection Overlay District."

As noted earlier in this document, surface waters (wetlands and an intermittent stream) and their associated 75' Surface Water Buffer are located along the majority of the existing 211.4-acre parcel's 529.40 feet of road frontage on Old Walpole Road. There are also wetlands and steep slopes on the parcel that limit where a building and driveway could be located on the site. As such, it is not possible to access a building site on the proposed lot without encroaching into the Surface Water Protection Overlay District.

The existing parcel has been used for agricultural purposes for many decades and access to the lot has been from a grandfathered woods road/driveway off Old Walpole Road, which crosses the Surface Water Protection Overlay District.

11.6.2.B. “Encroachment into the buffer area has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.”

To access the proposed 5.10-acre lot, the Applicant proposes a driveway layout that utilizes a portion of an existing road/driveway and has minimal impact to the 75’ Surface Water Buffer. The proposed driveway will impact 2,029 sq. ft. of the outer periphery of the Surface Water Buffer area. No impacts are proposed to surface waters/wetlands.

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

The proposed 5.10-acre lot will have ample land area to develop a single-family dwelling without impacts to the surface water resources on the site. The Subdivision Plan demonstrates that it is possible to locate a septic system and house on the proposed lot without impacting the Surface Water Protection Overlay District, steep slopes, or other sensitive site features. The Plan shows a well placed in the 75’ Surface Water Buffer, which is a permitted use in the Surface Water Protection Overlay District (See Section 11.5.D of the Land Development Code).

The proposed driveway will not exceed a 15% slope. At its steepest section, stormwater runoff will be directed away from the Surface Water Buffer into a level spreader from a 12” culvert. The culvert and level spreader will not be located in the Surface Water Protection Overlay District.

11.6.2.D. “The surface water buffer area shall be left in a natural state to the maximum extent possible. The Planning Board may establish conditions of approval regarding the preservation of the buffer, including the extent to which trees, saplings and ground cover shall be preserved.

- 1. Dead, diseased, unsafe, fallen or invasive trees, saplings, shrubs, or ground cover may be removed from the surface water buffer area.**
- 2. Tree stumps and their root systems shall be left intact in the ground, unless removal is specifically approved in conjunction with a surface water protection conditional use permit granted by the Planning Board. The stumps and root balls of exotic, invasive species may be removed by hand digging and/or hand cutting.**
- 3. Preservation of dead and living trees that provide dens and nesting places for wildlife is encouraged. Planting of native species of trees, shrubs, or ground cover that are beneficial to wildlife is encouraged.**
- 4. Where there has been disturbance or alteration of the surface water buffer during construction, revegetation with native species may be required by the Planning Board.”**

The proposed impacts to the 75’ Surface Water Buffer will be limited to the 2,029 sq. ft., for a portion of the proposed gravel driveway, which will be 10-feet wide. Some trees may need to be removed for the construction of the driveway and their stumps will be hauled offsite.

11.6.2.E. “The Planning Board may consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the surface water resource.”

- 1. The size, character, and quality of the surface water and the surface water buffer being encroached upon.**

There are two areas of wetlands on the proposed 5.10-acre parcel. One area is in the interior of the parcel and is approximately 11,600 sq. ft. It is a pit and mound landform on a terrace lying between steep upslope and downslope grades. It has been subject to human disturbance from clearing and farming in the past and there is some debris in the wetland.

The other wetland area is along the road frontage of the parcel and is part of a larger wetland complex. The area of wetland on the subject parcel is approximately 9,500 sq. ft. It is at the toe of slope of a hill to the north. It has been subject to human disturbance from clearing and farming in the past and there is some debris in the wetland.

2. The location and connectivity of the surface water in relation to other surface waters in the surrounding watershed.

The wetland area on the interior of the parcel is isolated.

The wetland area along the road frontage is part of a large complex connected by a series of culverts under roads and driveways to the Black Brook watershed.

3. The nature of the ecological and hydrological functions served by the surface water.

The wetland on the interior of the parcel serves to slow sheet flow from up slope and detain water before flowing down slope.

The wetland along the road frontage serves to slow sheet flow from up slope and detain water before out flowing to the next wetland area through a culvert. The wetland has a low gradient, traps sediment, and slows flood water.

4. The nature of the topography, slopes, soils, and vegetation in the surface water buffer.

The wetland on the interior of the parcel is situated on a slight terrace between two slopes. It is primarily vegetated by a tree stratum of Larch, Red Maple and Hemlock and an herb stratum of various wetland ferns. The Surface Water Buffer is located on the slopes up and down hill of the wetland. The vegetation is similar, with fewer ferns and more upland tree species.

The wetland along the road frontage is situated on a relatively level area between an upper slope and Wyman Road. It is primarily vegetated by a tree stratum of Red Maple and Hemlock, similar shrub stratum and an herb stratum of various wetland ferns. The Surface Water Buffer is located on slopes uphill and the road downhill. The vegetation is similar, with fewer ferns and more upland tree species in the buffer area.

5. The role of the surface water buffer in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.

The Surface Water Buffer appears to feed the wetland, which is on the interior of the parcel, on the uphill side and eventually disperse water on the downhill side.

The Surface Water Buffer appears to feed the wetland along the road frontage on the uphill side and eventually disperse water on the downhill side through the culvert.

6. The extent to which the surface water buffer serves as wildlife habitat or travel corridor.

The wetlands and Surface Water Buffers do not appear to be wildlife corridors or habitat.

7. The rate, timing and volume of stormwater runoff and its potential to influence water quality associated with the affected surface water or any associated downstream surface waters.

As noted earlier, stormwater runoff from the steepest section of driveway will be directed away from the Surface Water Buffer into a level spreader from a 12" culvert. The culvert and level spreader will not be located in the Surface Water Protection Overlay District.

8. The sensitivity of the surface water and the surface water buffer to disruption from changes in the grade or plant and animal habitat in the buffer zone.

As the wetland on the interior of the parcel is small, shallow, and isolated, grading or filling the wetland would eliminate the wetland area; however, no fill or grading of wetlands is proposed. Disturbance to the Surface Water Buffer areas will have little to no impact.

The wetland along the road frontage is small and shallow but is tied to other wetland areas. Grading or filling the wetland would eliminate the wetland area and cause flow to occur in other areas or over the road. However, no fill or grading of wetlands is proposed. Disturbance to the Surface Water Buffer areas will have little to no impact.

Old Walpole Road 2-Lot Subdivision
0 Old Walpole Road, Keene, NH 03431 (TMP: 211-010-000)

WAIVER REQUEST

Due to the size of the parcel, a waiver is requested from Section 25.10.5.B.2.b.iii and Section 25.10.5.B.2.c.ii of the Land Development Code, which require the boundaries of the existing and proposed lots to be displayed on the submitted plan set. Responses to the Waiver Criteria in Section 25.10.14.A of the Land Development Code are included below.

- *25.10.14.A.1 – “Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations;”*

The existing parcel is one of the largest parcels in Keene at 211.4 acres and a boundary survey of the entire parcel would be extremely costly. The boundaries of the parcel near Old Walpole Road and of the proposed 5.10-acre parcel have been mapped by a surveyor and are displayed on the proposed Subdivision Plan. In addition, a locus map showing the approximate boundaries of the existing parcel is shown on the submitted existing conditions plan.

- *25.10.14.A.2 – “Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment;...”*

As no new development or lots are proposed on the areas of the existing parcel that were not surveyed, there is no potential for the abutters, the community or the environmental to be adversely impacted by this waiver request.

- *25.10.14.A.3 – “Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant.”*

As noted above, the existing parcel is 211.4-acres, one of the largest in the City. It would be cost prohibitive for the Applicant to survey the all the parcel’s metes and bounds; specifically, those that are not in proximity to the proposed subdivision. The Applicant has provided surveyed boundaries for the areas of the existing parcel that are relevant to the proposed subdivision, and has displayed the surveyed boundaries of the proposed 5.10-acre lot.

ABUTTERS

LOT 207-004
WARREN A. & ARLIE M. MACKENZIE
139 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1273 PG. 0168

LOT 206-012
DARLING COURT COMMUNITY CENTER
PO BOX 1060
KEENE, NH 03431
VOL. 1673 PG. 0325

LOT 206-009
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83 DARLING ROAD
KEENE, NH 03431

LOT 211-029
DONNA C. & JOSEPH A. CALABRO
89 DARLING ROAD
KEENE, NH 03431
VOL. 2210 PG. 0801

LOT 211-028
THOMAS J. & HEATHER M. MINKLER
115 DARLING ROAD
KEENE, NH 03431
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121 DARLING ROAD
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175 DARLING ROAD
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LOT 211-020
JOHN & KAREN C. COLLENG
187 DARLING ROAD
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LOT 211-019
193 DARLING ROAD LLC
55 OLD BEDFORD ROAD
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DONALD P. & HILARY E. ASH
197 DARLING ROAD
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LOT 501-016
MITCHELL & BELINDA SCHADLER REV. TRUST
32 MOUNTAIN VIEW DRIVE
KEENE, NH 03431

LOT 503-006
JAMES A. CRAIG
141 OLD WALPOLE ROAD
KEENE, NH 03431
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LOT 503-005
MONARNOCK HABITAT FOR HUMANITY INC.
PO BOX 21
KEENE, NH 03431
VOL. 3163 PG. 0298

LOT 504-011
NICHOLAS LEONE IV
178 OLD WALPOLE ROAD
KEENE, NH 03431
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LOT 504-012
JOEL T. & LORI L. FLANDERS
184 OLD WALPOLE ROAD
KEENE, NH 03431
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LOT 211-001
NANCY A. LEGERE REV. TRUST
PO BOX 565
KEENE, NH 03431
VOL. 2986 PG. 0967

LOT 211-002
ANTONIO F. FAVARES
MICHELE R. DESROSIERS
208 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2788 PG. 0150

LOT 211-003
LOT 211-004
LUCAS RUSTEN
220 OLD WALPOLE RAD
KEENE, NH 03431
VOL. 3194 PG. 0299

LOT 211-005
CHARLES W. & DEBRA A. BEACH
232 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1118 PG. 0638

LOT 210-035
CONRAD A. & LINDA L. FISK
242-22 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 0853 PG. 0047

LOT 211-009
CHRISTOPHER J. & KRISTEN A. STROSHINE
203 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2957 PG. 0842

LOT 211-008
GEOFFREY R. RUCZKO
207 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2722 PG. 0776

LOT 211-007
KEENE EXECUTIVE HOMES LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOL. 2650 PG. 0393

LOT 211-006
JONATHAN & ANDREA LAKE
239 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 3135 PG. 798

LOT 210-034
CHANDLER G. FISK
242 OLD WALPOLE ROAD
KEENE, NH 03431
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LOT 210-033
KEENE EXECUTIVE HOMES, LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOL. 3224 PG. 1264

LOT 210-031
SHAMUS TC. & BONNIE A. SCANNELL
277 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 3065 PG. 0306

LOT 210-027
FERNAND J. & MARGUERITE E. CYR
315 OLD WALPOLE ROAD
KEENE, NH 03431

VOL. 1901 PG. 0255
LOT 210-023
ROBERT T. & BARBARA M. CASNA
429 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1901 PG. 0255

SURRY

LOT 5B-78
MARK MACKENZIE
75 VALLEY VIEW ROAD
SURRY, NH 03431
VOL. 2064-0199

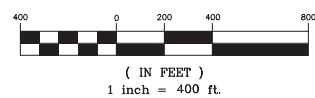
LOT 5B-78-B2
DANIEL M. & JORIE JOHNSON
952 ROUTE 12A
SURRY, NH 03431
VOL. 3187 PG. 0174

WETLAND CERTIFICATION

WETLAND DELINEATION WAS COMPLETED IN THE AREAS SHOWN IN MARCH, 2018 ACCORDING TO THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012 (ERDC/EL TR-12-1).



GRAPHIC SCALE



LEGEND

- - PIN FOUND
- - REBAR SET
- 100 - UTILITY POLE
- - CATCH BASIN
- ~ - TREE LINE
- - STONE WALL
- - - - - EXISTING CONTOUR LINE
- - - - - EDGE OF DELINEATED WETLANDS
- - - - - STREAM/BROOK
- - - - - SOILS LINE
- - - - - EASEMENT LINE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - SURFACE WATER BUFFER
- - - - - CULVERT
- 4,000 S.F. - 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
- 75' - PROTECTIVE WELL RADIUS
- - WETLANDS
- - TEST PIT

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.

Signature of J. Huntley
J. HUNTLEY
NOV 17 2022
PROFESSIONAL SURVEYOR
STATE OF NEW HAMPSHIRE

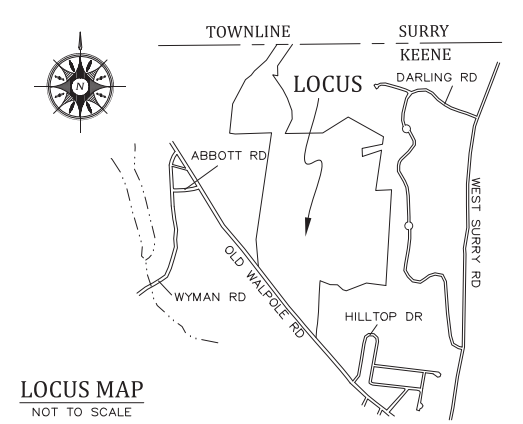
NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A BUILDING LOT FROM LOT 211-010-000.
- OWNER OF RECORD:
LOT 211-010-000
KEENE EXECUTIVE HOMES, LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOLUME 2662 PAGE 787
- AREA OF LOT 211-010-000: 211.4 ACRES
- MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
- CURRENT ZONING: RURAL DISTRICT
MIN. LOT AREA - 2 ACRES
MIN. FRONTAGE - 50 FEET
MIN. WIDTH AT BUILDING LINE - 200 FEET

BUILDING SETBACKS:
FRONT - 50 FEET
SIDE - 50 FEET
REAR - 50 FEET
WETLANDS BUFFER - 75 FEET
- THE RIGHT OF WAY OF OLD WALPOLE ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 4 RODS WIDE (66') BASED ON THE LAYOUT OF 1836 RECORDED IN VOLUME 1 PAGE 37 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- CONTOUR DATA WAS OBTAINED FROM LIDAR DATA PROVIDED BY HTTPS://GRANITVIEW.UNH.EDU/. CONTOUR INTERVAL IS 5 FEET.
- LOT 211-010-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- SOIL INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- WETLANDS WERE DELINEATED ON NOV. 4, 2022 BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC, NHILLS NO. 877, 659 WEST ROAD, TEMPLE, NEW HAMPSHIRE 03084. (603) 924-1669.
- ANY FURTHER DEVELOPMENT SHALL COMPLY WITH THE CITY OF KEENE SURFACE WATER PROTECTION ORDINANCE AND STEEP SLOPE ORDINANCE.

DISCLAIMERS

- THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.
- MAGNETIC BEARINGS SHOWN HEREON ARE BASED ON A COMPASS OBSERVATION TAKE IN NOVEMBER 2022 AND ARE FOR REFERENCE ONLY AND SERVE TO PROVIDE AN ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS IN MAGNETIC BEARINGS MAY BE AFFECTED BY A CONSTANTLY CHANGING MAGNETIC DECLINATION.



REFERENCE PLANS

- "IN THE CITY OF KEENE N.H. PLAN OF SUBDIVISION FOR FIRST NO. CO-OPERATIVE BANK"; PREPARED BY FRANK A. GUINE JR.; DATED JAN. 31, 1985; SCALE 1"=200'; RECORDED AT CCRD PLAN BOOK 51 PAGE 80.
- "CORRECTIVE3 SUBDIVISION & CONSOLIDATION PLAN LOT 2-13, MAP 701 & LOT 7-22, MAP 914, DARLING ROAD & OLD WALPOLE ROAD, KEENE, NEW HAMPSHIRE, PREPARED FOR A. RANGER CURRAN, JR."; PREPARED BY ALLAN H. SWANSON, INC.; DATED 19 JANUARY 1995; SCALE 1"=300 FEET; RECORDED AT CCRD C11-D10-0098.
- "PROPERTY OF LEVI & IRENE CHICKERING, KEENE, NEW HAMPSHIRE"; PREPARED BY DAUCHY DIBERNARDO ASSOC.; DATED 2-17-71; SCALE 1"=200'; RECORDED AT CCRD PLAN BOOK 19 PAGES 57 & 63
- "ALTA/ACSM LAND TITLE SURVEY (KEENE TAX MAP 914, LOT 7-22)", OLD WALPOLE ROAD, KEENE, NEW HAMPSHIRE, PREPARED FOR: J&R ASSOCIATES, INC., C/O BRADGON, BERKSON & KLEIN, PC, 82 COURT STREET KEENE, NH 03431; RECORD OWNER: EMILE J. & NANCY A. LEGERE, PO BOX 565 OLD WALPOLE ROAD KEENE, NEW HAMPSHIRE 03431; PREPARED BY HSI HAYNER/SWANSON, INC.; DATED 10 OCTOBER 2002; SCALE 1"=100'; RECORDED AT CCRD PLAN C12-D07-200.

OWNER CERTIFICATIONS

WE, KEENE EXECUTIVE HOMES, LLC, CERTIFY THAT WE ARE THE OWNERS OF MAP 210-010-000 LOT AND APPROVE OF THIS SUBDIVISION.

AGENT _____ DATE _____

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

PLAN SET

- SHEET 1/3 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
- SHEET 2/3 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN
- SHEET 3/3 50 SCALE PLAT PLAN FOR RECORDING AT CCRD

NO.	DATE	REVISION	BY
2	7-7-23	ADDRESS STAFF COMMENTS	WP
1	6-12-23	ABUTTERS, DRIVEWAY LOC, NOTES	LBJ

EXISTING CONDITIONS
2 LOT SUBDIVISION
KEENE EXECUTIVE HOMES, LLC

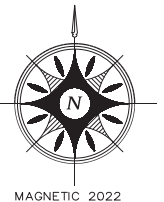
LOT 211-010-000
OLD WALPOLE ROAD
KEENE, NH 034431

DATE: AUG 22, 2022 SCALE: 1"=400'

PREPARED FOR:
KEENE EXECUTIVE HOMES, LLC

CARDINAL SURVEYING & LAND PLANNING
Sullivan, New Hampshire 03445
Tel: (603) 209-1989

JOB NO.: 759 SURVEY DATE: 07-22 EB: 11/37



EXTERIOR BOUNDARY WAS NOT SURVEYED IN FULL BY THIS OFFICE. LINES AND AREAS BASED ON REFERENCE PLANS

LOT 211-009
CHRISTOPHER & KRISTEN STROSHINE
203 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2957 PG. 842

LOT 211-010-000
206.3 ACRES

LOT 211-002
ANTONIO TAVARES & MICHELE DESROISIERS
208 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2788 PG. 150

LOT 503-006
JAMES CRAIG
141 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1610 PG. 59

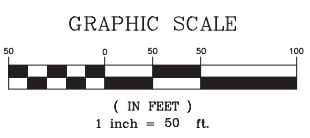
LOT 211-001
NANCY A. LEGER REV TRUST
PO BOX 565
KEENE, NH 03431
VOL. 2986 PG. 967

LOT 504-012
JOEL & LORI FLANDERS
184 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 971 PG. 511

LOT 504-011
NICHOLAS LEONE IV
178 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 3218 PG. 143

LOT 211-010-001
222,277 SF
5.10 ACRES

- LEGEND**
- - PIN FOUND
 - - REBAR SET
 - 100 - UTILITY POLE
 - ▣ - CATCH BASIN
 - - TREE LINE
 - - STONE WALL
 - - EXISTING CONTOUR LINE
 - - EDGE OF DELINEATED WETLANDS
 - - STREAM/BROOK
 - - SOILS LINE
 - - EASEMENT LINE
 - - APPROXIMATE ABUTTER LINE
 - - SURFACE WATER BUFFER
 - - CULVERT
 - ▨ - 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
 - 75' - PROTECTIVE WELL RADIUS
 - - WETLANDS
 - TP - TEST PIT



OWNER CERTIFICATIONS
WE, KEENE EXECUTIVE HOMES, LLC, CERTIFY THAT WE ARE THE OWNERS OF MAP 210-010-000 LOT AND APPROVE OF THIS SUBDIVISION.

AGENT _____ DATE _____

_____, 2023
APPROVED AS A SUBDIVISION
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD
BY _____, CHAIRMAN

PLAN SET
SHEET 1/3 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
SHEET 2/3 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN
SHEET 3/3 50 SCALE PLAT PLAN FOR RECORDING AT CCRD

NO.	DATE	REVISION	BY
2	7-7-23	ADDRESS STAFF COMMENTS	WP
1	6-12-23	ABUTTERS, DRIVEWAY LOC, NOTES	LBJ

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.

SUBMITTED FOR APPROVAL

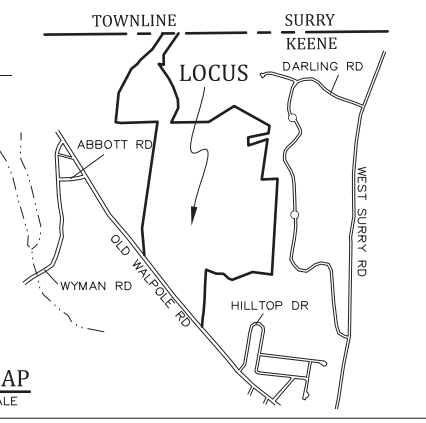
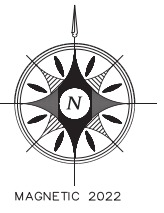
PROPOSED CONDITIONS
2 LOT SUBDIVISION
KEENE EXECUTIVE HOMES, LLS

LOT 211-010-000
OLD WALPOLE ROAD
KEENE, NH 034431

DATE: AUG 22, 2022 SCALE: 1"=50'
PREPARED FOR:
KEENE EXECUTIVE HOMES, LLC

CARDINAL SURVEYING & LAND PLANNING
Sullivan, New Hampshire 03445
Tel: (603) 209-1989

JOB NO: 759 SURVEY DATE: 07-22 EB: 11/37



REFERENCE PLANS

- "IN THE CITY OF KEENE N.H. PLAN OF SUBDIVISION FOR FIRST NO. CO-OPERATIVE BANK"; PREPARED BY FRANK A. GLINE JR.; DATED JAN. 31, 1985; SCALE 1"=200'; RECORDED AT CCRD PLAN BOOK 51 PAGE 80.
- "CORRECTIVE SUBDIVISION & CONSOLIDATION PLAN LOT 2-13, MAP 701 & LOT 7-22, MAP 914, DARLING ROAD & OLD WALPOLE ROAD, KEENE, NEW HAMPSHIRE, PREPARED FOR A. RANGER CURRAN, JR."; PREPARED BY ALLAN H. SWANSON, INC.; DATED 19 JANUARY 1995; SCALE 1"=300 FEET; RECORDED AT CCRD C11-D10-0098.
- "PROPERTY OF LEVI & IRENE CHICKERING, KEENE, NEW HAMPSHIRE"; PREPARED BY DAUCHY DIBERNARDO ASSOC.; DATED 2-17-71; SCALE 1"=200'; RECORDED AT CCRD PLAN BOOK 19 PAGES 57 & 63
- "ALTA/ACSM LAND TITLE SURVEY (KEENE TAX MAP 914, LOT 7-22)", OLD WALPOLE ROAD, KEENE, NEW HAMPSHIRE, PREPARED FOR: J&R ASSOCIATES, INC., C/O BRADDON, BERKSON & KLEIN, PC, 82 COURT STREET KEENE, NH 03431; RECORD OWNER: EMILE J. & NANCY A. LEGERE, PO BOX 565 OLD WALPOLE ROAD KEENE, NEW HAMPSHIRE 03431; PREPARED BY HSI HAYNER/SWANSON, INC.; DATED 10 OCTOBER 2002; SCALE 1"=100'; RECORDED AT CCRD PLAN C12-D07-200.

LOCUS MAP
NOT TO SCALE

NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A BUILDING LOT FROM LOT 211-010-000.
- OWNER OF RECORD:
LOT 211-010-000
KEENE EXECUTIVE HOMES, LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOLUME 2662 PAGE 787
- AREA OF LOT 211-010-000: 211.4 ACRES
- MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
- CURRENT ZONING: RURAL DISTRICT
MIN. LOT AREA - 2 ACRES
MIN. FRONTAGE - 50 FEET
MIN. WIDTH AT BUILDING LINE - 200 FEET
BUILDING SETBACKS:
FRONT - 50 FEET
SIDE - 50 FEET
REAR - 50 FEET
WETLANDS BUFFER - 75 FEET
- THE RIGHT OF WAY OF OLD WALPOLE ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 4 RODS WIDE (66') BASED ON THE LAYOUT OF 1836 RECORDED IN VOLUME 1 PAGE 37 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- CONTOUR DATA WAS OBTAINED FROM LIDAR DATA PROVIDED BY [HTTPS://GRANITIEWV.UNH.EDU/](https://granitewv.unh.edu/). CONTOUR INTERVAL IS 5 FEET.
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- SOIL INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- WETLANDS WERE DELINEATED ON NOV 4, 2022 BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC, NHLS NO. 877, 659 WEST ROAD, TEMPLE, NEW HAMPSHIRE 03084. (603) 924-1669.
- ANY FURTHER DEVELOPMENT ON THE PARCELS WILL COMPLY WITH THE CITY OF KEENE SURFACE WATER PROTECTION ORDINANCE AND STEEP SLOPE ORDINANCE.

DISCLAIMERS

- THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
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PLAN SET

- SHEET 1/3 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
- SHEET 2/3 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN
- SHEET 3/3 50 SCALE PLAT PLAN FOR RECORDING AT CCRD

NO.	DATE	REVISION	BY
2 LOT SUBDIVISION KEENE EXECUTIVE HOMES, LLS			
LOT 211-010-000 OLD WALPOLE ROAD KEENE, NH 034431			
DATE: JUL 10, 2023		SCALE: 1"=50'	
PREPARED FOR: KEENE EXECUTIVE HOMES, LLC			
CARDINAL SURVEYING & LAND PLANNING Sullivan, New Hampshire 03445 Tel: (603) 209-1989			

EXTERIOR BOUNDARY WAS NOT SURVEYED IN FULL BY THIS OFFICE. LINES AND AREAS BASED ON REFERENCE PLANS

LOT 211-010-000
206.3 ACRES

LOT 503-006
JAMES CRAIG
141 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1610 PG. 59

LOT 211-010-001
222,277 SF
5.10 ACRES

LOT 211-001
NANCY A. LEGER REV TRUST
PO BOX 565
KEENE, NH 03431
VOL. 2986 PG. 967

LOT 211-002
ANTONIO TAVARES & MICHELE DESROISIERS
208 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2788 PG. 150

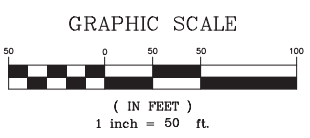
LOT 211-009
CHRISTOPHER & KRISTEN STROSHINE
203 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2957 PG. 842

LOT 504-012
JOEL & LORI FLANDERS
184 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 971 PG. 511

LOT 504-011
NICHOLAS LEONE IV
178 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 3218 PG. 143

LEGEND

- PIN FOUND
- REBAR SET
- UTILITY POLE
- CATCH BASIN
- TREE LINE
- STONE WALL
- EXISTING CONTOUR LINE
- EDGE OF DELINEATED WETLANDS
- STREAM/BROOK
- SOILS LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- APPROXIMATE ABUTTER LINE
- SURFACE WATER BUFFER
- CULVERT
- WETLANDS



OWNER CERTIFICATIONS

WE, KEENE EXECUTIVE HOMES, LLC, CERTIFY THAT WE ARE THE OWNERS OF MAP 210-010-000 LOT AND APPROVE OF THIS SUBDIVISION.

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

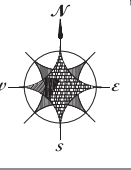
SURVEYOR'S CERTIFICATION

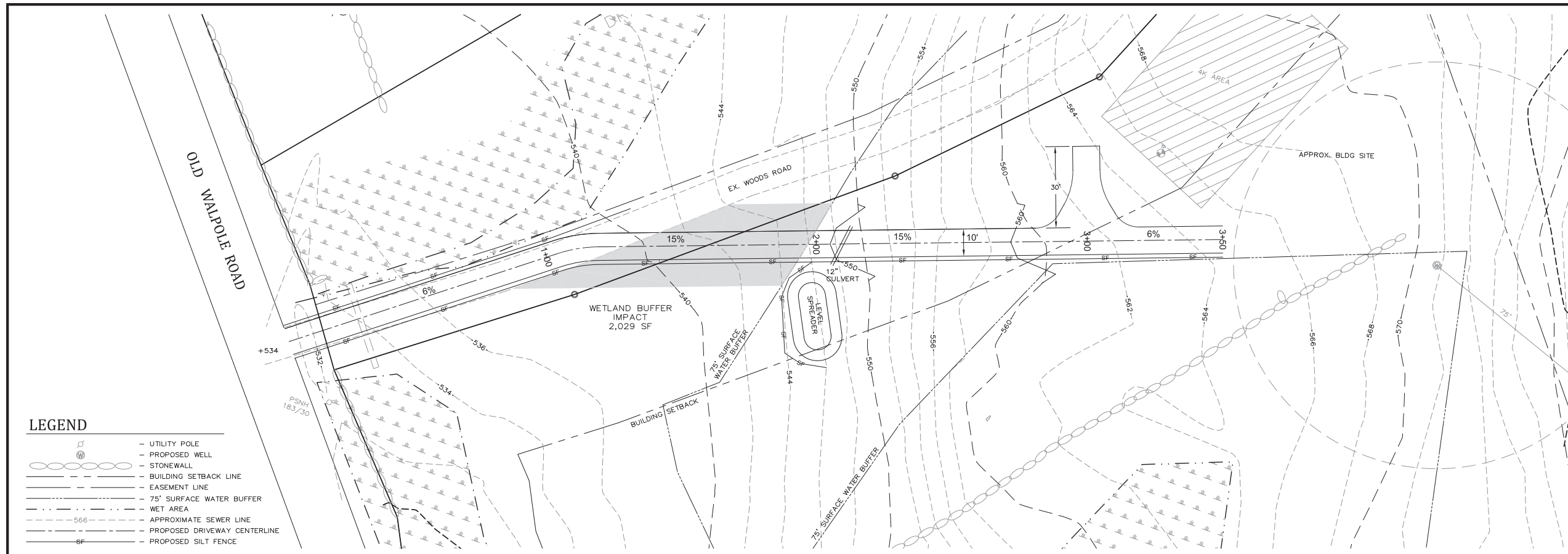
THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN TABLE 500.1.

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



JOB NO: 759 SURVEY DATE: 07-22 EB: 11/37

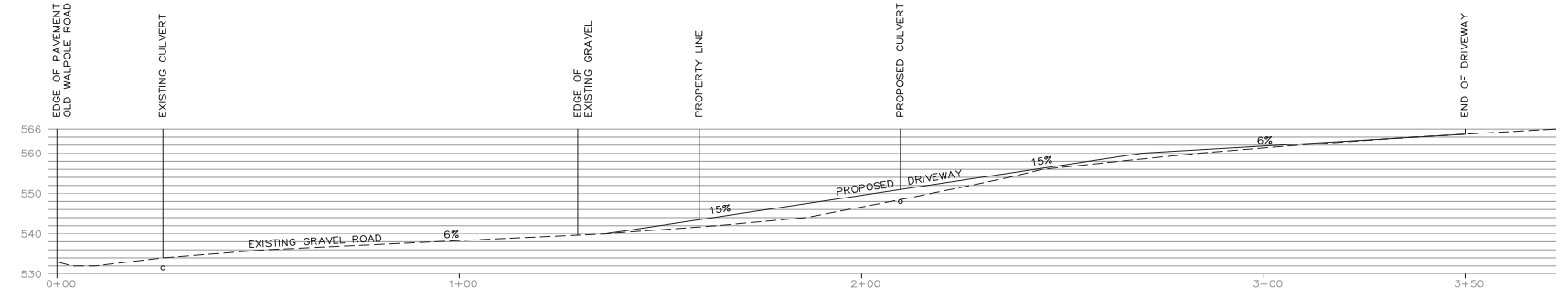




LEGEND

- UTILITY POLE
- PROPOSED WELL
- STONEWALL
- BUILDING SETBACK LINE
- EASEMENT LINE
- 75' SURFACE WATER BUFFER
- WET AREA
- APPROXIMATE SEWER LINE
- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED SILT FENCE

PROPOSED DRIVEWAY PLAN
SCALE: 1"=20'



PROPOSED DRIVEWAY PROFILE
SCALE: 1"=20' HORZ.
1"=20' VERT.

PROPOSED DRIVEWAY	
LENGTH	350 LF
WIDTH	10'
MAXIMUM SLOPE	15%

REVISIONS:
 JUNE 7, 2023
 ADD NOTES, REVISE GRADING
 JUNE 14, 2023
 ADD WETLAND BUFFER IMPACT
 JULY 5, 2023
 ADD SILT FENCE AT LEVEL SPREADER & REMOVE APPROX. DRIVEWAY NOTE

OWNER:
 KEENE EXECUTIVE HOMES
 7 CORPORATE DRIVE
 KEENE, NH 03431

PLANNER:

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

PROPOSED DRIVEWAY
 OLD WALPOLE ROAD
 KEENE, NH

PLAN AND PROFILE PLAN

SCALE: 1"=20'

DATE: APRIL 6, 2023

SHEET 1

Huntley Survey & Design, PLLC

New Hampshire & Vermont ~ Land Surveying * Wetlands Delineation & Permitting * Septic System Design

Test Pits for NH State Subdivision Application

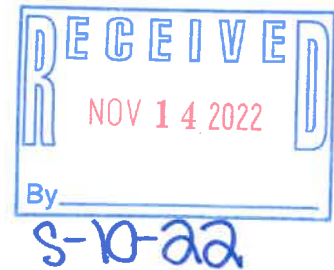
prepared for
Cardinal Surveying & Land Planning

Land of
C & S Wholesale Grocers, Inc

Tax Map 211-010-001
Wyman Road, Keene, NH

November 10, 2022

Russell J. Huntley
Huntley Survey & Design, PLLC
NHLLS No.877
CWS No.156
Designer No.1274



Excavation provided by Pat Rawson Construction

Soil map unit: *61B Tunbridge -Lyman Rock outcrop complex, 0 to 8% slopes*
 Drainage Class: *Well drained, Group IV*
 Pit observed by: *Russell Huntley, Huntley Survey & Design, PLLC*
 Pits Excavated by: *Ryan Hoag, Pat Rawson Construction*
 Date Observed: *November 10, 2022*

RH-1

1"-0"

Forest Duff

0"-7"

10YR 3/3; fine sandy loam; friable; granular; many roots

7"-16"

10YR 4/4; fine sandy loam; friable; subangular blocky; 5% stones; many roots

16"-24"

2.5Y 4/3; fine sandy loam; friable; subangular blocky; roots to 20"

24"-42"

*2.5Y 4/3; fine sandy loam; firm; subangular blocky
10YR 3/4 few medium distinct redox concentrations at 24"*

42"-50"+

2.5Y 5/3; loamy sand & gravel; firm; subangular blocky; no roots

50" *Pit Bottom; no ledge, no free water observed*

ESHWT: *24" (redox, no roots)*

Percolation Rate: *10Min/Inch*



Huntley Survey & Design, PLLC

New Hampshire & Vermont ~ Land Surveying * Wetlands Delineation & Permitting * Septic System Design
 659 West Road, Temple, New Hampshire 03084 * (603) 924-1669 Office * (603) 381-3227 Cell * Email: Russ@huntleysurvey.com

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: C&S Lot 211-010 City/County: Keene Sampling Date: November 4, 2022

Applicant/Owner: C&S wholesalers State: NH Sampling Point: DP1

Investigator(s): R. Huntley - HSD Section, Township, Range: _____

Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Concave Slope (%): 0

Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: 61B Tunbridge Lyman Rock outcrop Complex NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) 	

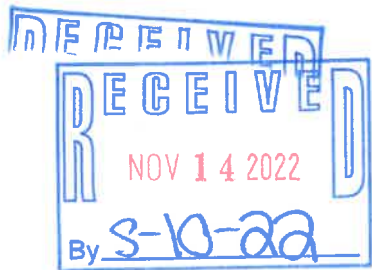
HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>x</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



VEGETATION – Use scientific names of plants.

Sampling Point: DP1

	Absolute % Cover	Dominant Species?	Indicator Status																									
Tree Stratum (Plot size: <u>30+</u>)																												
1. <u>Larix laricina</u>	33	Yes	FACW	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.3%</u> (A/B)																								
2. <u>Acer rubrum</u>	33	Yes	FAC																									
3. <u>Tsuga canadensis</u>	27	Yes	FACU																									
4. <u>Pinus strobus</u>	3	No	FACU																									
5. <u>Nyssa sylvatica</u>	4	No	FAC																									
6. _____																												
7. _____																												
	100	=Total Cover		Prevalence Index worksheet: <table style="width:100%; border:none;"> <tr> <td style="width:50%;"></td> <td style="text-align:center;"><u>Total % Cover of:</u></td> <td style="text-align:center;"><u>Multiply by:</u></td> </tr> <tr> <td>OBL species</td> <td style="text-align:center;"><u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species</td> <td style="text-align:center;"><u>60</u></td> <td>x 2 = <u>120</u></td> </tr> <tr> <td>FAC species</td> <td style="text-align:center;"><u>47</u></td> <td>x 3 = <u>141</u></td> </tr> <tr> <td>FACU species</td> <td style="text-align:center;"><u>32</u></td> <td>x 4 = <u>128</u></td> </tr> <tr> <td>UPL species</td> <td style="text-align:center;"><u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align:center;"><u>139</u> (A)</td> <td style="text-align:center;"><u>389</u> (B)</td> </tr> <tr> <td colspan="3" style="text-align:center;">Prevalence Index = B/A = <u>2.80</u></td> </tr> </table>		<u>Total % Cover of:</u>	<u>Multiply by:</u>	OBL species	<u>0</u>	x 1 = <u>0</u>	FACW species	<u>60</u>	x 2 = <u>120</u>	FAC species	<u>47</u>	x 3 = <u>141</u>	FACU species	<u>32</u>	x 4 = <u>128</u>	UPL species	<u>0</u>	x 5 = <u>0</u>	Column Totals:	<u>139</u> (A)	<u>389</u> (B)	Prevalence Index = B/A = <u>2.80</u>		
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Prevalence Index = B/A = <u>2.80</u>																												
Sapling/Shrub Stratum (Plot size: <u>15</u>)																												
1. _____																												
2. _____																												
3. _____																												
4. _____																												
5. _____																												
6. _____																												
7. _____																												
		=Total Cover																										
Herb Stratum (Plot size: <u>30</u>)																												
1. <u>Rhamnus cathartica</u>	10	Yes	FAC	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																								
2. <u>Onoclea sensibilis</u>	10	Yes	FACW																									
3. <u>Osmundastrum cinnamomeum</u>	15	Yes	FACW																									
4. <u>Dryopteris X bootii</u>	2	No	FACW																									
5. <u>Polystichum acrostichoides</u>	2	No	FACU																									
6. _____																												
7. _____																												
8. _____																												
9. _____																												
10. _____																												
11. _____																												
12. _____																												
	39	=Total Cover																										
Woody Vine Stratum (Plot size: _____)																												
1. _____																												
2. _____																												
3. _____																												
4. _____																												
		=Total Cover																										
Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																												
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																												
Remarks: (Include photo numbers here or on a separate sheet.)																												

Tree Data

White Pine

6 18.85

Larch

8 25.13
 12 37.70
 10 31.42
 8 25.13
 7 21.99
 8 25.13
 7 21.99

Hemlock

8 25.13
 6 18.85
 6 18.85
 6 18.85
 4 12.57
 8 25.13
 4 12.57
 8 25.13

Red Maple

7 21.99
 3 9.42
 7 21.99
 8 25.13
 11 34.56
 4 12.57
 4 12.57
 4 12.57
 4 12.57
 8 25.13

Gum

8 25.133

18.85
 3%

188.50
 33%

157.08
 27%

188.50
 33%

25.13
 4%

Pi = 3.1415927

Total Cover
 50%
 20%

578
 289
 116

WARRANTY DEED

Keene Executive Homes LLC, a Delaware limited liability company, with a principal place of business at 7 Corporate Drive, Keene, NH 03431, for consideration paid, grants to _____, with WARRANTY COVENANTS:

A certain tract of land situated on the northerly side of Old Walpole Road in the City of KEENE, County of Cheshire and State of New Hampshire, being shown as Lot 221-010-001 on the plan entitled “Proposed Conditions 2 Lot Subdivision, Keene Executive Homes, LLC, Lot 221-010-000 Old Walpole Road, Keene, NH 03431,” prepared by Cardinal Surveying & Land Planning, Wendy S. Pelletier, Licensed Land Surveyor, which plan is dated August 22, 2022, as revised through June 12, 2023, approved by the City of Keene Planning Board on _____, and recorded as Plan # _____ in the Cheshire County of Deeds (the “Plan”), said parcel containing 222,227 square feet or 5.10 acres, to which reference can be made for a more particular description.

Also conveying to the Grantee a non-exclusive easement over a portion of land of the within Grantor, along the northwesterly bound of the lot herein conveyed, being shown as “25’ Proposed Access Easement Over Existing Woods Road” on the said Plan for driveway access. The within Grantor and Grantee agree to share in the maintenance and repair of said driveway and roadway, in a proportional share (to be determined at the time of conveyance). This easement shall run with the land and is binding on the heirs, successors and assigns of the Grantor and the Grantee.

Meaning and intending to convey a portion of the premises conveyed to Keene Executive Homes, LLC by deed of C&S Wholesale Grocers, Inc., dated August 31, 2022, recorded at Book 3224, Page 1264 of the Cheshire County Registry of Deeds.

Dated this _____ day of _____, 2023.

Keene Executive Homes LLC

_____, duly authorized
Senior Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, duly authorized _____ of Keene Executive Homes LLC, personally known to me, or satisfactorily proven, to be the persons signing the within document.

Notary Public (affix seal)

DRAFT