



## **AMENDED**

**Planning Board – Monday, March 22, 2021, 6:30PM**

### **AGENDA**

**NOTE:** This meeting will be conducted using the online meeting platform, Zoom.\* The public may view the meeting online by visiting [www.zoom.us/join](http://www.zoom.us/join) and enter the Meeting ID: 857 8338 6440. If you are unable to attend the meeting online, you may call the toll-free # (888) 475-4499 and enter the Meeting ID to listen to the meeting. More info on how to access this meeting is available at [ci.keene.nh.us/planning-board](http://ci.keene.nh.us/planning-board). If you encounter any issues accessing this meeting, please call 603-209-4697 during the scheduled meeting time.

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – February 22, 2021
- III. **Public Hearings:**

**S-01-21 –166 West Street – 2-Lot Subdivision** – Applicant and owner Flyboy Realty LLC proposes to subdivide the 1.03-acre parcel located at 166 West St. (TMP 576-002-000) into a 0.407-acre parcel and a 0.626-acre parcel. A waiver is requested from Development Standard 10, Lighting. This parcel is located in the Central Business Limited, Gilbo Avenue Design Overlay, and Downtown Historic Overlay districts.

**SWP-CUP-01-21 – Surface Water Conditional Use Permit – Eversource D108 Transmission Line Upgrades**– Applicant GZA GeoEnvironmental Inc., on behalf of Eversource Energy, proposes to remove 2 utility poles, replace 17 utility poles, and replace existing static wire with optical ground wire along the 1.3-mile D108 Transmission Line that runs from the North Keene Substation to the Emerald Street Substation. The proposed project would impact 126,244 sf of the Surface Water Protection Buffer for temporary access and work pad placement. The transmission line is located in various zoning districts.

**SWP-CUP-02-21 – Surface Water Conditional Use Permit – Eversource L163 Transmission Line Upgrades**– Applicant GZA GeoEnvironmental Inc., on behalf of Eversource Energy, proposes to replace 14 utility structures and replace existing optical ground wire with copperweld fiber wire along the L163 Transmission Line in Keene. This transmission line runs 13 miles from the North Keene Substation to Antrim, NH. The proposed project would impact 97,789 sf of the Surface Water Protection Buffer for temporary equipment access and work pad placement. The transmission line is located in various zoning districts.

**SPR-02-21 – Site Plan Review – Change of Use, 163 Washington Street** – Applicant, Fieldstone Land Use Consultants, on behalf of owner, Kontor Properties LLC, is proposing to change the use of the existing 3,795-sf building at 163 Washington St (TMP#553-011-000) from a single family residence to a 7-unit office building, and to make various site improvements including the creation of additional parking areas. The parcel is 0.31-acres and is located in the Office District.

**SPR-01-21 – Site Plan Review – Methadone Clinic, 152 Davis Street** – Applicant Civil & Environmental Consultants, Inc., on behalf of owner Metro Treatment of New Hampshire LP, proposes to renovate the existing 4,510 sf building located at 152 Davis St. (TMP# 583-023-000) for use as a methadone clinic and modify the existing parking lot and traffic circulation, landscaping, and exterior lighting. A waiver is requested from Development Standard 10, Lighting. The site is 0.45 acres and is located in the Commerce District.

**Change to Planning Board Application Fee Schedule:** The City of Keene Community Development Department proposes to amend the Planning Board Legal Notice Fee, which was last revised in May of 2017, from \$25 to \$62 to account for 1) additional costs related to noticing of remote meetings due to the COVID-19 state of Emergency and 2) to reflect increases in the per-line cost of legal advertisements.

#### IV. **Community Development Director Report**

#### V. **New Business**

#### VI. **Upcoming Dates of Interest – February 2021**

- Joint PB/PLD Committee – Monday, April 12, 6:30 PM
- Planning Board Steering Committee – April 13, 11:00 AM
- Planning Board Site Visit – April 21, 8:00 AM – To Be Confirmed
- Planning Board Meeting – April 26, 6:30 PM

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

**CITY OF KEENE  
NEW HAMPSHIRE**

**PLANNING BOARD  
MEETING MINUTES**

Monday February 22, 2021

6:30 PM

Council Chambers

Members Present

Pamela Russell Slack, Chair  
David Orgaz, Vice-Chair  
Mayor George Hansel  
Councilor Michael Remy  
Roberta Mastrogiovanni  
Emily LaVigne Bernier  
Harold Farrington, Alternate  
Gail Somers (arrived late)  
Andrew Weglinski (arrived late)

Staff:

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

Members Not Present:

Tammy Adams, Alternate

**I. Call to order – Roll Call**

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

*Specifically:*

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

Chair Russell Slack said the public may access the meeting online by visiting the Zoom website, [www.zoom.us/join](http://www.zoom.us/join), and entering the Meeting ID. The Meeting ID also appeared on the Agenda for the meeting. The public can listen, but not view the meeting by calling the toll-free phone number (888) 475-4499 and entering the Meeting ID.

Chair Russell Slack called the meeting to order at 6:30 PM and roll call was taken. Harold Farrington was recognized as a voting member on the Board.

## **II. Election of Planning Board Steering Committee Member**

Community Development Director Rhett Lamb addressed the Board and explained when the Steering Committee was formed about three years ago it was decided in addition to the Chair and Vice Chair there should also be a third member on this committee. This committee meets once a month on the 2<sup>nd</sup> Tuesday at 11 am. They meet before the advertisement of applications for the next agenda. It is also a quick review of what is going to be on the agenda.

A motion was made by Mayor George Hansel to nominate Gail Somers as the third member of the Steering Committee. The motion was seconded by Councilor Michael Remy and was unanimously approved by roll call vote.

## **III. Minutes of previous meeting** – January 25, 2021 Meeting

A motion was made by Mayor George Hansel to accept the January 25, 2021 minutes. The motion was seconded by Councilor Michael Remy and was unanimously approved by roll call vote.

## **IV. Public Hearings:**

**Amendments to the Planning Board Regulations:** The Planning Board proposes to amend its Development Standards and the Keene Site Plan & Subdivision Regulations by incorporating these regulations into Articles 19, 20, and Sections 25.10 through 25.14 of the proposed City of Keene Land Development Code (see Ordinance O-2020- 10A). Proposed amendments to these regulations include but are not limited to changes to the landscaping, lighting, screening, noise, and architecture and visual appearance development standards, changes to the standards and process for conservation residential development subdivisions, changes to the thresholds for site plan review, and the establishment of a Minor Project Review Committee in accordance with NH RSA 674:43(III) to review and decide on minor site plan application.

Senior Planner Tara Kessler addressed the Board first and reminded the Board these amendments to the Board's site plan and subdivision regulations are something the Board has been reviewing for the past six months at the Joint Committee.

Ms. Kessler went on to say that the Joint Committee concluded its public workshop on February 8. The current phase is for public hearings to be held by the boards that have authority over specific sections of the land use regulations such as the Planning Board and Historic District Commission. At the conclusion of these public hearings, an

amended version of O-2020-10 and O-2020-11 will go before the City Council for a public hearing and then a final vote by the City Council on the Ordinances.

Ms. Kessler explained one of the biggest changes is the consolidation of the Planning Boards Site Plan and Subdivision Regulations and Development Standards into the proposed Land Development Code. By consolidating the Planning Board's regulations into the Land Development Code ultimately how these regulations would be amended into the future would be different as the City Council would have the final vote on the proposed amendments. The Planning Board would still need to vote on any amendments, however,

Ms. Kessler stated that she would be giving a high level overview of the proposed changes. All materials are included in the meeting packet, and if the Board or members of the public would like more information, she is prepared to provide it upon request.

She reviewed some of the major changes proposed to the subdivision regulations. She indicated subdivisions are not often associated with new development and are primarily a reconsolidation of lot lines. With the proposed code there will be a standalone chapter for Subdivision Regulations, some changes to Conservation Residential Subdivisions as well as consolidation of standards for Conservation Residential Development Subdivisions which is currently in two locations.

Ms. Kessler went on to review the major changes proposed to the Site Development Standards. The Board currently has 19 Site Development Standards. Under the proposed Land Development Code there are amendments proposed to landscaping, lighting, screening, noise, and architectural and visual appearance standards. Traffic Standards and Comprehensive Access Management would be merged into one standard, as well as Surface Water Standards with Wetlands. Floodplain, air quality, and stump dump standards have been removed, however there would still be regulations that need to be adhered to with respect to these standards.

Ms. Kessler stated there was a question raised at the December Joint Committee meeting as to whether solar systems would be subject to the proposed screening standards. Solar systems are different than traditional mechanical systems such as roof mounted HVAC systems. As a result staff proposes the following new standards to be added to Article 20 Screening Standards that are specific for solar systems that are roof-mounted, small-scale (less than 2000 square feet), and accessory solar energy systems:

- In order to minimize visual impacts, colors of roof-mounted solar energy system equipment and assemblies shall either be muted or shall match nearby materials and colors.
- Roof mounted solar photovoltaic systems on pitched roofs shall be on the same plane as the roof.
- All supplementary equipment and supply lines shall be placed in inconspicuous locations and/or concealed from view with architectural elements (e.g. downspouts) or other screening.

Mr. Lamb added these standards apply only to projects that require site plan review and would not be applied to solar energy systems accessory to single and two family dwellings.

Ms. Kessler went on to say the biggest change as it relates to the Planning Board process; is the establishment of the Minor Project Review Committee which is allowed by NH RSA 674:43,III. This committee will review minor site plan review applications. The committee will consist of members of staff. Staff sees this as an opportunity to streamline some of the minor projects and to create a faster timeline for review. The projects that go before this committee will be publicly noticed, abutters will be required to be noticed.

Ms. Kessler went on to say at the present time any new building over 1,000 square feet automatically goes before the Planning Board for review. The new proposal is for any new structure between 1,000 – 5,000 square feet to go before the Minor Project Review Committee and anything over that will go before the Planning Board.

Additions to an existing building that are proposed to be between 10 and 15% of the gross floor area of the existing building would go before the Minor Project Review Committee and anything over that would go before the Planning Board.

If there is an estimated traffic impact of over 100 trips per day or 50 trips per hour, the proposal would go before the Planning Board and anything less than that would be at the discretion of the Community Development Director as to whether it warrants review by the Minor Project Review Committee or should be reviewed administratively.

Projects proposing greater than 10,000 square feet of contiguous impervious surface would go before the Planning Board for major review, anything less than that would be at the discretion of the Community Development Director as to whether it warrants review by the Minor Project Review Committee or should be reviewed administratively. Similarly, projects proposing land disturbance of one acre or greater of disturbance would go before the Planning Board for major review, anything less than that would be at the discretion of the Community Development Director as to whether it warrants review by the Minor Project Review Committee or should be reviewed administratively.

Proposed change of use would be at the discretion of the Community Development Director as to whether it warrants review. Similarly other proposed modifications to a site would be at the discretion of the Community Development Director as to whether they warrant review and at what level.

Ms. Kessler noted the primary benefit of establishing the Minor Project Review Committee is it provides a faster timeline for review for smaller scale projects. Major Project applications are currently submitted 26 business days before the Planning Board meeting. There is review between city staff and the applicant before the item comes before the Board. There are also staff reports providing a review of the application. With the Minor Project Review Committee Public, the only way to fast track the process is if the staff process before the Public hearing is taken out.

Hence the applications for minor project will be submitted 9 business days prior to Committee meeting, and the proposal is for this Minor Project Review Committee, which would consist of city staff, to meet two cycles a month. If it is a straightforward application, it is likely going to be approved at the first meeting. If a project needs to be continued, it would be heard again two weeks from that date.

The Planning Board has a 65 day decision deadline. The Minor Project Review Committee would decide on applications within 60-days and the appeal timeframe would be 20-calendar days after decision is issued and that appeal would be to the Planning Board. This committee cannot act on site plan applications where a waiver is request from the standards or a conditional use permit is required.

Ms. Kessler went on to say any item that does not fall under minor site plan or major site plan would still be conducted administratively. These applications need to be decided on within 14 days of complete application submittal. This concluded staff's presentation.

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

Mayor Hansel stated this item represents a lot of work from staff. He indicated the lack of questions is not an indication this item has not been reviewed. He stated he is happy with the work staff has put into this project. Chair Russell Slack commended staff's work on this project as well.

With that a motion was made by Mayor George Hansel to amend the Planning Board's Site Plan & Subdivision Regulations and Development Standards by consolidating these regulations into Articles 19, 20, and Sections 25.10 through 25.14 of the City of Keene Land Development Code as proposed in Ordinance O-2020-10A including the proposed screening standards for solar energy systems. Such amendments of consolidation will not become effective until the City of Keene Land Development Code takes effect. The motion was seconded by Gail Somers and was unanimously approved by roll call vote.

Ms. Kessler thanked the Planning Board for all their work on these regulations and the land development code project. She went on to say in order to formalize this ordinance there is one final step; each member of the Planning Board would need to come into City Hall and sign off on a document to certify these amendments.

#### **V. Community Development Director Report**

Mr. Lamb extended his appreciation to the Board and all the effort the Board has put into this item.

#### **VI. New Business**

None

**VIII. Upcoming Dates of Interest –**

- Planning Board Steering Committee – March 9, 11:00 AM
- Planning Board Site Visit – March 17, 8:00 AM – To Be Confirmed
- Planning Board Meeting – March 22, 6:30 PM

The meeting adjourned at 7:09 pm.  
Respectfully submitted,

Krishni Pahl  
Minute Taker

Reviewed and edited by: Tara Kessler, Senior Planner

# STAFF REPORT

## S-01-21 – SUBDIVISION– 166 West Street

**Request:**

Applicant and owner Flyboy Realty LLC proposes to subdivide the 1.03-acre parcel located at 166 West St. (TMP 576-002-000) into a 0.407-acre parcel and a 0.626-acre parcel. A waiver is requested from Development Standard 10, Lighting. This parcel is located in the Central Business Limited, Gilbo Avenue Design Overlay, and Downtown Historic Overlay districts.

**Background:**

This property is the site of the former Friendly’s Restaurant and is bordered by West St. to the north, commercial properties to the east and west, and Gilbo Ave. to the south. It is located in the Central Business Limited District as well as the Downtown Historic Overlay District and the Gilbo Avenue Design Overlay District. In October 2020, this property received approval from both the Historic District Commission and the Planning Board to renovate the former Friendly’s Restaurant and construct a separate two-story, 12,300 sf mixed-use building on the south end of the site with office space on the first floor and eight apartments on the second floor. The Applicant also received approval for modifications to the parking lot configuration and the curb cuts on West St. and Gilbo Ave (COA-2014-06, Mod. #1 and SPR-18-14, Mod. #1).



Figure 1. Aerial image of the property located at 166 West Street, shaded in yellow.

The current request is to subdivide the property into two lots, including a 17,472 sf parcel (Lot 1) and a 27,256 sf parcel (Lot 2). The minimum lot size in the Central Business Limited District is 10,000 sf.

	<b>Central Business Limited / Gilbo Ave. Design Overlay</b>	<b>Proposed Lot 1 (north end of site)</b>	<b>Proposed Lot 2 (south end of site)</b>
<b>Minimum Lot Area</b>	10,000 square feet	17,472 square feet	27,256 square feet
<b>Minimum Frontage</b>	80 feet	122.4 feet (West St.)	128.8 feet (Gilbo Ave.)
<b>Maximum Impermeable Coverage</b>	80%	76.9%	79.9%

In March 2021, the Applicant received a variance from the Zoning Board of Adjustment to allow a mixed-use building with eight one-bedroom apartments and an office use of 6,136 sf with 39 parking spaces on a lot where 43 parking spaces are required (see ZBA 21-05, attached to this staff report).

**Completeness:**

The Applicant requests exemptions from providing a grading plan, a lighting plan, and a landscaping plan. 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:**

- **Zoning:** Please provide parking calculations to demonstrate that both proposed lots meet the minimum parking requirements of the Zoning Ordinance. (Note: this comment has been addressed by the applicant)

**Application Analysis:** Many of the Planning Board Development Standards are not relevant to this application as there are no changes proposed to the site plan (SPR-18-14, Modification #1) that was approved by the Planning Board on October 26, 2020. In addition, there are no steep slopes, wetlands, surface waters, or other sensitive natural features on either site, and the property is not located in the floodplain. The following is a review of the Planning Board development standards relevant to this application.

1. **Drainage:** No changes are proposed to the on-site drainage system and LID improvements that were approved by the Planning Board as part of site plan application SPR-18-14, Modification #1. The Applicant states in the project narrative that a drainage easement will be required to allow runoff from Lot 1 to drain into the system on Lot 2. A 10-foot wide drainage easement is shown on Lot 2 on the proposed plan. Staff recommend that documentation of this easement be required as a condition of approval.
10. **Lighting:** No changes are proposed to the lighting plan that was approved by the Planning Board as part of SPR-18-14, Modification #1. Due to the location of the proposed new lot line, which runs through the middle of the shared parking lot, the proposed subdivision would result in light levels crossing the shared property line. Per Sec. 10.C.2 of this standard, light levels are prohibited from crossing property boundary lines. The Applicant requests a waiver from this standard. In making a determination as to whether to grant the waiver, the Planning Board should find that each of the Planning Board waiver criteria have been met. These criteria are listed below.

### **“X. WAIVER OF REGULATIONS AND DEVELOPMENT STANDARDS**

1. *Unless otherwise set forth in these regulations, the Planning Board may waive strict compliance with the Board’s Development Standards or other regulations on a case-by-case basis, when criteria established for the granting of specific standards are found to be met, and in any case, as long as the granting of such waiver meets each of the following criteria:*
  - a) *That granting the waiver will not be contrary to the spirit and intent of these regulations;*
  - b) *That granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and*
  - c) *That granting the waiver has not been shown to diminish the property values of abutting properties.*
  - d) *Consideration will also be given to whether strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant.”*

## STAFF REPORT

11. Sewer and Water: No changes are proposed to the sewer and water plans that were approved by the Planning Board as part of site plan application SPR-18-14, Modification #1. The proposed subdivision would result in a sewer line for Lot 2 that crosses Lot 1 before reaching the City sewer system on West Street. The Applicant states in the project narrative that an easement will be required for the sewer system, and a 10-foot wide sewer easement is shown on Lot 1 on the proposed plan. In addition, an electric and telephone easement would be required to allow underground electric and telephone lines to cross Lot 1 to reach Lot 2. Staff recommend that documentation of these easements be required as a condition of approval.
12. Traffic: The proposed subdivision would not affect traffic generation to the site. This standard requires “adequate interior circulation and parking so as to assure safe passage of vehicles and pedestrians.” The Applicant notes in the project narrative that cross-easements will be required to allow the right to pass and repass between the two lots as well as to permit shared parking. Staff recommend that documentation of these easements be required as a condition of approval.

With respect to parking, a total of 20 parking spaces will be provided on Lot 1 where the former Friendly’s building is located, and 39 parking spaces will be provided on Lot 2 where the mixed-use building will be built. As previously mentioned in this staff report, the Applicant received a variance from the Zoning Board of Adjustment to allow 39 parking spaces on Lot 2 where 43 spaces are required. This standard appears to be met.

13. Comprehensive Access Management: No changes are proposed to vehicular, pedestrian, or bicycle access to either property. As mentioned under “Traffic” above, the Applicant has stated that a cross-easement will be required for both lots to allow the right to pass and repass, using either curb cut. This standard appears to be met.

### **Recommended Motion:**

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

**Approve S-01-21 for a 2-lot subdivision of the parcel located at 166 West Street (TMP #576-002-000), including granting a waiver from Development Standard 10.C.2, as shown on the plan identified as “Two Lot Subdivision, Land of Flyboy Realty, LLC” prepared by Huntley Survey & Design, PLLC at a scale of 1 inch = 20 feet, dated January 11, 2021 with the following conditions prior to signature by Planning Board Chair:**

1. **Submittal of documentation for all required easements, including:**
  - a. **Drainage easement to allow runoff from Lot 1 to drain into the drainage system on Lot 2.**
  - b. **Sewer easement to allow the sewer line for Lot 2 to cross Lot 1.**
  - c. **Easement to allow underground electric and telephonic wires for Lot 2 to cross Lot 1.**
  - d. **Cross easement to allow the right to pass and repass on each lot.**
  - e. **Cross easement to allow shared parking on each lot.**

# CITY OF KEENE | PLANNING BOARD

## SUBDIVISION APPLICATION



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

<b>A</b> <b>Project Name</b> 166 West Street Subdivision	Date Received/Date of Submission:	
	Community Development Dept File #:	
<b>Tax Map Parcel number(s)</b> 5 7 6 - 0 0 2 - 0 0 0 -		
<b>Project Address:</b> 166 West Street	<b>O w n e r</b>	Name/Company: <b>PLEASE PRINT:</b> FLYBOY REALTY LLC
		Address: PO BOX 1060 KEENE NH 03431
Telephone: E-mail: c/o 603-357-0116		
Signature: Printed Name: A Ranger Curran		
Acreage/S.F. of Parcel: 1.03 +/- / 44,998 SF	<b>A p p l i c a n t</b>	Contact Name/Company: <b>PLEASE PRINT:</b> FLYBOY REALTY LLC
<b>Zoning District:</b> CBL Gilboa Ave Design Overlay District Historic District		Address: PO BOX 1060 KEENE NH 03431
		Telephone: E-mail:
Signature: Printed Name: A Ranger Curran		

### B Descriptive Narrative Including

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

### C A complete application must include the following

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

**City of Keene**  
**SUBDIVISION REVIEW**

**Proposed Two Lot Subdivision**  
**166 West Street**  
**Keene, NH**

Property Owner:  
Flyboy Realty, LLC  
PO Box 1060  
Keene, NH 03431

January 15, 2020

**Narrative**

This application is for a proposed two lot subdivision at the former Friendly's Restaurant property at 166 West Street. This is a 1.03 acre lot in the CBL District and the Gilbo Avenue Design Overlay District. The property is also located within the Historic District.

A site plan was approved for this site which will allow a second building to be constructed at the south end of the site, and changes to be made to the existing on-site parking. The ZBA also granted a variance which allows the new building to have a primary façade which faces east rather than facing Gilbo Avenue. The approved uses for this site as office space and residential apartments will not be changed by this proposal.

The proposed subdivision will create a 17,472 sf lot which contains the former restaurant building (4000 sf) and 20 on-site parking spaces; and a 27,256 sf lot which will contain a new two-story, mixed use building and 40 on-site parking spaces. Both lots will comply with all zone dimensional requirements. There will be several cross easements between the lots to allow shared parking, shared drainage, sewer and electric easements and the right to pass and repass between the lots.

**WAIVER REQUEST** A waiver is requested from Standard 10. Lighting, section C.2. Glare to allow light to shine across the common property line at the parking lot. This is a shared parking lot which spans the common property line between the two lots.

- a. *Granting the waiver will not be contrary to the spirit and intent of these regulations.* The spirit and intent of the ordinance is to provide the minimum lighting necessary for public safety in this commercial parking lot. As a shared parking lot, it is necessary to allow the lights to shine across the common property line to provide the light necessary for the safe operation of the parking lot.
- b. *Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community, or the environment.* This lighting plan was reviewed and approved as part of the site plan review for this property. There is no glare onto the abutting properties, only on the shared parking lot area internal to the proposed lots.
- c. *Granting the waiver has not been shown to diminish the property values of abutting properties.* The proposed lighting will not add glare onto abutting properties and will not result in diminished property values.

- d. *Strict conformity with the regulations or Development Standard would pose an unnecessary hardship to the applicant.* The standard, as written, does not contemplate a shared parking lot which crosses a common property line. To meet the standard as written would require relocating light poles and changing fixtures to eliminate light along the shared property line. This would result in a dark area across the center of the parking lot which would be unsafe and would not comply with section 10.B, Intent, of the ordinance. This would add significant cost to the project and would pose an unnecessary hardship to the applicant.

## **DEVELOPMENT STANDARDS:**

**1. Drainage.**

The existing onsite drainage system of catch basins will be maintained. A test pit at the site revealed clean sandy soils with no groundwater to a depth of six feet. Based on that finding, we are introducing stormwater infiltration under a portion of the parking lot. A portion of the existing drainage system will be excavated and changed to perforated pipe with a stone infiltration bed. The new building will also have infiltration strips on the east and west sides of the building. Excess runoff will continue to pass through the existing drain lines which tie into the city drain at West Street and Gilbo Ave. The infiltration system is sized to accommodate up to a 25 year design storm with no increase in runoff leaving the site. Please see the attached plans and drainage report for additional information. A drainage easement will allow Lot 1 to drain into the system on Lot 2.

**2. Sedimentation/Erosion Control.** N/A

**3. Hillside Protection.** N/A

**4. Snow Storage and Removal.** No change from approved site plan.

**5. Flooding.**

This property is not identified as being within the floodplain for the City of Keene.

**6. Landscaping.** No changes to the approved landscaping are proposed.

**7. Noise.** N/A

**8. Screening.** No new screening is proposed.

**9. Air Quality** This project will not affect air quality.

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**10. Lighting.**

The approved lighting plan will not be changed with this subdivision proposal. The new lot line will result in light being cast over the line onto the adjacent lot. Since the parking lot is shared between the two lots, a waiver is requested to allow the light overcast.

**11. Sewer and Water.**

No changes to the approved water and sewer plans are proposed.

**12. Traffic.**

The proposed subdivision will have no effect on traffic.

**13. Driveways.**

The existing property has a driveway on West Street and a driveway on Gilbo Avenue. The proposed subdivision will have no effect on the driveways. Each lot will have a right to pass and repass, using either curb cut.

**14. Hazardous and Toxic Materials.**

The owner has no knowledge of hazardous or toxic materials on the site.

**15. Filling/Excavation.**

N/A

**16. Wetlands.**

No wetlands exist on the site.

**17. Surface Waters.**

No surface waters exist on or near the site.

**18. Stump Dumps.**

N/A

**19. Architectural and Visual Appearance.**

N/A

|



**NOTICE OF DECISION**

***ZONING BOARD OF ADJUSTMENT***

**CASE NUMBER:** ZBA 21-05  
**Property Address:** 166 West St.  
**Zone:** Central Business Limited District  
**Owner:** Flyboy Realty, LLC  
**Petitioner:** Jim Phippard, Brickstone Land Use Consultants  
**Date of Decision:** March 1, 2021

**Notification of Decision:**

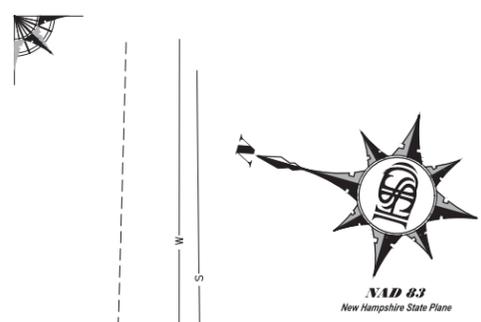
Petitioner, Flyboy Realty, LLC of Keene, NH, represented by Jim Phippard of Brickstone Land Use Consultants of 185 Winchester St., requested a Variance for property located at 166 West St., Tax Map #576-002-000; that is in the Central Business Limited District and owned by Flyboy Realty, LLC. The Petitioner requested a Variance to allow a mixed-use building with eight one-bedroom apartments and an office use of 6,136 sq. ft. with 39 parking spaces on a lot where 43 parking spaces are required per Section 102-793 of the Zoning Ordinance with one parking space for every 200 square feet of gross area for an Office Use, was approved 5-0.

**Condition:**

  
Corinne Marcou, Clerk

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

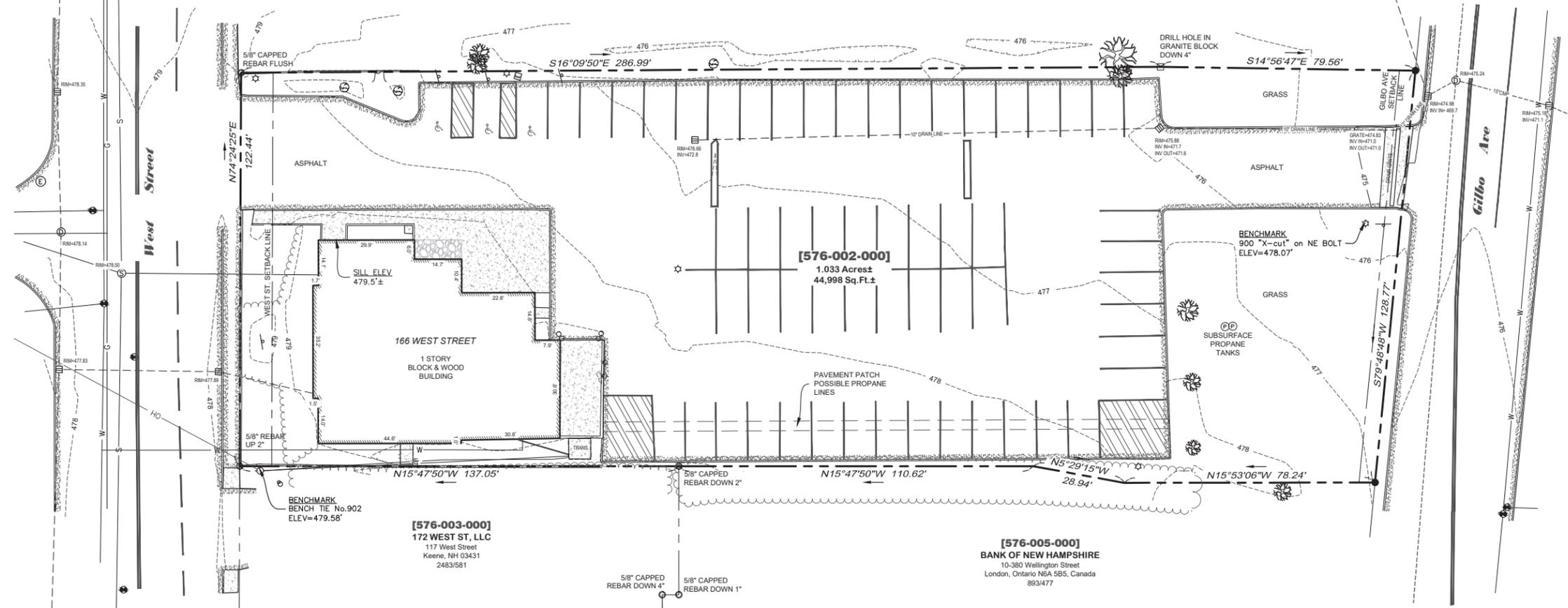
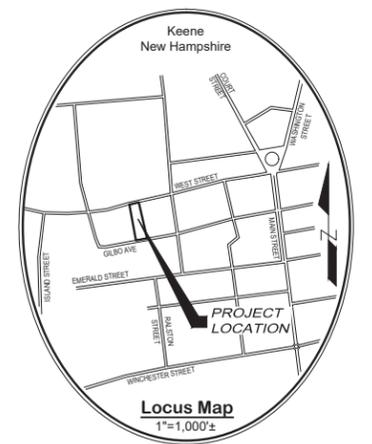
cc: Planning Dept.  
Assessing Dept.  
City Attorney  
File Copy



**[576-001-000]**  
**PEOPLES UNITED BANK N.A.**  
 850 Main Street  
 Bridgeport, CT 06604  
 2896/321

**Plan References**

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- SITE PLAN, FRIENDLY ICE CREAM CORPORATION, 166 WEST STREET, KEENE, DATED NOVEMBER 13, 1975. (Obtained from www.axisgis.com/keeneh)
  - PLOT PLAN, THE MAIN OFFICE FOR KEENE SAVINGS BANK, KEENE, NH, DATED 1977 BY KENNETH PARRY & ASSOCIATES (Obtained from www.axisgis.com/keeneh)
  - EXISTING CONDITIONS, KEENE 2008 INFRASTRUCTURE PREPARED FOR UNDERWOOD ENGINEERS, DATED OCTOBER 12, 2077; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)
  - BOUNDARY LINE ADJUSTMENT PREPARED FOR BANK OF NEW HAMPSHIRE NOW KNOWN AS TD BANKNORTH, LAST REVISED NOVEMBER 20, 2007, BY DAVID A. MANN (Cab. 13 Dr.04 No.0049 CCRD)
  - ROUNDHOUSE RAIL TRAIL TOPOGRAPHIC & ROW PLAN, SCHOOL STREET, GILBO AVE, WEST STREET, EMERALD STREET & ISLAND STREET, KEENE, NH, DATED JUNE 19, 2014; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)



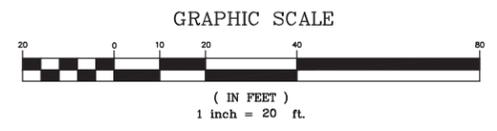
**Notes**

- THE BEARINGS SHOWN ON THIS PLAN /ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN CONJUNCTION WITH PREVIOUS INFRASTRUCTURE SURVEYS FOR THE CITY OF KEENE ON WEST STREET, GILBO AVE, EMERALD STREET, COURT STREET & MAIN STREET AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS..
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS AND PHYSICAL EVIDENCE FOUND.
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF JULY IN 2020. THE VERTICAL DATUM IS NGVD 1929 BASED ON USGS DISK "C 25 1932" LOCATED ON THE FRONT STEPS OF 34 WEST STREET, KEENE, NH, WHICH WAS UTILIZED FOR THE PREVIOUS SURVEYS LISTED IN NOTE No.1. CONTOUR INTERVAL IS ONE (1) FOOT.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS, PREVIOUS MAPS AND RECORDS OBTAINED FROM THE CITY OF KEENE. THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
- THE PARCEL SHOWN IS NOT IN A 100 YEAR FLOOD AREA PER FEMA PANEL 33005C0266E EFFECTIVELY DATED MAY 23, 2006

**Owner of Record**  
**[576-002-000]**  
**FLYBOY REALTY, LLC**  
 PO BOX 1060  
 KEENE, NH 03431  
 3124/2020

**Symbol Legend**

	MONITORING WELL		STONE WALL
	CATCH BASIN		CHAIN LINK FENCE
	DRAIN MANHOLE		WOOD RAIL/STOCKADE FENCE
	STORM SEWER LINE		BARBED WIRE FENCE
	HYDRANT		GUARDRAIL
	WATER VALVE		EDGE OF WATER
	CURB STOP		TREE LINE
	WATER LINE		EDGE OF PAVEMENT
	CAST IRON		EDGE OF GRAVEL
	DUCTILE IRON		IRON PIN/PIPE
	SEWER MANHOLE		NAIL
	SEWER CLEANOUT		STONE/CONCRETE BOUND
	SANITARY SEWER LINE		RAILROAD SPIKE
	ASBESTOS CONCRETE MANHOLE		SURVEY STATION
	UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS		DRILL HOLE
	ELECTRIC MANHOLE		ANGLE IRON
	ELECTRICAL BOX/PEDESTAL		DISK
	UNDERGROUND ELECTRIC LINE		



**Zoning Districts**  
 ZONE:CBL (Central Business Limited)  
 GILBO AVE OVERLAY DISTRICT  
 DOWNTOWN HISTORIC OVERLAY DISTRICT

**REQUIREMENTS**

MAX HEIGHT	4 STORIES/55'
LOT SIZE	10,000 sf
FRONTAGE	80'
BUILDING SETBACKS	
WEST STREET	10'
GILBO AVE	5'
SIDE & REAR	00'
MAX BUILDING COVERAGE	60%
MAX IMPERMEABLE COVERAGE	80%

SEE CITY OF KEENE CODE OF ORDINANCES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

**Lot Statistics**

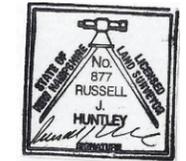
FRONTAGE	122.44 FEET ON WEST STREET 128.77 FEET ON GILBO AVE
LOT SIZE	1.033 ACRES 44,998 SF
EXISTING COVERAGE	9.1 % BUILDING - 4086 SF 74.0 % IMPERMEABLE - 33,286 SF

**Surveyor's Certification**

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

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

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



**Existing Conditions Plan**  
 LAND OF  
**Flyboy Realty, LLC**  
 located at  
 Tax Map Parcel No. 576-002-00  
 166 West Street, Keene, Cheshire County, New Hampshire  
 Book 3124, Page 676

**Scale 1"= 20'**  
 Surveyed 07/2020 Plan prepared 07/30/2020  
 Project No. H20-033 Cad File No. H20-033A.dwg

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

NO.	DATE	REVISION	BY

**[576-026-000]**  
**143 WEST STREET LLC**  
 143 West Street  
 Keene, NH 03431  
 2959/2016

**[576-025-000]**  
**WEST WILDER, LLC**  
 PO Box 743  
 Keene, NH 03431  
 3098/534

**[576-019-000]**  
**TUTHILL PROPERTIES, LLC**  
 2132 Route 9  
 Stoddard, NH 03464  
 2979/130

**[576-018-000]**  
**S.S. BAKER'S**  
**S.T. REALTY Co. LLC**  
 428 Main Street  
 Keene, NH 03431  
 1885/29



**Plan References**

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
1. SITE PLAN, FRIENDLY ICE CREAM CORPORATION, 166 WEST STREET, KEENE, DATED NOVEMBER 13, 1975. (Obtained from www.axisgis.com/keene-nh - See also Pb.34 Pg.34 CCRD)
  2. PLOT PLAN, THE MAIN OFFICE FOR KEENE SAVINGS BANK, KEENE, NH, DATED 1977 BY KENNETH PARRY & ASSOCIATES (Obtained from www.axisgis.com/keene-nh)
  3. EXISTING CONDITIONS, KEENE 2008 INFRASTRUCTURE PREPARED FOR UNDERWOOD ENGINEERS, DATED OCTOBER 12, 2007; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)
  4. BOUNDARY LINE ADJUSTMENT PREPARED FOR BANK OF NEW HAMPSHIRE NOW KNOWN AS TD BANKNORTH, LAST REVISED NOVEMBER 20, 2007, BY DAVID A. MANN (Cab.13 Dr.04 No.0049 CCRD)
  5. ROUNDHOUSE RAIL TRAIL TOPOGRAPHIC & ROW PLAN, SCHOOL STREET, GILBO AVE, WEST STREET, EMERALD STREET & ISLAND STREET, KEENE, NH, DATED JUNE 19, 2014; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)
  6. EXISTING CONDITIONS PLAN, LAND OF BROTHERHOOD LIMITED PARTNERSHIP LOCATED AT TAX MAP PARCEL No.576-002-00, 166 WEST STREET, KEENE, CHESHIRE COUNTY, NEW HAMPSHIRE, DATED JULY 30, 2020; BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC (On file at this office).
  7. 166 WEST STREET REDEVELOPMENT, KEENE, NH, PROPERTY OWNER & APPLICANT, FLYBOY REALTY LLC REVISED THROUGH OCTOBER 28, 2020, BY SVE ASSOCIATES (Obtained from SVE)

**Notes**

1. THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN CONJUNCTION WITH PREVIOUS INFRASTRUCTURE SURVEYS FOR THE CITY OF KEENE ON WEST STREET, GILBO AVE, EMERALD STREET, COURT STREET & MAIN STREET AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS..
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5. THE PARCEL SHOWN IS NOT IN A 100 YEAR FLOOD AREA PER FEMA PANEL 33005C0268E EFFECTIVELY DATED MAY 23, 2006
6. INTERIOR IMPROVEMENTS ARE SHOWN FROM A COMBINATION OF THE FIELD SURVEY IN PLAN Ref. No.6 AND THE PROPOSED SITE PLAN IN PLAN Ref. No.7. COVERAGE STATISTICS WERE CALCULATED FROM THE COMBINATION OF EXISTING AND PROPOSED SITE IMPROVEMENTS.



**[576-001-000]**  
**PEOPLES UNITED BANK N.A.**  
 830 Main Street  
 Bridgeport, CT 06604  
 2896/321

**[576-002-000]**  
 0.407 Acres±  
 17,472 Sq.Ft.±  
 166 WEST STREET  
 1 STORY  
 BLOCK & WOOD  
 BUILDING

**[576-002-100]**  
 0.626 Acres±  
 27,256 Sq.Ft.±  
 PROPOSED  
 2 STORY  
 BUILDING  
 See Plan Ref. No.7 for  
 additional detail

**[576-003-000]**  
**172 WEST ST, LLC**  
 117 West Street  
 Keene, NH 03431  
 2483/581

**[576-005-000]**  
**BANK OF NEW HAMPSHIRE**  
 10-380 Wellington Street  
 London, Ontario N6A 5B5, Canada  
 893/477

**[576-004-000]**  
**BANK OF NEW HAMPSHIRE**  
 10-380 Wellington Street  
 London, Ontario N6A 5B5, Canada  
 893/477

**Symbol Legend**

- ☆ LIGHT POLE
- ELECTRICAL BOX
- ⊞ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊖ HYDRANT
- ⊕ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- SD — STORM SEWER LINE
- W — WATER LINE
- S — SANITARY SEWER LINE
- G — GAS LINE
- LANDSCAPING/SHRUBBERY LINE
- EDGE OF PAVEMENT
- SIGN
- POST/BOLLARD
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- IRON PIN/PIPE
- STONE/CONCRETE BOUND
- 5/8" REBAR WITH CAP TO BE SET
- ▼ RAILROAD SPIKE TO BE SET
- KED — KEENE ENGINEERING DEPARTMENT
- CCRD —
- [1-2-3]** TAX MAP PARCEL NUMBER
- 123456 DEED VOLUME & PAGE
- FF FINISH FLOOR

**Zoning Districts**

ZONE: CBL (Central Business Limited)  
 GILBO AVE OVERLAY DISTRICT  
 DOWNTOWN HISTORIC OVERLAY DISTRICT

**REQUIREMENTS**

MAX HEIGHT	4 STORIES/55'
LOT SIZE	10,000 sq ft
FRONTAGE	80'
<b>BUILDING SETBACKS</b>	
WEST STREET	10'
GILBO AVE	5'
SIDE & REAR	00'
MAX BUILDING COVERAGE	60%
MAX IMPERMEABLE COVERAGE	80%

SEE CITY OF KEENE CODE OF ORDINANCES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

**Lot Statistics**

**EXISTING**

**[576-002-000]**

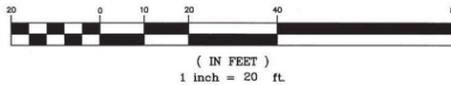
FRONTAGE	122.44 FEET ON WEST STREET 128.77 FEET ON GILBO AVE
TOTAL LOT SIZE	1,033 ACRES 44,998 SF
EXISTING COVERAGE	9.1 % BUILDING - 4086 SF 74.0 % IMPERMEABLE - 33,286 SF

**PROPOSED**

**[576-002-000]**

FRONTAGE	122.44 FEET ON WEST STREET
LOT SIZE	0.407 ACRES 17,472 SF
COVERAGE	23.1% PERMEABLE - 4,040 24.0 % BUILDING - 4,190 SF 76.9 % IMPERMEABLE - 13,432 SF
<b>[576-002-100]</b>	
FRONTAGE	128.77 FEET ON GILBO AVE
LOT SIZE	0.626 ACRES 27,256 SF
COVERAGE	20.1% PERMEABLE - 5,471 SF 22.5% BUILDING - 6,136 SF 79.9 % IMPERMEABLE - 21,785 SF

**GRAPHIC SCALE**



**[576-025-000]**  
**WEST WILDER, LLC**  
 PO Box 743  
 Keene, NH 03431  
 3098/534

**Owner of Record**  
**[576-002-000]**  
**FLYBOY REALTY, LLC**  
 PO BOX 1060  
 KEENE, NH 03431  
 3124/2020

**Owner Certification**

I CERTIFY THAT I AM THE CURRENT OWNER OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.

OWNER'S SIGNATURE: *[Signature]* DATE: 1-14-21

**APPROVED BY THE KEENE PLANNING BOARD**

BY \_\_\_\_\_ CHAIRMAN  
 AND \_\_\_\_\_ SECRETARY  
 ON \_\_\_\_\_

**Surveyor's Certification**

THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 600.1. "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

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



**Two Lot Subdivision**

LAND OF  
**Flyboy Realty, LLC**  
 located at  
 Tax Map Parcel No. 576-002-00  
 166 West Street, Keene, Cheshire County, New Hampshire  
 Book 3124, Page 676

Scale 1"= 20'  
 Surveyed 07/2020 Plan prepared 01/11/2021  
 Project No. H20-033 Cad File No. H20-033B.dwg

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

NO.	DATE	REVISION	BY

# STAFF REPORT

## SWP-CUP-01-21 - SURFACE WATER PROTECTION CONDITIONAL USE PERMIT REVIEW – Eversource D108 Transmission Line Replacement

### **Request:**

Applicant GZA GeoEnvironmental Inc., on behalf of Eversource Energy, proposes to remove 2 utility poles, replace 17 utility poles, and replace existing static wire with optical ground wire along the 1.3-mile D108 Transmission Line that runs from the North Keene Substation to the Emerald Street Substation. The proposed project would impact 126,244 sf of the Surface Water Protection Buffer for temporary access and work pad placement. The transmission line is located in various zoning districts.

### **Background:**

The existing D108 Transmission Line Right-of-Way corridor has an approximate width of 270-feet and runs approximately 1.3 miles in length from the North Keene Substation (~0.25 miles south of NH Route 12) to the Emerald Street Substation (see Figure 1). The right-of-way crosses through residential, commercial, and rural properties, as well as 5 public roads including NH Route 12, NH Route 9, West St, Island St, and Emerald St.

The applicant proposes to replace 17 existing wooden utility structures along the D108 Transmission Line corridor with wood-equivalent steel structures in order to increase the long-term reliability of the line, and to permanently remove 2 utility structures. The project also involves the installation of optical ground wire (OPGW) to replace existing static wire to shield conductor wires from lightning and serve as a path for internal and third-party telecommunication.

Due to the locations of the structures proposed to be replaced, the proposed project would temporarily impact 79,114 square feet of wetlands for equipment access and work pad placement, and would require 126,244 square feet of temporary impact to the City's Surface Water Protection Buffer area for temporary access road and work pad placement.

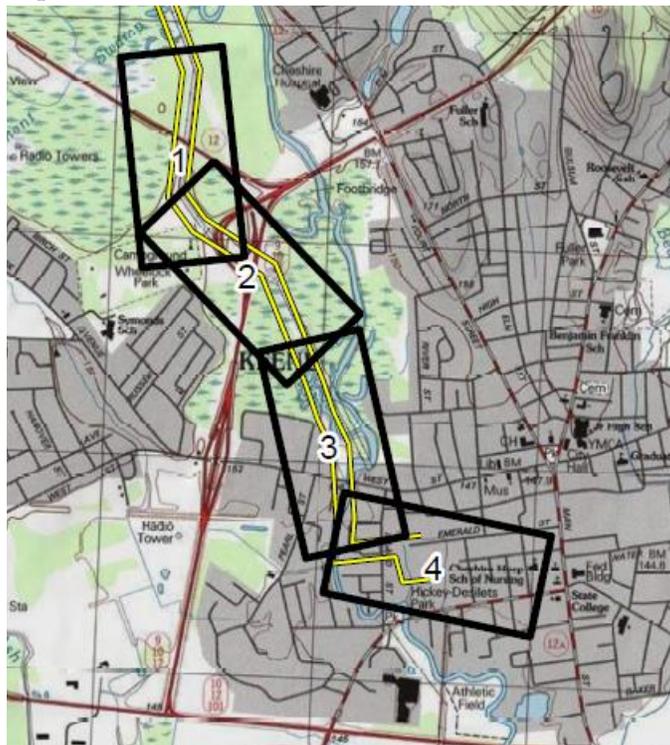


Figure 1 (above): Depiction of proposed project area (see the area within the black boxes) submitted by the applicant.

## STAFF REPORT

Per Section 102-1489 (b) "*Construction of a new structure or expansion of an existing structure that expands the footprint of that structure within the Surface Water Protection Overlay District,*" and Section 102-1489 (c) "*Construction of new roads, driveways for non-residential uses, and parking lots within the Surface Water Protection Overlay District,*" this project requires a Surface Water Protection Conditional Use Permit from the Planning Board.

Additional approvals required for this project include a Statutory Permit by Notification for wetlands impact and a Shoreland Permits by Notification for impacts to protected shoreland adjacent to the Ashuelot River from the NH Department of Environmental Services Wetlands Bureau, temporary driveway permits for access off of NH Route 12, NH Route 9 West St, Island St, and Emerald St.

### **Completeness:**

Staff recommends that the Planning Board accept the application as "complete."

### **Departmental Comments:**

*Code: A floodplain permit may be required if building within the Floodplain.*

#### *Engineering:*

- *The applicant shall obtain an excavation permit from DPW Engineering Division for all utility poles to be proposed to be replaced that are in the City's public right of way.*
- *Temporary work zone signs shall be in place at all street crossings in accordance with MUTCD guidelines.*

*There were no comments from Police Department or Fire Department staff.*

### **Conservation Commission Comments:**

The Applicant presented on this application before the City's Conservation Commission at their February 16, 2021 meeting. The Conservation Commission provided the following recommendation on the application: "*to recommend that the Planning Board insist upon remediation with pollinator friendly plantings on sites after Eversource completes work on transmission lines D108 and L163.*"

**Application Analysis:** The following is a review of the Surface Water Protection Ordinance criteria for granting a conditional use permit listed in Section 102-1490.

#### *Sec. 102-1490*

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

The Applicant notes that many of the structures proposed to be replaced are located in areas that are 0.5 miles or more from the nearest access point and that the proposed work area is generally bordered by mature forest communities, and, due to various site constraints, some travel through the Surface Water Protection Overlay District is required. The applicant also notes that span requirements, which are required to meet electrical safety standards, restrict where structure replacements and work pads can be located. Wherever possible, structure replacements, work pads, and access roads are proposed to be outside of wetlands and the Surface Water Protection Overlay District.

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

The Applicant states that the project team analyzed alternative structure replacement locations and access routes to minimize buffer impacts to the extent practicable, and was able to avoid impacts to six wetlands

## STAFF REPORT

as part of their project design. The Applicant notes that impacts to the buffer will be minimized by utilizing existing access roads, implementing best management practices along work areas in the right of way, and avoiding permanent impacts to wetlands by placing structures outside of the wetland and buffer zone where possible.

This project will replace 17 of the existing 22 utility structures along this transmission line. The Applicant has noted that 3 of the remaining 5 structures will be permanently removed and that 2 are steel and are not anticipated to be replaced.

- (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 applicant notes that the design of the project utilizes existing access routes along the right of way, where possible, to minimize impacts to wetlands. Where temporary wetland impacts are proposed, the contractor will use wetland matting to minimize impacts. All disturbed wetland and upland areas will be graded and seeded with an appropriate seed mix, as necessary. The Applicant notes that utility structures have been sited to avoid direct impacts to wetlands to the extent practicable, and that 5 structures have been sited to be replaced outside of wetlands.

- (d) *The buffer zone shall be maintained in a natural state to the maximum extent possible. In granting a conditional use permit, the planning board may establish conditions of approval regarding the preservation of the buffer including the extent to which trees, saplings and ground cover shall be preserved.*

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

The Applicant notes that the majority of proposed impact is temporary, and permanent impact is limited to small areas associated with the installation of utility structures. The Applicant proposes to restore any access road installed within the surface water buffer and within the City of Keene floodplain zone by removing gravel temporarily placed for access and work pads. In addition, existing topsoil will be regraded to original contours to the greatest extent practicable, and seed and mulch will be applied to promote vegetation growth of disturbed areas. The Applicant notes that during construction, appropriate siltation prevention measures will be implemented along with additional BMPs, such as perimeter controls (straw wattle, silt fence, etc.), stabilized construction entrances, check dams, water bars, sediment traps, and restoration methods (e.g. seeding with native seed mixes and mulching), to prevent sedimentation and siltation impacts to surface waters and wetlands within the project area. The project includes the preparation of a Storm Water Pollution Prevention Plan and associated erosion control

## STAFF REPORT

monitoring during and after construction, to monitor the progress of restoration. GZA is currently retained to provide erosion control monitoring, and advise Eversource on the installation and maintenance of erosion control measures during construction and restoration.

In their review of this application, the City's Conservation Commission has recommended that the Planning Board require the Applicant to remediate all disturbed areas with pollinator friendly plantings. Staff has included this as a condition in the recommended motion.

As this proposed work might have an impact on users of the Cheshire Rail Trail and City sidewalks, staff have asked the Applicant to provide a written description of Eversource's plan for communicating with the City and the public about trail or road closures throughout the project timeframe. The Applicant has noted that the Eversource Siting and Construction Services (SCS) group is planning to present a joint brief of known 2021 work to City of Keene officials. This presentation is in development by the SCS team, which will provide notice of proposed trail disturbance on the trail systems to the City's Parks, Recreation and Facilities Director to be distributed to City officials. In addition, the City will receive a start of construction notification and any relevant mailings that are sent to abutters.

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

The proposed project requires approval from the NH Department of Environmental Services for wetland crossings. This standard does not apply.

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

The applicant submitted the information provided below in quotations regarding the character of the wetland to be encroached upon and the ecological functions it serves.

*“The project area is located in the Middle Ashuelot River watersheds. The majority of wetlands in the ROW are large scrub-shrub and scrub-shrub/emergent systems. Wetlands in the project area typically drain in a southerly direction into the Ashuelot River, which ultimately drains to the Connecticut River.*

## STAFF REPORT

The buffers in the proposed work area are located within the existing cleared Eversource ROW and are scrub-shrub/early successional dominated due to vegetation maintenance practices. This cover type provides wildlife habitat for a variety of bird, mammal, amphibian, and reptile species. The project is not converting any large cover type areas. As a result, the project is not expected to impact wildlife utilization in the larger landscape. The ROW will continue to provide early successional habitat to a variety of wildlife. Early successional habitat provides important breeding, foraging, and overwintering habitat to a variety of declining songbird species. As a result, the ROW will continue to provide important habitat components. The Natural Heritage Bureau (NHB) determined that although there are NHB records of rare wildlife, plant, and/or natural communities present in the vicinity of the D108 ROW, it is not anticipated that there will be impacts as a result of the proposed structure replacement project.

The project will include rare species BMPs as requested by the New Hampshire Fish and Game Department (NHFG). Prior to daily construction activities, timber matting will be reviewed by a monitor trained in wildlife identification and observed turtles and snakes will be safely relocated out of the active work zone, in similar nearby habitat. Observed turtles and snakes will be moved off of construction access roads to limit and prevent mortality to turtles and snakes during construction and will be reported to NHFG. Erosion control matting, if utilized, will consist of jute matting. Matting with plastic mesh will be avoided to limit unintentional mortality to snakes. In addition, common nighthawk (*Chordeiles minor*) was identified within the vicinity of the project site. Common nighthawks are ground nesting birds that typically nest in exposed gravelly soils. GZA has coordinated with NHB and NHFG and photos of common nighthawk will be incorporated into construction plans. Observations of common nighthawk on the project site will be reported to NHFG. At the conclusion of the project, a summary report of any rare species observations will be provided to the NHFG Nongame Program.”

### **Recommended Motion:**

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

**Approve Conditional Use Permit SWP-CUP-01-21 as shown on the plan set identified as “D108 Transmission Line Copperweld Retirement Project, Keene, New Hampshire Access and Permitting Plans” prepared by GZA GeoEnvironmental Inc. at a scale of 1 inch = 1,865 feet and dated February 4, 2021, with the following conditions:**

- A. Applicant submits to the Community Development Department documentation of all necessary permits and approvals from local, state and federal agencies, including but not limited to:**
  - i. An approved Wetlands Permit and Shoreland Permit from the NH Department of Environmental Services;**
  - ii. A temporary driveway permit from the NH Department of Transportation;**
  - iii. Temporary driveway permits for each access point from a public right-of-way from the City Public Works Department;**
  - iv. Excavation permits for any ground disturbance within the public right-of-way or on City-owned property; and,**

## STAFF REPORT

- v. Encumbrance permits for any vehicles, equipment or materials to be staged or stored within the public right-of-way.**
- B. Applicant shall remediate all disturbed areas with vegetation that includes pollinator friendly plant species. A list of plant species used for remediation shall be submitted to the Community Development Department in advance of planting.**

# CITY OF KEENE PLANNING BOARD

Department File# \_\_\_\_\_

Received \_\_\_\_\_

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

Please fill out entire application

### Section One: Project

Tax Map Parcel # see attached - - - - - Existing Zoning: Conservation, Rural, Commerce

#### Project:

Name D108 Transmission Line Structure Replacement and OPGW Project

Address Eversource Right-of-Way in Keene, New Hampshire

### Section Two: Contact Information

#### Owner:

Name Eversource Energy, Attn: Jeremy Fennell Signature 

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address 13 Legends Drive, Hooksett, NH 03106

Phone (day) (603) 634-3396 (Fax) ( )

Date 2/8/2021

#### Applicant/Agent:

Name GZA GeoEnvironmental, Inc. Attn: Lindsey White Signature 

GZA GeoEnvironmental, Inc. Attn: Tracy Tarr

Address 5 Commerce Park North, Suite 201, Bedford, NH 03110 

Phone: (day) (603) 770-5752 (Lindsey) Fax: ( ) Date 2/8/2021  
(603) 235-6992 (Tracy)

#### Surveyor/Planner/Engineer:

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone: (day) ( ) Fax: ( ) Date: \_\_\_\_\_



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F: 603.624.9463  
www.gza.com



February 4, 2021  
File No. 04.0190999.29

City of Keene  
Planning Board  
Attn: Chris Cusack, Chairman  
3 Washington Street  
Keene, New Hampshire 03431

Re: Conditional Use Permit Application  
Eversource Energy  
2020 D108 Transmission Line Structure Replacement Project  
Keene, New Hampshire

Dear Chairman Cusack:

This letter transmits a Conditional Use Permit Application on behalf of Public Service Company of New Hampshire doing business as Eversource Energy (Eversource), for the D108 Transmission Line Structure Replacement Project (see attached **Figure 1, Locus Plan**). On behalf of Eversource, GZA GeoEnvironmental, Inc. (GZA) is requesting consideration of a Conditional Use Permit Application for required impacts within the City of Keene Surface Water Protection Overlay District.

The overall proposed project includes the permanent removal of two utility structures and replacement of 17 utility structures along the existing D108 Transmission Line in Keene, New Hampshire. Additionally, OPGW is proposed to be installed to replace existing static wire which will improve the transmission line by serving to shield conductor wires below it from lightning and also serve as a telecommunications path for internal and third party communications. The D108 Transmission Line ROW is approximately 1.3 miles in length, beginning at the North Keene Substation and ending at the Emerald Street Substation, and has a width of approximately 270 feet. See **Figure 3 – Access and Permitting Plans** for a depiction of the proposed project. The Site crosses through residential, commercial, and rural properties, as well as five public roads including NH Route 12, NH Route 9, West Street, Island Street and Emerald Street. Natural cover within the ROW includes upland shrublands and wetland emergent and scrub-shrub habitats.

In total, the proposed project requires approximately 79,114 sq. ft. of temporary wetland impact for equipment access and work pad placement. The proposed



project also requires 126,244 sq. ft. of temporary buffer impact in uplands for access and work pad placement. A summary of wetland and buffer impacts is provided in the table below.

**Table 1 – Summary of Wetland and Surface Water Buffer Impacts**

Wetland ID	Classification	Temporary Wetland Impact	Temporary Upland Buffer Impact
KW-1	PSS1E		-
KW-2	R2UB		18,337
KW-3	PEM1Ex		82,277
KW-4	R2UB	11,358	
KW-5	PSS1E	43	
KW-6	PSS1E	667	
KW-7	R2UB	9,894	
KW-8	PSS1E	86	
KW-9	PEM1E/PSS1Fg	51,950	
KW-10	PSS1E/PEM1Fg		
KW-11	PEM1E	7	15,550
KW-12	PEM1E	1,357	
KW-13	PSS1E/PEM1E		-
KW-14	PSS1Ex		10,080
KW-15	PSS1E/PEM1E		
KW-16	PSS1E/PEM1E	3,752	
KW-17	PSS1E		
<b>Total</b>		<b>79,114</b>	<b>126,244</b>

**Key to classifications:**

P = palustrine wetland system  
 UB = unconsolidated bottom  
 SS = scrub-shrub, 1 = broad-leaved deciduous  
 EM = emergent, 1= persistent

R = riverine  
 2 = lower perennial  
 UB = unconsolidated bottom  
 SB = stream bed

Modifiers  
 E = nontidal, seasonally flooded/saturated  
 F = nontidal, semi permanently flooded  
 g = organic soil  
 x = excavated

The proposed project is necessary in order to support current and future electricity demands in the region. The proposed structure replacements were selected based on a line load modeling evaluation. When modeled with OPGW wire replacement specifications, it was determined that these structures needed to be replaced in order to meet current electrical standards. The existing wood structures will be replaced with wood equivalent steel structures in order to increase the long-term reliability of the line. There are no proposed expansions to the ROW or construction of new lines associated with this project.



In addition to this Conditional Use Permit, Eversource will also be filing a Statutory Permit by Notification (SPN) with the Department of Environmental Services (DES); Wetlands Bureau. A Shoreland Permit by Notification will also be filed for impacts to the protected shoreland adjacent to the Ashuelot River.

Wetlands were delineated by GZA in 2016 in accordance with the United States Army Corps of Engineers (ACOE) Wetlands Delineation Manual using the Routine Determinations Method, and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual as required by the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau and the ACOE. GZA photographed resources and recorded data relevant to functions and values provided by these natural resources within the ROW in October 2020. GZA classified wetlands in accordance with the "Classification of Wetlands and Deepwater Habitats of United States" (Federal Geographic Committee, 2013). The area of evaluation included approximately 1.4 miles of ROW.

In accordance with Section 102-1488 of the Keene Zoning Ordinance, a conditional use permit (CUP) issued by the Planning Board shall be required for a proposed use listed in Section 102-1489 when the proposed use is located on land within the Surface Water Overlay Protection District. The proposed D108 Transmission Line Replacement Project includes the installation of replacement structures and creation and/or improvement of existing dirt/gravel access roads and work pads in the Surface Water Overlay Protection District, and would thus fall under 102-1489 (b) "*Construction of a new structure or expansion of an existing structure that expands the footprint of that structure within the Surface Water Protection Overlay District.*," and 102-1489 (c) "*Construction of new roads, driveways for non-residential uses, and parking lots within the Surface Water Protection Overlay District.*" In accordance with the Surface Water Protection Conditional Use Permit (SWP CUP) Application form, the following criteria are addressed below.

- A. *Why proposed use or activity cannot be placed outside of Overlay District.*** The proposed work area is located within the existing cleared D108 Transmission Line ROW which is generally bordered by mature forest communities, as well as residential and commercial properties. Many of the proposed structure replacements are located in remote stretches of ROW that are 0.5 miles or more from the nearest access point. Due to these various site constraints, some travel through the Surface Water Overlay District is required. Additionally, some structure replacements and associated work pads must be located in the Surface Water Overlay District due to span requirements, which are required to meet electrical safety standards. Wherever possible, structure replacements, work pads, and access roads are proposed to be outside of wetlands and the Surface Water Overlay District.
- B. *How encroachment into buffer zone has been minimized to maximum extent possible.*** The project area is an existing ROW and therefore there are inherent limitations to significant changes in work locations. However, Eversource and the project team analyzed alternative structure replacement locations and access routes in order to minimize buffer impacts to the extent practicable. Where possible, access is designed at existing trails in the ROW. To the extent practicable, buffer zone impacts were avoided by a careful design of the project. Specifically, impacts related to structure replacements were avoided in Wetlands KW-1, KW-2, KW-10, KW-11, KW-13, and KW-14. Impacts were minimized to the extent practicable by utilizing existing access roads and avoiding permanent impacts to wetlands by placing structures outside of the wetland and buffer zone where possible. Best Management Practices (BMP) will be implemented along work areas in the ROW to reduce/limit potential effects.



- C. *How proposed use was designed to avoid adverse impacts to surface water resources.*** The least impacting alternative is to utilize the existing Eversource ROW to the greatest extent possible, which was accomplished by utilizing an existing ROW. The project has been designed to utilize existing access routes along the ROW, where possible, to minimize impacts to wetlands. Where temporary wetland impacts are proposed, the contractor will use wetland matting to minimize impacts. Disturbed wetland and upland areas will be graded and seeded with an appropriate seed mix, as necessary. The utility structures have been sited to avoid direct impacts to wetlands to the extent practicable. Utility structures 4, 5, 6, 10, and 11 have been sited to be replaced outside of wetlands in order to minimize wetland impact to the greatest extent practicable.
- D. *How the buffer will be maintained in a natural state.*** The proposed project will maintain the natural state of surface water buffers to the extent practicable. The majority of proposed impact is temporary, and permanent impact is limited to small areas associated with the installation of utility structures. Access roads installed within the surface water buffer and within the City of Keene floodplain overlay shall be restored by removing gravel temporarily placed for access and work pads. In addition, existing topsoil will be regraded to original contours to the greatest extent practicable. Seed and mulch will be applied to promote vegetation growth of disturbed areas. During construction, appropriate siltation prevention measures will be implemented along with additional BMPs such as perimeter controls (straw wattle, silt fence, etc.), stabilized construction entrances, check dams, water bars, sediment traps, and restoration methods such as seeding with native seed mixes, and mulching, as necessary, to prevent sedimentation and siltation impacts to surface waters and wetlands within the project area. The project includes the preparation of a Storm Water Pollution Prevention Plan and associated erosion control monitoring during and after construction, to monitor the progress of restoration. GZA is currently retained to provide erosion control monitoring, and advise Eversource on the installation and maintenance of erosion control measures during construction and restoration.
- E. *Location and connectivity of surface water in relation to surrounding watershed.*** The project area is located in the Middle Ashuelot River watershed. The majority of wetlands in the ROW are large scrub-shrub and scrub-shrub/emergent systems. Wetlands in the project area typically drain in a southerly direction into the Ashuelot River, which ultimately drains to the Connecticut River.
- F. *Extent to which buffer serves as wildlife habitat.*** The buffers in the proposed work area are located within the existing cleared Eversource ROW and are scrub-shrub/early successional dominated due to vegetation maintenance practices. This cover type provides wildlife habitat for a variety of bird, mammal, amphibian, and reptile species. The project is not converting any large cover type areas. As a result, the project is not expected to impact wildlife utilization in the larger landscape. The ROW will continue to provide early successional habitat to a variety of wildlife. Early successional habitat provides important breeding, foraging, and overwintering habitat to a variety of declining songbird species. As a result, the ROW will continue to provide important habitat components. The Natural Heritage Bureau (NHB) determined that although there are NHB records of rare wildlife, plant, and/or natural communities present in the vicinity of the D108 ROW, it is not anticipated that there will be impacts as a result of the proposed structure replacement project.



The project will include rare species BMPs as requested by the New Hampshire Fish and Game Department (NHFG). Prior to daily construction activities, timber matting will be reviewed by a monitor trained in wildlife identification and observed turtles and snakes will be safely relocated out of the active work zone, in similar nearby habitat. Observed turtles and snakes will be moved off of construction access roads to limit and prevent mortality to turtles and snakes during construction and will be reported to NHFG. Erosion control matting, if utilized, will consist of jute matting. Matting with plastic mesh will be avoided to limit unintentional mortality to snakes. In addition, common nighthawk (*Chordeiles minor*) was identified within the vicinity of the project site. Common nighthawks are ground nesting birds that typically nest in exposed gravelly soils. GZA has coordinated with NHB and NHFG and photos of common nighthawk will be incorporated into construction plans. Observations of common nighthawk on the project site will be reported to New Hampshire Fish and Game. At the conclusion of the project, a summary report of any rare species observations will be provided to the NHFG Nongame Program.

If you have additional questions, please contact Ms. Lindsey White at 603-232-8753 or at [lindsey.white@gza.com](mailto:lindsey.white@gza.com).

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Lindsey White, WSA, SSA  
Assistant Project Manager

Deborah M. Zarta-Gier  
Consultant/Reviewer

Tracy L. Tarr, CWS, CESSWI  
Associate Principal

LEW/TLT/DMZ: jc

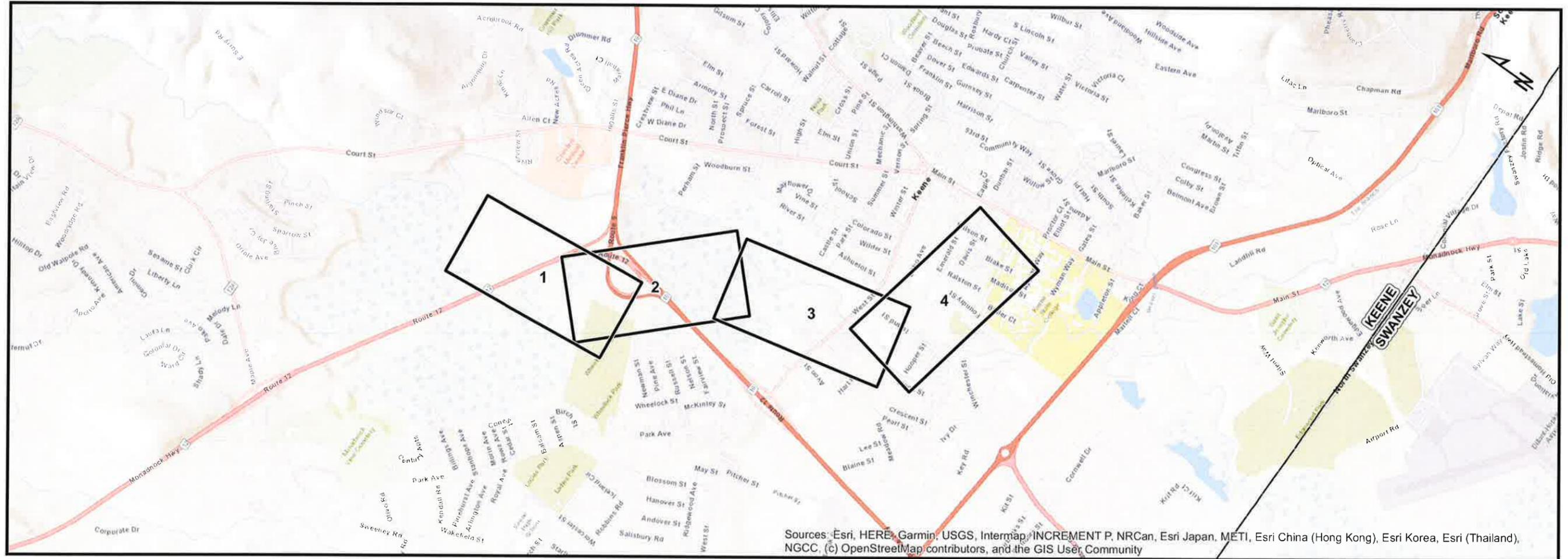
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- Attachments: Conditional Use Permit Application Form
- List of Abutters
- Photo Log
- Figure 1 – Locus Plan
- Figure 2 – Access and Permitting Plans
- Application Fee

**DRAFT**

# **D108 TRANSMISSION LINE STRUCTURE REPLACEMENT PROJECT**

**KEENE,  
NEW HAMPSHIRE  
ACCESS AND PERMITTING PLANS  
2/4/2021**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

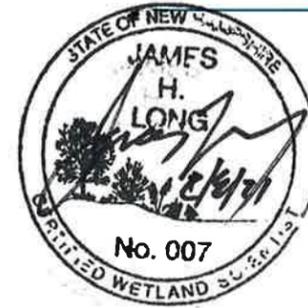
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1 inch = 1,865 feet

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- 1-4: MAP SHEETS**
- S1: NOTES**
- S2: DETAILS**

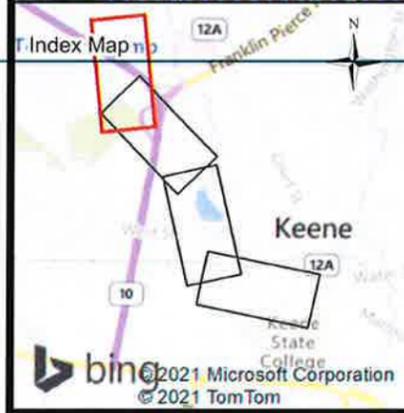


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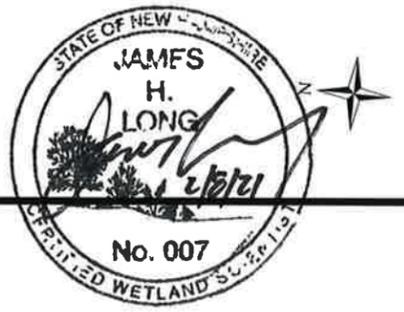


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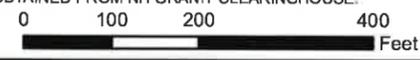
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Current Town: Keene	
● PROPOSED STRUCTURE	☒ POTENTIAL VERNAL POOL
● EXISTING STRUCTURE TO BE REPLACED OR RENUMBERED	— WETLAND BOUNDARY
● EXISTING STRUCTURE TO BE REMOVED	— APPROXIMATE ROW
75-FT WETLAND BUFFER (IMPACT AREAS TO BE RESTORED)	— 2FT ELEVATION CONTOURS
TEMPORARY WETLAND IMPACT	— EROSION CONTROL
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PARCEL BOUNDARY	— FLOODPLAIN AREA
EVERSOURCE OWNED PARCEL	
NHD FLOWLINE	
NHDOT ROAD	
WORK PAD	
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PRIMARY ACCESS ROUTE	
SECONDARY ACCESS ROUTE	
EXISTING TRANSMISSION LINE	
FENCE	



- NOTES**
1. AERIAL IMAGERY WAS OBTAINED FROM NH GRANIT CLEARINGHOUSE AND IS DATED 2015.
  2. STRUCTURE AND TRANSMISSION LINE DATA WAS PROVIDED BY EVERSOURCE ENERGY.
  3. "NHD FLOWLINE," "NHDOT ROADS," "PEATLANDS," "RAILROAD," AND "PARCEL BOUNDARY" WERE OBTAINED FROM NH GRANIT CLEARINGHOUSE.
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**D108 TRANSMISSION LINE STRUCTURE REPLACEMENT PROJECT**

ACCESS AND PERMITTING PLANS  
FEBRUARY 04, 2021

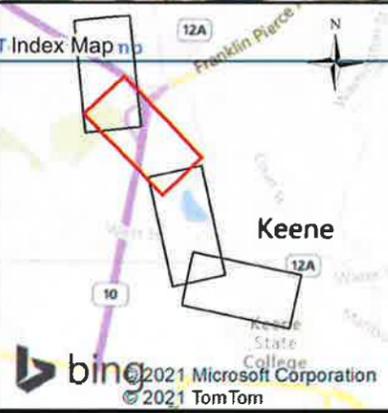
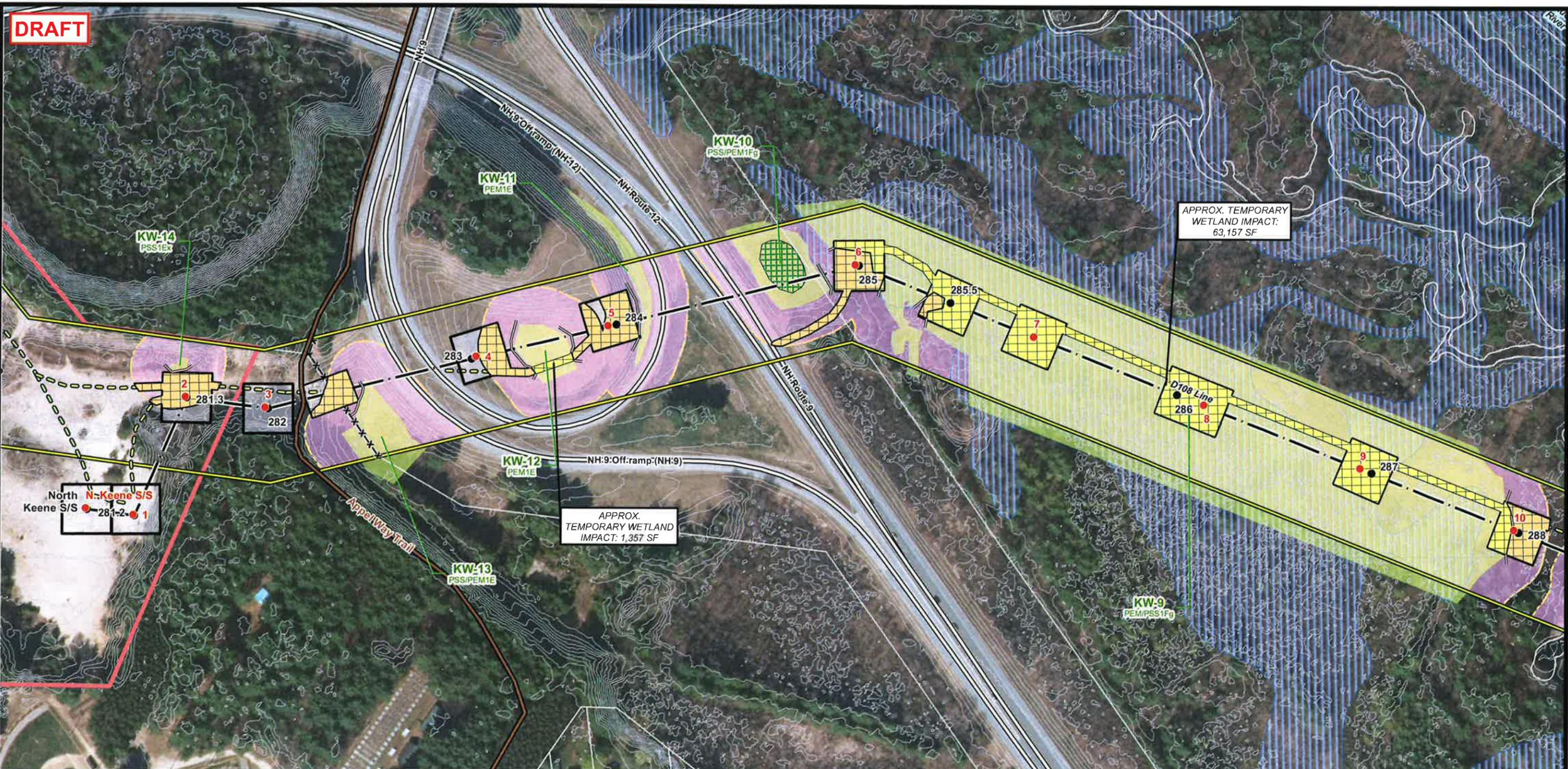
KEENE  
NEW HAMPSHIRE  
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**EVERSOURCE ENERGY**

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Engineers and Scientists  
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1 inch = 200 feet



**Current Town: Keene**

● PROPOSED STRUCTURE	⊗ POTENTIAL VERNAL POOL
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ACCESS AND PERMITTING PLANS  
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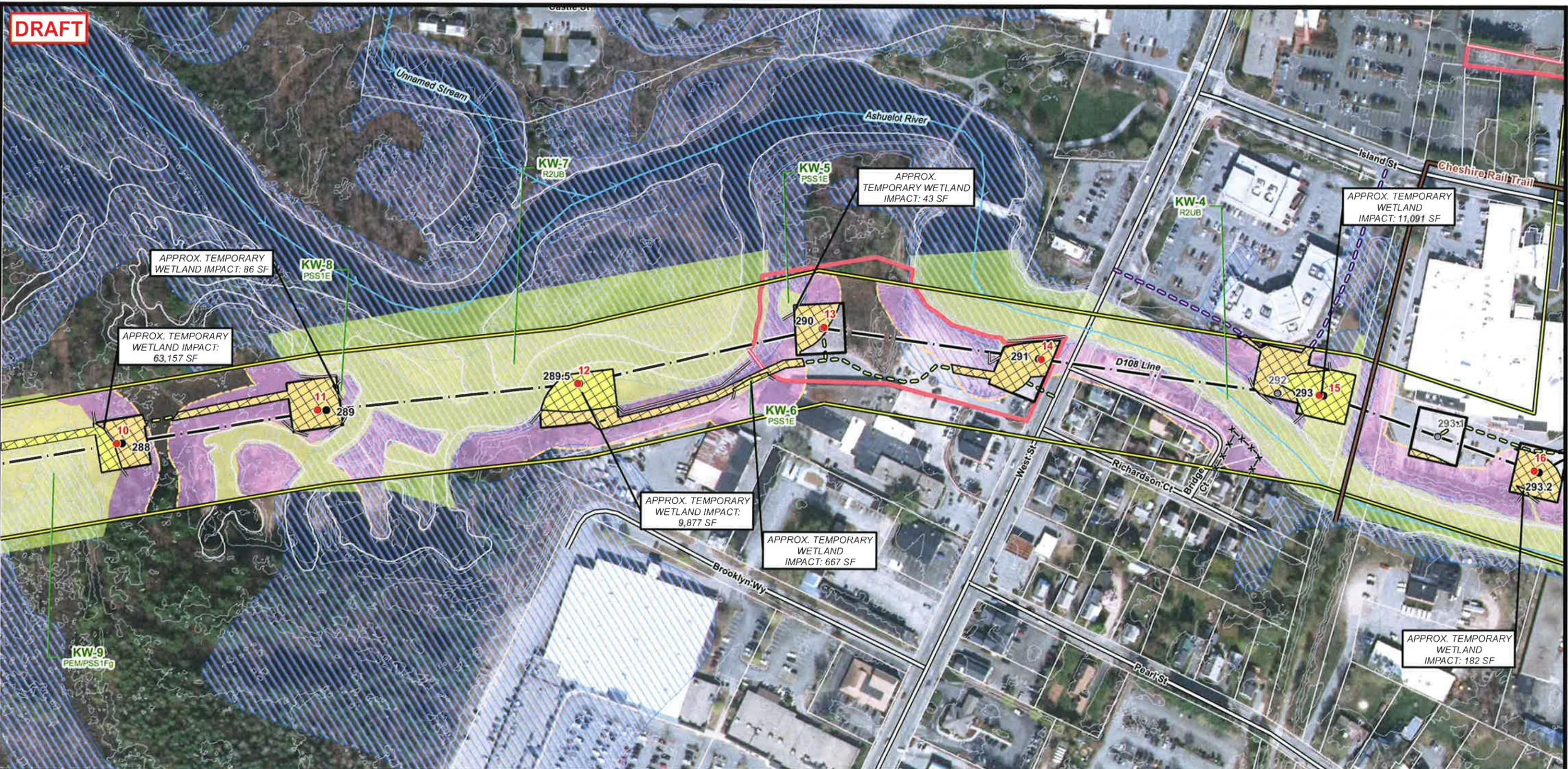
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1 inch = 200 feet



**Current Town: Keene**

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7. FENCE AND STONEWALL DATA WAS APPROXIMATED BASED ON FIELD OBSERVATIONS.
8. 2FT ELEVATION CONTOURS WERE GENERATED USING LIDAR DATA OBTAINED FROM NH GRANIT CLEARINGHOUSE.

0 100 200 400 Feet

**D108 TRANSMISSION LINE STRUCTURE REPLACEMENT PROJECT**

ACCESS AND PERMITTING PLANS  
FEBRUARY 04, 2021

KEENE  
NEW HAMPSHIRE  
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04.0190999.29

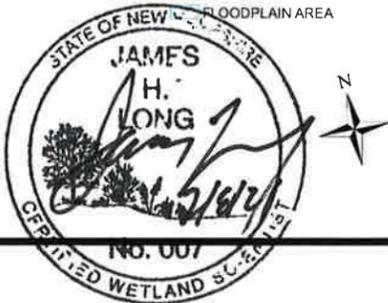
**EVERSOURCE ENERGY**

**GZA GeoEnvironmental, Inc.**  
Engineers and Scientists  
www.gza.com

1 inch = 200 feet



- Current Town: Keene**
- PROPOSED STRUCTURE
  - EXISTING STRUCTURE TO BE REPLACED OR RENUMBERED
  - EXISTING STRUCTURE TO BE REMOVED
  - 75-FT WETLAND BUFFER (IMPACT AREAS TO BE RESTORED)
  - TEMPORARY WETLAND IMPACT
  - UPLAND RESTORATION AREA
  - PARCEL BOUNDARY
  - EVERSOURCE OWNED PARCEL
  - NHD FLOWLINE
  - NHDOT ROAD
  - WORK PAD
  - PULL PAD
  - PRIMARY ACCESS ROUTE
  - SECONDARY ACCESS ROUTE
  - EXISTING TRANSMISSION LINE
  - FENCE
  - POTENTIAL VERNAL POOL
  - WETLAND BOUNDARY
  - APPROXIMATE ROW
  - 2FT ELEVATION CONTOURS
  - EROSION CONTROL
  - EXISTING RAIL TRAIL
  - FLOODPLAIN AREA



- NOTES**
- AERIAL IMAGERY WAS OBTAINED FROM NH GRANIT CLEARINGHOUSE AND IS DATED 2015.
  - STRUCTURE AND TRANSMISSION LINE DATA WAS PROVIDED BY EVERSOURCE ENERGY.
  - "NHD FLOWLINE," "NHDOT ROADS," "PEATLANDS," "RAILROAD," AND "PARCEL BOUNDARY" WERE OBTAINED FROM NH GRANIT CLEARINGHOUSE.
  - WETLANDS WERE DELINEATED BY GZA IN 2016 AND SURVEY LOCATED BY DOUCET SURVEY, INC. IN 2016.
  - APPROXIMATE ROW WAS APPROXIMATED USING MILESHEETS PROVIDED BY EVERSOURCE ENERGY.
  - POTENTIAL VERNAL POOLS WERE IDENTIFIED BY GZA IN 2016.
  - FENCE AND STONEWALL DATA WAS APPROXIMATED BASED ON FIELD OBSERVATIONS.
  - 2FT ELEVATION CONTOURS WERE GENERATED USING LIDAR DATA OBTAINED FROM NH GRANIT CLEARINGHOUSE.
- 0 100 200 400 Feet

**D108 TRANSMISSION LINE STRUCTURE REPLACEMENT PROJECT**

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PAGE 4 OF 4

04.0190999.29

**EVSOURCE ENERGY**

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1 inch = 200 feet

CONSTRUCTION SEQUENCE:

1. WETLAND BOUNDARIES TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED, AS NECESSARY, AND CONSISTENT WITH THE NHDES MARCH 2019 BMP MANUAL FOR UTILITY MAINTENANCE.
3. WETLAND IMPACTS ASSOCIATED WITH WETLAND CROSSINGS ARE REQUIRED FOR ACCESS BETWEEN STRUCTURES WITHIN THE RIGHT OF WAY.
4. ADEQUATE PRECAUTION SHALL BE EXERCISED TO AVOID SPILLAGE OF FUEL OILS, CHEMICALS, OR SIMILAR SUBSTANCES; NO FUELS, LUBRICANTS, CHEMICALS OR SIMILAR SUBSTANCES SHALL BE STORED BENEATH TREES OR IN THE VICINITY OF ANY WETLANDS, RIVER, STREAM OR OTHER BODY OF WATER; OR IN THE VICINITY OF NATURAL OR MAN-MADE CHANNELS LEADING THERETO. NO POWER EQUIPMENT SHALL BE STORED, MAINTAINED, OR FUELED IN ANY AREA ADJACENT TO A WETLAND, RIVER, STREAM OR OTHER BODY OF WATER.
5. REMOVE COMPLETELY ALL CONTAMINATION FROM ANY SPILLAGE OF CHEMICALS OR PETROLEUM PRODUCT WITH COMPLETE REHABILITATION OF THE AFFECTED AREA.
6. ACCESS ROUTES HAVE BEEN SELECTED TO PREVENT DEGRADATION OF THE RIGHT-OF-WAY AND MINIMIZE ENVIRONMENTAL IMPACT. OPERATIONS SHALL BE CONFINED TO THE SPECIFIED ACCESS ROUTES WITHIN THE PROPOSED WETLAND IMPACT AREA. ACCESS ROUTES SHALL NOT EXCEED A 16 FOOT-WIDTH.
7. IMPACT TO VEGETATION WITHIN WETLANDS WILL BE LIMITED TO THE EXTENT NECESSARY TO PLACE THE SWAMP MATS WHERE REQUIRED.
8. LOW GROWING VARIETIES OF VEGETATION ADJACENT TO WETLANDS SHALL BE PRESERVED TO THE EXTENT POSSIBLE. STUMPS AND ROCKS SHALL NOT BE REMOVED, AND THERE SHALL BE NO EXCAVATIONS, FILLS OR GRADING DONE ADJACENT TO WETLANDS, UNLESS MINOR EXCAVATIONS IS NEEDED FOR ACCESS.
9. TIMBER MATS AND PERIMETER CONTROLS WILL BE USED ALONG ACCESS ROUTES AND WORK PADS WITHIN WETLAND AREAS. THESE MATS ARE CONSTRUCTED OF HEAVY TIMBERS OR COMPOSITE MATERIAL, BOLTED TOGETHER, AND ARE PLACED END-TO-END IN THE WETLAND TO SUPPORT HEAVY EQUIPMENT. ALL SWAMP MATS SHALL BE PLACED AND REMOVED SO AS NOT TO CAUSE ANY RUTS, CHANNELS OR DEPRESSIONS, OR OTHERWISE CAUSE ANY UNDUE DISTURBANCE TO WETLANDS.
10. IF TIMBER MAT BMP IS NOT SUFFICIENT DUE TO HIGH WATER, ADDITIONAL BMP'S MAY INCLUDE THE PLACEMENT OF GEOTEXTILE FABRIC, 3"-4" STONE, AND GRAVEL TO PROVIDE A SUITABLE ROAD BED. A TEMPORARY CULVERT MAY BE REQUIRED IN AREAS OF HIGH FLOW TO MAINTAIN HYDROLOGIC CONNECTIVITY. ALL MATERIAL WILL BE REMOVED FROM JURISDICTIONAL AREAS AFTER CONSTRUCTION COMPLETION.
11. NO MATERIAL SHALL BE PLACED IN ANY LOCATION OR IN ANY MANNER SO AS TO IMPAIR SURFACE WATER FLOW INTO, THROUGH OR OUT OF ANY WETLAND AREA. NO INSTALLATION SHALL CREATE AN IMPOUNDMENT THAT WILL IMPEDE THE FLOW OF WATER OR CAUSE FLOODING.
12. NO MATERIAL SHALL BE TAKEN FROM THE WETLANDS AREA EXCEPT THAT WHICH MUST NECESSARILY BE REMOVED FOR THE STRUCTURE OR FOUNDATION PLACEMENT OR STABILIZATION. ALL EXCESS MATERIAL TAKEN FROM THE WETLAND WILL BE REMOVED FROM THE SITE.
13. ANY PROPOSED SUPPORT FILLS SHALL BE CLEAN GRAVEL AND STONE, FREE OF WASTE METAL PRODUCTS, ORGANIC MATERIALS AND SIMILAR DEBRIS AND SHALL NOT EXCEED THE AMOUNT PERMITTED. THIS ALLOWABLE FILL IS THE ONLY FILL THAT MAY REMAIN IN THE WETLAND AFTER CONSTRUCTION. ALL CUT AND FILLS SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
14. INSTALL NEW POLES IN THE LOCATIONS DESIGNATED ON THE PERMITTING PLANS.
15. CABLE INSTALLATION WILL BE PERFORMED IN A MANNER SO AS TO AVOID, OR LIMIT TO THE MAXIMUM EXTENT POSSIBLE, TRAVERSING WETLANDS WITH HEAVY EQUIPMENT. IN SOME CASES, A HELICOPTER MAY BE USED DURING THE INSTALLATION TO MINIMIZE IMPACTS.
16. REMOVAL OF THE OLD POLE WILL OCCUR ONCE THE CABLE HAS BEEN INSTALLED ON THE NEW STRUCTURE. THE OLD STRUCTURES WILL BE REMOVED FROM THE SITE. POLES WILL BE CUT AT THE GROUND SURFACE. FOOTINGS WILL BE ABANDONED IN PLACE TO MINIMIZE IMPACTS.
17. ALL TIMBER MATS, MATERIAL, AND DEBRIS WILL BE REMOVED FROM THE WORK AREA UPON THE COMPLETION OF CONSTRUCTION.
18. UPLAND DISTURBED AREAS SHALL BE RESTORED AND STABILIZED UPON COMPLETION OF CONSTRUCTION. WORK PAD RESTORATION SHOULD INCLUDE REDUCING THE WORK PAD TO A 30 BY 60 FOOT AREA, AND REDUCING SLOPES TO A MAXIMUM OF 25%. STOCKPILED MATERIAL SHOULD BE SPREAD TO REDUCE ANY UNNECESSARY SLOPES. GRAVEL WORK PADS AND SLOPES SHOULD BE SCARIFIED TO A MINIMUM OF 3" BEFORE SPREADING TOPSOIL/LOAM.
19. UPLAND DISTURBED AREAS ON CITY OF KEENE OWNED PROPERTY SHALL BE RESTORED USING SEED AND MULCH AND ROUGH GRADED TO ORIGINAL CONDITIONS TO THE GREATEST EXTENT PRACTICABLE.
20. ALL TEMPORARY WETLAND IMPACTS WILL BE RE-GRADED TO ORIGINAL CONTOURS FOLLOWING CONSTRUCTION. NEW ENGLAND EROSION CONTROL/RESTORATION MIX, AVAILABLE THROUGH NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, 413-548-8000, OR EQUIVALENT SEED MIX SHALL BE APPLIED IN WETLAND AREAS THAT ARE NOT INUNDATED, AS NECESSARY.
21. MULCH USED FOR STABILIZATION SHALL CONSIST OF SEEDLESS STRAW.
22. SEDIMENT AND EROSION CONTROL MEASURES WILL BE EVALUATED AND REMOVED IF NECESSARY UPON THE COMPLETION OF CONSTRUCTION.
23. COMMERCIAL LOAM WILL NOT BE USED AS PART OF RESTORATION. ONLY IN-SITU TOPSOIL WILL BE USED TO RESTORE DISTURBED AREAS.
24. WHERE OPTIMAL TURTLE BREEDING AREAS OVERLAP WITH DISTURBANCE (AS DETERMINED BY AN ENVIRONMENTAL MONITOR), MINERAL SOILS WILL BE SCARIFIED TO ALLEVIATE COMPACTION AND BECOME MORE SUITED FOR TURTLE BREEDING.
25. NATURALLY VEGETATED LOCAL WETLAND BUFFER AREAS OUTSIDE OF EXISTING TRAILS MUST BE RESTORED UPON COMPLETION OF WORK.

WINTER CONSTRUCTION NOTES

1. PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND MULCH, AND INSTALLATION OF EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE TEMPORARILY STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL (NH03 304.3).

GENERAL NOTES:

- OWNER: EVERSOURCE ENERGY  
13 LEGENDS DRIVE  
HOOKSETT, NH 03106
1. BASE PLAN PROVIDED BY EVERSOURCE ENERGY, DOUCET SURVEY, INC. SURVEY LOCATED GZA DELINEATED WETLANDS. EVERSOURCE ENERGY PROVIDED THE UTILITY DESIGN.
  2. JURISDICTIONAL WETLANDS WERE DELINEATED BY GZA GEOENVIRONMENTAL, INC. IN MARCH 2016 AND IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS' "WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1," AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION," JANUARY 2012.
  3. GZA EVALUATED WETLANDS AS POTENTIAL VERNAL POOLS IN MARCH 2016 IN ACCORDANCE WITH "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE", 1997, NEW HAMPSHIRE FISH AND GAME DEPARTMENT, NONGAME AND ENDANGERED WILDLIFE PROGRAM.
  4. GZA PERFORMED A WETLANDS FUNCTION AND VALUES ASSESSMENT IN ACCORDANCE WITH THE ACOE'S "HIGHWAY METHODOLOGY WORKBOOK SUPPLEMENT," SEPTEMBER 1999, AND CLASSIFIED WETLANDS IN ACCORDANCE WITH THE "CLASSIFICATION OF WETLAND DEEP WATER HABITATS OF THE UNITED STATES" (COWARDIN, 1979).
  5. SITE PLAN IS FOR PERMITTING PURPOSES ONLY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.
  6. THE PROJECT WILL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
  7. IN ACCORDANCE WITH ENV-WQ 1505.02, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - A MINIMUM 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED
    - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL HAS BEEN INSTALLED
    - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
  8. IN THE EVENT THAT A RARE OR THREATENED SPECIES IS OBSERVED, THE NEW HAMPSHIRE FISH AND GAME AND NEW HAMPSHIRE NATURAL HERITAGE BUREAU WILL BE NOTIFIED. TURTLE NESTING SEASON EXTENDS FROM LATE MAY THROUGH THE BEGINNING OF JULY. IF WOOD, BLANDING'S OR SPOTTED TURTLES ARE FOUND LAYING EGGS IN THE WORK AREA, CONTACT MELISSA DOPERALSKI AT 603-271-1738 OR JOSH MEGYESY AT 603-271-1125 FOR FURTHER INSTRUCTIONS. OBSERVATIONS OF NORTHERN BLACK RACER SNAKES SEEN IN ANY AREA FROM THE END OF SEPTEMBER THROUGH THE MONTH OF APRIL MUST BE IMMEDIATELY REPORTED TO THE NHFG DEPARTMENT (BRENDAN CLIFFORD AT 603-271-0463 OR MELISSA DOPERALSKI AT 603-271-1738). IF NORTHERN BLACK RACER IS FOUND IN A WORK AREA FROM NOVEMBER THROUGH THE MONTH OF APRIL, WORK SHALL IMMEDIATELY CEASE AND THE OBSERVATION MUST BE REPORTED TO THE NHFG (BRENDAN CLIFFORD OR MELISSA DOPERALSKI). ALL OBSERVATIONS OF EASTERN HOGNOSE SNAKE SEEN AT ANY TIME MUST BE IMMEDIATELY REPORTED TO THE NHFG DEPARTMENT.
  9. IF COMMON NIGHTHAWKS ARE FOUND NESTING IN THE PROJECT AREA, PLEASE CONTACT KIM TUTTLE AT 271-6544 IMMEDIATELY AND AVOID DISTURBING NIGHTHAWKS ON NESTS. COMMON NIGHTHAWKS ARE GROUND NESTERS AND TYPICALLY NEST IN EXPOSED GRAVELLY SOILS. PHOTO ATTACHED FOR THE ENVIRONMENTAL MONITORS AND CONSTRUCTION CREW.
  10. IMPACTS TO POTENTIAL VERNAL POOLS AND CONFIRMED VERNAL POOLS WILL BE AVOIDED.

EROSION CONTROL NOTES:

1. INSTALLATION OF EROSION CONTROL GRINDINGS AND/OR SILT FENCES SHALL BE COMPLETE PRIOR TO THE START OF WORK IN ANY GIVEN AREA. EROSION CONTROLS SHALL BE USED DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATION COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER .25" OR GREATER RAINFALL EVENTS.
2. AS REQUIRED, CONSTRUCT TEMPORARY BERMS, SILTATION FENCES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION & SEDIMENTATION OF WETLANDS.
3. THE WORK AREA SHALL BE GRADED AND OTHERWISE SHAPED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE LIMITS OF THE WORK AREA. EROSION CONTROL GRINDINGS WILL BE NECESSARY TO ACCOMPLISH THIS END.
4. ANY STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED WITH Bmps.
5. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS, PLANT ANNUAL RYEGRASS PRIOR TO OCTOBER 15TH.
6. EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
7. EROSION CONTROL MATTING, IF REQUIRED, WILL CONSIST OF JUTE MATTING. MATTING WITH WELDED PLASTIC OR 'BIODEGRADABLE PLASTIC' NETTING OR THREAD WILL BE AVOIDED TO LIMIT UNINTENTIONAL MORTALITY TO SNAKES.

COMMON NIGHTHAWK:



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D108 TRANSMISSION LINE STRUCTURE REPLACEMENT PROJECT

KEENE, NEW HAMPSHIRE

NOTES

GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: EVERSOURCE ENERGY	
PROJ MGR: LEW	REVIEWED BY: AJD	CHECKED BY: DMZ	SHEET
DESIGNED BY: MJD	DRAWN BY: MJD	SCALE:	<b>1</b>
DATE: 01/07/2021	PROJECT NO: 04.0190999.17	REVISION NO:	

### Best Management Practices (BMP's) for Straw wattles

#### Definition and purpose:

Straw wattles are burlap rolls filled with straw that trap sediment and interrupt water flow by reducing slope lengths.

#### Applications:

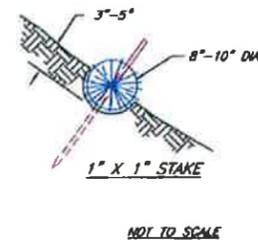
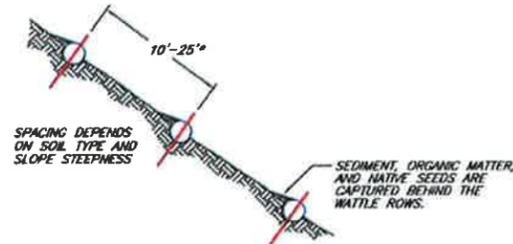
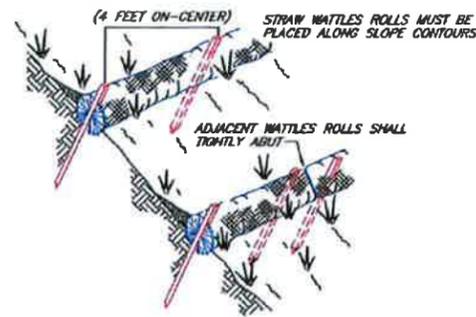
- \* Along erodible or unstabilized slopes
- \* Spread overland waterflow
- \* Trap sediment
- \* Around storm drain inlets to slow water and settle out sediment
- \* Overlap ends approximately 6 inches

#### Installation:

Straw wattles are installed parallel to slope contours and perpendicular to sheet flow.

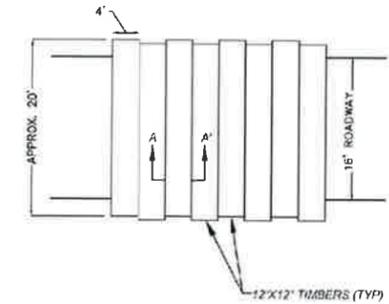
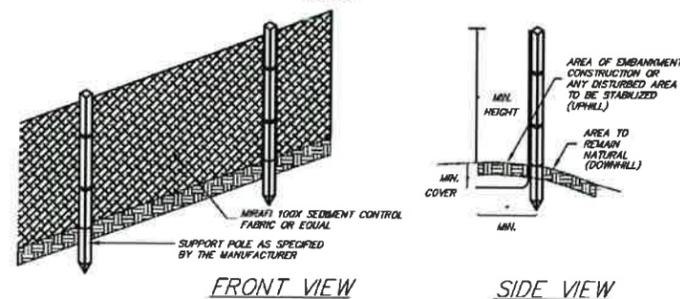
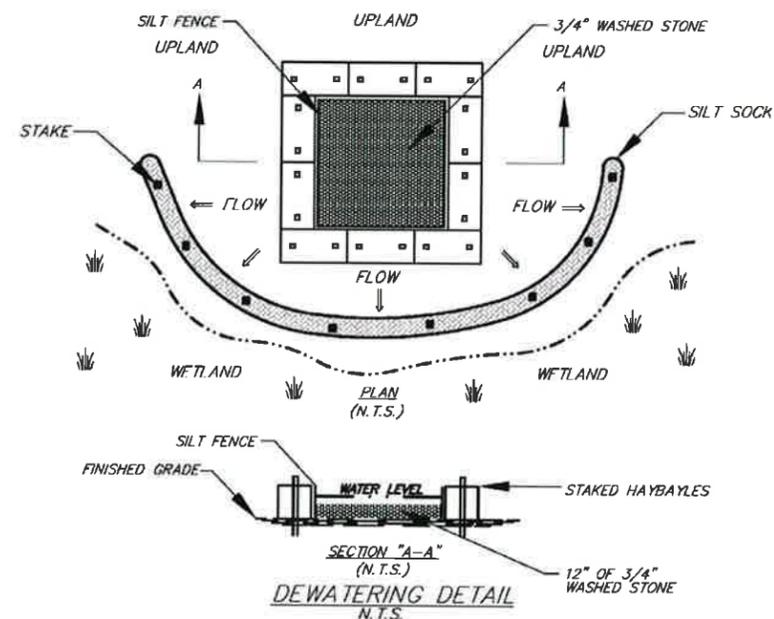
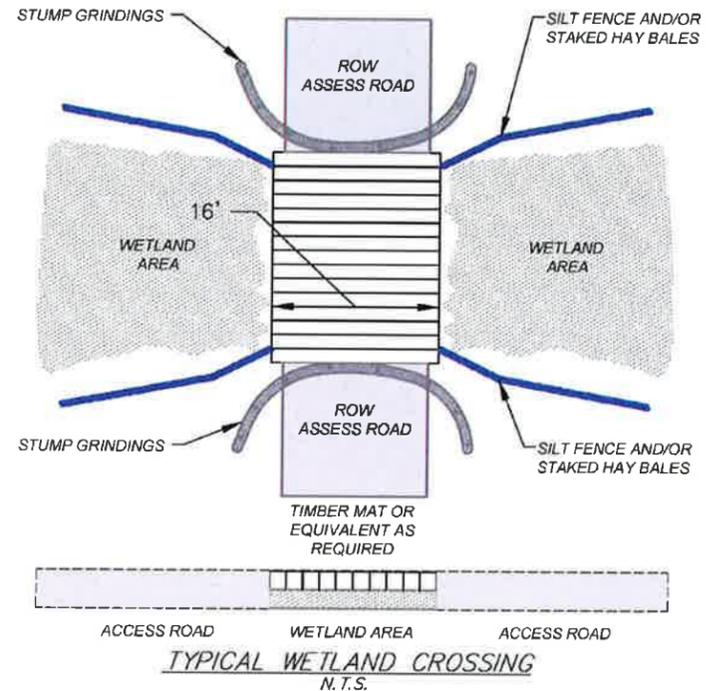
Spacing\* - Dependent on slope length, soil steepness and soil type (general range 10 - 25').

Trenching - 2"-5" inch trench  
Stacking - at each end and four foot on center (i.e. 25 foot wattle uses 6 stacks)



#### NOTES (SILT FENCE)

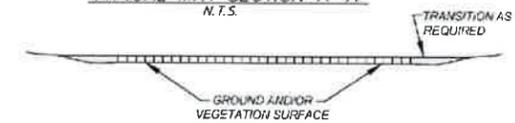
1. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
2. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
3. POSTS SHALL BE PLACED AT A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE OF THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS
5. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
7. FABRIC BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE DAILY DURING PROLONGED RAINFALL AND ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



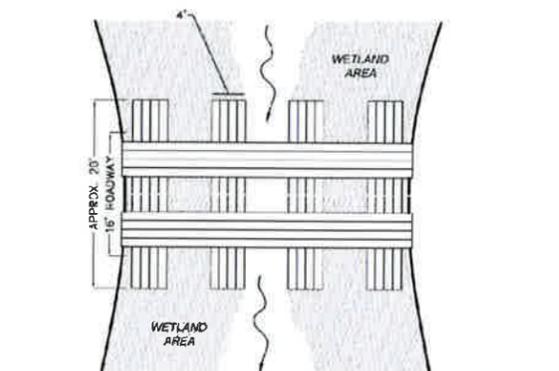
TYPICAL SWAMP MAT PLAN VIEW  
N.T.S.



TYPICAL MAT SECTION A-A  
N.T.S.



TYPICAL SWAMP MAT SECTION DETAIL  
N.T.S.



TYPICAL STREAM CROSSING  
N.T.S.

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D108 TRANSMISSION LINE STRUCTURE  
REPLACEMENT PROJECT  
KEENE, NEW HAMPSHIRE

#### DETAILS

PREPARED BY: <b>GZA</b> GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: <b>EVERSOURCE</b> ENERGY	
PROJ MGR: AJD	REVIEWED BY: AJD	CHECKED BY: AJD	SHEET <b>2</b>
DESIGNED BY: MJD	DRAWN BY: LEW	SCALE:	
DATE: 04/23/2020	PROJECT NO: 04.0190999.17	REVISION NO:	

# STAFF REPORT

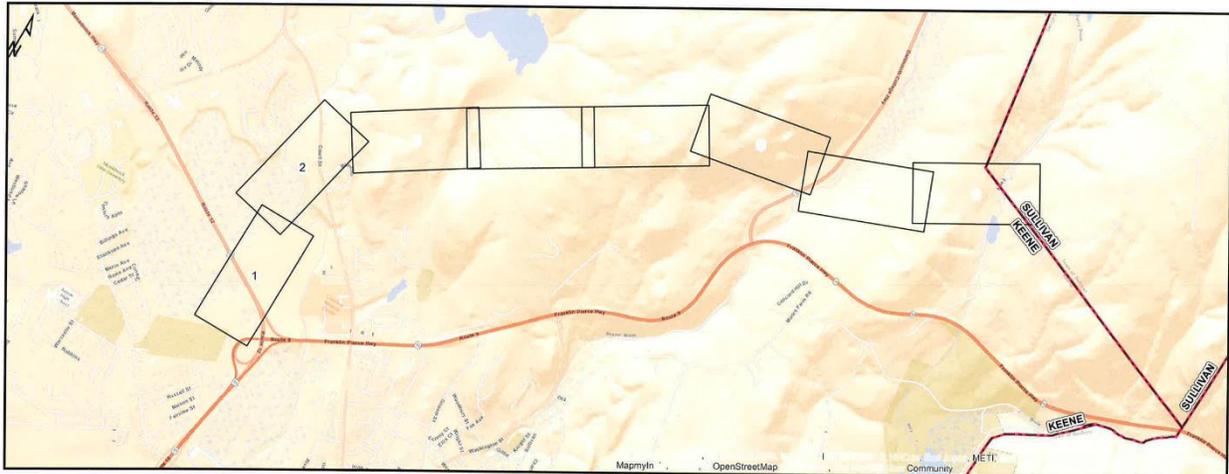
## SWP-CUP-02-21 - SURFACE WATER PROTECTION CONDITIONAL USE PERMIT REVIEW – Eversource L163 Transmission Line Replacement

### **Request:**

Applicant GZA GeoEnvironmental Inc., on behalf of Eversource Energy, proposes to replace 14 utility structures and replace existing optical ground wire with copperweld fiber wire along the L163 Transmission Line in Keene. This transmission line runs 13 miles from the North Keene Substation to Antrim, NH. The proposed project would impact 97,789 sf of the Surface Water Protection Buffer for temporary equipment access and work pad placement. The transmission line is located in various zoning districts.

### **Background:**

The existing L163 Transmission Line Right-of-Way corridor ranges from about 150 to 225 feet in width and runs approximately 13 miles in length from the North Keene Substation (~0.25 miles south of NH Route 12) to the Tuttle Hill Substation in Antrim. The project area for this application stretches approximately 4.5 miles from the North Keene Substation to the Sullivan, NH Town Line, as shown in Figure 1. There are limited access points to this transmission line from 5 roads in Keene, including NH Route 12, Court Street, Old Gilsum Road, NH Route 10, and Ferry Brook Road.



*Figure 1. Depiction of proposed project area (see the area within the black boxes) submitted by the applicant.*

The applicant proposes to replace 14 existing wooden utility structures along the L163 Transmission Line corridor with wood-equivalent steel structures in order to increase the long-term reliability of the line, and to permanently remove 2 utility structures. No expansions to the right-of-way or construction of new lines is proposed as part of this project. The project also involves the replacement of optical ground wire with copperweld fiber to shield conductor wires from lightning and serve as a path for internal and third-party communication.

Due to the locations of the structures proposed to be replaced, the proposed project would temporarily impact 58,639 square feet of wetlands for the placement of new structures and would impact an additional 97,789 square feet of the City's Surface Water Protection Buffer area for temporary access road and work pad placement.

## STAFF REPORT

Additional approvals required for this project include a Statutory Permit by Notification for wetlands impacts and a Shoreland Permits by Notification for impacts to protected shoreland adjacent to the Ashuelot River from the NH Department of Environmental Services, temporary driveway permits for access off of Route 12, Court Street, Old Gilsum Road, and Ferry Brook Road.

Per Section 102-1489 (b) "*Construction of a new structure or expansion of an existing structure that expands the footprint of that structure within the Surface Water Protection Overlay District,*" and Section 102-1489 (c) "*Construction of new roads, driveways for non-residential uses, and parking lots within the Surface Water Protection Overlay District,*" this project requires a Surface Water Protection Conditional Use Permit from the Planning Board.

In January of 2020, the Planning Board approved a proposal similar to this one for the replacement of 25 utility structures along the L163 Transmission Line. This work was completed in the summer of 2020. The Applicant has noted that if this proposal is approved, there would still be 7 remaining utility structures in Keene along this transmission line that would need to be replaced in the future.

### **Completeness:**

Staff recommends that the Planning Board accept the application as "complete."

### **Departmental Comments:**

*Code: A floodplain permit may be required if building within the Floodplain.*

#### *Engineering:*

- *The applicant shall obtain an excavation permit from DPW Engineering Division for all utility poles to be proposed to be replaced that are in the City's public right of way.*
- *Temporary work zone signs shall be in place at all street crossings in accordance with MUTCD guidelines.*

*There were no comments from Police Department or Fire Department staff.*

### **Conservation Commission Comments:**

The Applicant presented on this application before the City's Conservation Commission at their February 16, 2021 meeting. The Conservation Commission provided the following recommendation on the application: "*to recommend that the Planning Board insist upon remediation with pollinator friendly plantings on sites after Eversource completes work on transmission lines D108 and L163.*"

**Application Analysis:** The following is a review of the Surface Water Protection Ordinance criteria for granting a conditional use permit listed in Section 102-1490.

#### *Sec. 102-1490*

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

The Applicant notes that many of the structures proposed to be replaced are located in areas that are 0.5 miles or more from the nearest access point. In order to access these areas, some travel through the Surface Water Protection Overlay District would be required. The applicant also notes that span requirements, which are required to meet electrical safety standards, restrict where structure replacements and work pads can be located. Wherever possible, structure replacements, work pads, and access roads are proposed to be outside of wetlands and the Surface Water Protection Overlay District.

## STAFF REPORT

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

The Applicant states in the project narrative that alternative structure replacement locations and access routes were analyzed in order to minimize buffer impacts to the extent practicable; however, due to the size of these wetlands and span requirements between utility structures, permanent wetland impacts could not be completely avoided. Where possible, existing access roads and trails will be utilized, and best management practices (BMP) will be implemented along work areas in the right of way to reduce potential effects to wetland areas.

Last year, the Applicant received approval from the Planning Board and the NH Department of Environmental Services to replace 25 wooden utility structures along the L163 Transmission Line. In this current application, the Applicant is proposing to replace 14 wood utility structures along this same transmission line. This proposed work will require heavy equipment to travel along the same/similar path as it did last year, which includes sensitive wetland and surface water buffer areas. In response to staff's questions regarding the phased approach of this pole replacement project, and whether there will be the need to encroach into these areas into the future for additional pole replacement, the Applicant responded that following this phase of work there will be 7 wooden utility structures remaining along the portion of this transmission line in Keene that will need to be replaced in the future. In response to staff's expressed concern for the repeat encroachment into the buffer zone along this transmission line, the Applicant noted that "when any of these seven [remaining] poles are identified for replacement during annual utility pole inspections, Eversource will attempt to replace multiple structures if feasible to reduce traversing sensitive properties, such as the Old Gilsum Road area."

- (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 applicant notes that existing access routes will be utilized, where possible, to minimize impacts to wetlands. Where temporary wetland impacts are proposed in order to provide access, the contractor will use wetland matting (constructed of heavy timbers or composite material to support heavy equipment) to minimize impacts. All disturbed wetland and upland areas will be re-graded to original contours following construction and seeded with an appropriate seed mix, as necessary. The Applicant notes that utility structures have been sited to avoid direct impacts to wetlands to the extent practicable.

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

## STAFF REPORT

- (5) *Where there has been disturbance or alteration of this buffer during construction, excavation, or grading, re-vegetation with native species may be required by the planning board.*

The Applicant notes that the majority of proposed impact is temporary, and permanent impact is limited to small areas associated with the installation of utility structures and the construction of the gravel access road. The Applicant proposes to restore any access road installed within the Surface Water Buffer and within the City of Keene floodplain zone by removing gravel temporarily placed for access and work pads. In addition, existing topsoil will be regraded to original contours to the greatest extent practicable, and seed and mulch will be applied to promote vegetation growth of disturbed areas. The Applicant notes that during construction, appropriate siltation prevention measures will be implemented along with additional BMPs, such as perimeter controls (straw wattle, silt fence, etc.), stabilized construction entrances, check dams, water bars, sediment traps, and restoration methods (e.g. seeding with native seed mixes and mulching), to prevent sedimentation and siltation impacts to surface waters and wetlands within the project area. The project includes the preparation of a Storm Water Pollution Prevention Plan and associated erosion control monitoring during and after construction, to monitor the progress of restoration.

In their review of this application, the City's Conservation Commission has recommended that the Planning Board require the Applicant to remediate all disturbed areas with pollinator friendly plantings. Staff has included this as a condition in the recommended motion.

As this proposed work might have an impact on trail users of the Greater Goose Pond Forest area, staff have asked the Applicant to provide a written description of Eversource's plan for communicating with the City and the public about trail or road closures throughout the project timeframe. The Applicant has noted that the Eversource Siting and Construction Services (SCS) group is planning to present a joint brief of known 2021 work to City of Keene officials. This presentation is in development by the SCS team, which will provide proposed trail disturbance materials on the trail systems to the City's Parks, Recreation and Facilities Director to be distributed to City officials. In addition, the City will receive a start of construction notification and any relevant mailings that are sent to abutters.

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

The proposed project requires approval from the N.H. Department of Environmental Services for wetland crossings. This standard does not apply.

- (f) *In determining whether or not a conditional use permit should be granted, the planning board shall consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the surface water resource:*
- (1) *The size, character, and quality of the surface water and the buffer being encroached upon.*
  - (2) *The location and connectivity of the surface water in relation to other surface waters in the surrounding watershed.*
  - (3) *The nature of the ecological and hydrological functions served by the surface water.*
  - (4) *The nature of the topography, slopes, soils, and vegetation in the buffer that encompasses the surface water.*
  - (5) *The role of the buffer in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.*

## STAFF REPORT

- (6) *The extent to which the buffer serves as wildlife habitat or travel corridor.*
- (7) *The rate, timing and volume of stormwater runoff and its potential to influence water quality associated with the affected surface water or any associated downstream surface waters.*
- (8) *The sensitivity of the surface water and the buffer to disruption from changes in the grade or plant and animal habitat (biotic structure) in the buffer zone.*

The applicant submitted the information provided below in quotations regarding the character of the wetland to be encroached upon and the ecological functions it serves.

“The project area is located in the Middle Ashuelot River and the Branch watersheds. The majority of wetlands in the ROW are large scrub-shrub and scrub-shrub/emergent systems. Wetlands in the project area typically drain in a southerly direction into the Ashuelot River, which ultimately drains to the Connecticut River.

The buffers in the proposed work area are located within the existing cleared Eversource ROW and are scrub-shrub/early successional dominated due to vegetation maintenance practices. This cover type provides wildlife habitat for a variety of bird, mammal, amphibian, and reptile species. The project is not converting any large cover type areas. As a result, the project is not expected to impact wildlife utilization in the larger landscape. The ROW will continue to provide early successional habitat to a variety of wildlife. Early successional habitat provides important breeding, foraging, and overwintering habitat to a variety of declining songbird species. As a result, the ROW will continue to provide important habitat components. The Natural Heritage Bureau (NHB) determined that although there are NHB records of rare wildlife, plant, and/or natural communities present in the vicinity of the L163 ROW, it is not anticipated that there will be impacts as a result of the proposed structure replacement project.

The project will include rare species BMPs as requested by the New Hampshire Fish and Game Department (NHFG). Prior to daily construction activities, timber matting will be reviewed by a monitor trained in wildlife identification, and observed turtles and snakes will be safely relocated out of the active work zone, in similar nearby habitat. Observed turtles and snakes will be moved off of construction access roads to limit and prevent mortality to turtles and snakes during construction, and will be reported to NHFG. Erosion control matting, if utilized, will consist of jute matting. Matting with plastic mesh will be avoided to limit unintentional mortality to snakes.”

### **Recommended Motion:**

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

**Approve Conditional Use Permit SWP-CUP-02-21 as shown on the plan set identified as “L163 Transmission Line Copperweld Retirement Project, Keene New Hampshire” prepared by GZA GeoEnvironmental Inc. at a scale of 1 inch = 2,083 feet and dated February 8, 2021, with the following conditions:**

- A. Applicant submits to the Community Development Department documentation of all necessary permits and approvals from local, state and federal agencies, including but not limited to:**
  - i. An approved Wetlands Permit and Shoreland Permit from the NH Department of Environmental Services;**

## STAFF REPORT

- ii. A temporary driveway permit from the NH Department of Transportation;
  - iii. Temporary driveway permits for each access point from a public right-of-way from the City Public Works Department;
  - iv. Excavation permits for any ground disturbance within the public right-of-way or on City-owned property; and,
  - v. Encumbrance permits for any vehicles, equipment or materials to be staged or stored within the public right-of-way.
- B. Applicant shall remediate all disturbed areas with vegetation that includes pollinator friendly plant species. A list of plant species used for remediation shall be submitted to the Community Development Department in advance of planting.**

# CITY OF KEENE PLANNING BOARD

Department File# \_\_\_\_\_

Received \_\_\_\_\_

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

Please fill out entire application

### Section One: Project

Tax Map Parcel # see attached - - - - -

Existing Zoning: Conservation, Rural, Agriculture

#### Project:

Name L163 Transmission Line Copperweld Retirement Project

Address Eversource Right-of-Way, Keene, New Hampshire

### Section Two: Contact Information

#### Owner:

Name Eversource Energy; Jeremy Fennell Signature 

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address 13 Legends Drive, Hooksett, NH 03106

Phone (day) (603) 634-3396 (Fax) ( )

Date \_\_\_\_\_

#### Applicant/Agent:

Name GZA GeoEnvironmental, Inc. Attn: Conor Madison Signature   
Attn: Tracy Tarr

Address 5 Commerce Park North, Suite 201, Bedford, NH 03110

Phone: (day) ( ) Fax: ( ) Date \_\_\_\_\_

#### Surveyor/Planner/Engineer:

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone: (day) ( ) Fax: ( ) Date: \_\_\_\_\_



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MANAGEMENT

5 Commerce Park North  
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Bedford, NH 03110  
T: 603.623.3600  
F: 603.624.9463  
www.gza.com



February 4, 2021  
File No. 04.0190999.36

City of Keene  
Planning Board  
Attn: Chris Cusack, Chairman  
3 Washington Street  
Keene, New Hampshire 03431

Re: Conditional Use Permit Application  
Eversource Energy  
2020 L163 Transmission Line Copperweld Replacement Project  
Keene, New Hampshire

Dear Chairman Cusack:

This letter transmits a Conditional Use Permit Application on behalf of Public Service Company of New Hampshire doing business as Eversource Energy (Eversource), for the L163 Transmission Line Structure Replacement Project (see attached **Figure 1, Locus Plan**). On behalf of Eversource, GZA GeoEnvironmental, Inc. (GZA) is requesting consideration of a Conditional Use Permit Application for required impacts within the City of Keene Surface Water Protection Overlay District.

The overall proposed project includes the replacement of 14 utility structures along the existing L163 Transmission Line in Keene, New Hampshire. Additionally, copperweld fiber wire is proposed to be replaced by optical ground wire which will improve the transmission line by serving to shield conductor wires below it from lightning and also serve as a telecommunications path for internal and third party communications. The copperweld fiber replacement requires bucket truck access to 8 utility structures and 3 pull pad locations for equipment. The L163 Transmission Line ROW is approximately 13 miles in length, beginning at the Tuttle Hill Substation in Antrim and ending at the North Keene Substation in Keene, and has a width of approximately 270 feet. See **Figure 3 – Access and Permitting Plans** for a depiction of the proposed project. The Site crosses through residential and rural properties, as well as five public roads. The natural cover in the ROW includes upland shrublands and wetland emergent and scrub-shrub habitats.

In total, the proposed project requires approximately 58,639 sq. ft. of temporary wetland impact for equipment access and work pad placement. The proposed



project also requires 97,789 sq. ft. of buffer impact in uplands for access and work pad placement. A summary of wetland and buffer impacts is provided in the table below.

**Table 1 – Summary of Wetland and Surface Water Buffer Impacts**

Wetland ID	Classification	Temporary Wetland Impact	Temporary Upland Buffer Impact
KW-15	PSS/PEM1E	-	9,318
KW-16	PSS/PEM1E	5,492	
KW-17	PSS1E	15,838	7,157
KW-18	PSS/PEM1E	1,878	
KW-20	R2UB	-	379
KW-21	PSS1B	1,773	11,970
KW-22	PSS1E	3,440	9,889
KW-23	PEM1F/PFO1F	1,832	2,603
KW-24	PEM/PSS1G	868	2,946
KW-25	PEM1G/R3UB1	-	
KW-26	PUB4Hb/PEM1G	3,530	7,159
KW-27	PEM/PSS1E	4,497	12,236
KW-28	PEM1E	7,166	4,873
KW-29	PSS1E/PFO1/4E	-	
KW-30	PSS1E	-	3,808
KW-31	PSS1E/F/PFO1/4E	-	3,434
KW-32	PSS1E/PFO1/4E	2,184	3,637
KW-33	PSS1E	361	3,923
KW-34	PFO1/4E/PEM/PSS1E	-	859
KW-37	PSS1E	-	-
KW-38	PFO1/4E/PSS/PEM13	9,297	8,977
KW-51	PSS1E	-	-
KW-52	PSS1E	366	4,621
KW-53	PEM1Ex	117	
KW-54	PEM1Ex	-	-
<b>Total</b>		<b>58,639</b>	<b>97,789</b>

**Key to classifications:**

P = palustrine wetland system  
 UB = unconsolidated bottom  
 SS = scrub-shrub, 1 = broad-leaved deciduous  
 EM = emergent, 1= persistent

R = riverine  
 2 = lower perennial  
 UB = unconsolidated bottom  
 SB = stream bed

Modifiers  
 E = nontidal, seasonally flooded/saturated  
 F = nontidal, semi permanently flooded  
 g = organic soil  
 x = excavated



The proposed project is necessary in order to support current and future electricity demands in the region. The proposed structure replacements were selected based on a line load modeling evaluation. When modeled with copperweld wire replacement specifications, it was determined that these structures needed to be replaced in order to meet current electrical standards. The existing wood structures will be replaced with wood equivalent steel structures in order to increase the long-term reliability of the line. There are no proposed expansions to the ROW or construction of new lines associated with this project.

In addition to this Conditional Use Permit, Eversource will also be filing a Statutory Permit by Notification (SPN) with the Department of Environmental Services (DES); Wetlands Bureau. Shoreland Permits by Notification will also be filed for impacts to protected shoreland adjacent to the Ashuelot River.

Wetlands were delineated by GZA in 2016 in accordance with the United States Army Corps of Engineers (ACOE) Wetlands Delineation Manual using the Routine Determinations Method, and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual as required by the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau and the ACOE. GZA photographed resources and recorded data relevant to functions and values provided by these natural resources within the ROW in September 2019. GZA classified wetlands in accordance with the "Classification of Wetlands and Deepwater Habitats of United States" (Federal Geographic Committee, 2013). The area of evaluation included approximately 4 miles of ROW.

In accordance with Section 102-1488 of the Keene Zoning Ordinance, a conditional use permit (CUP) issued by the planning board shall be required for a proposed use listed in Section 102-1489 when the proposed use is located on land within the Surface Water Overlay Protection District. The proposed L163 Transmission Line Replacement Project includes the installation of replacement structures and creation and/or improvement of existing dirt/gravel access roads and work pads in the Surface Water Overlay Protection District, and would thus fall under 102-1489 (b) "*Construction of a new structure or expansion of an existing structure that expands the footprint of that structure within the Surface Water Protection Overlay District.*," and 102-1489 (c) "*Construction of new roads, driveways for non-residential uses, and parking lots within the Surface Water Protection Overlay District.*" In accordance with the Surface Water Protection Conditional Use Permit (SWP CUP) Application form, the following criteria are addressed below.

- A. Why proposed use or activity cannot be placed outside of Overlay District.** The proposed work area is located within the existing cleared L163 Transmission Line ROW which is generally bordered by mature forest communities, as well as residential, commercial, and industrial properties. The ROW is approximately 270 feet wide and has limited access points off five public roads in the City of Keene including Route 12, Court Street, Old Gilsum Road, Route 10 and Ferry Brook Road. Many of the proposed structure replacements are located in remote stretches of ROW that are 0.5 miles or more from the nearest access point. Due to these various site constraints, some travel through the Surface Water Overlay District is required. Additionally, some structure replacements and associated work pads must be located in the Surface Water Overlay District due to span requirements, which are required to meet electrical safety standards. Wherever possible, structure replacements, work pads, and access roads are proposed to be outside of wetlands and the Surface Water Overlay District.



- B. *How encroachment into buffer zone has been minimized to maximum extent possible.*** The project area is an existing ROW and therefore there are inherent limitations to significant changes in work locations. However, Eversource and the project team analyzed alternative structure replacement locations and access routes in order to minimize buffer impacts to the extent practicable. Where possible, access is designed at existing trails in the ROW. To the extent practicable, buffer zone impacts were avoided by a careful design of the project. Specifically, impacts related to structure replacements were avoided in wetlands KW-15, KW-26, and KW-3. Impacts were minimized to the extent practicable by utilizing existing access roads and avoiding permanent impacts to wetlands by placing structures outside of the wetland and buffer zone where possible. Best Management Practices (BMP) will be implemented along work areas in the ROW to reduce/limit potential effects.
- C. *How proposed use was designed to avoid adverse impacts to surface water resources.*** The least impacting alternative is to utilize the existing Eversource ROW to the greatest extent possible, which was accomplished by utilizing an existing ROW. The project has been designed to utilize existing access routes along the ROW, where possible, to minimize impacts to wetlands. Where temporary wetland impacts are proposed, the contractor will use wetland matting to minimize impacts. Disturbed wetland and upland areas will be graded and seeded with an appropriate seed mix, as necessary. The utility structures have been sited to avoid direct impacts to wetlands to the extent practicable.
- D. *How the buffer will be maintained in a natural state.*** The proposed project will maintain the natural state of surface water buffers to the extent practicable. The majority of proposed impact is temporary, and permanent impact is limited to small areas associated with the installation of utility structures and the construction of the gravel access road. Access roads installed within the surface water buffer and within the City of Keene floodplain overlay shall be restored by removing gravel temporarily placed for access and work pads. In addition, existing topsoil will be regraded to original contours to the greatest extent practicable. Seed and mulch will be applied to promote vegetation growth of disturbed areas. During construction, appropriate siltation prevention measures will be implemented along with additional BMPs such as perimeter controls (straw wattle, silt fence, etc.), stabilized construction entrances, check dams, water bars, sediment traps, and restoration methods such as seeding with native seed mixes, and mulching, as necessary, to prevent sedimentation and siltation impacts to surface waters and wetlands within the project area. The project includes the preparation of a Storm Water Pollution Prevention Plan and associated erosion control monitoring during and after construction, to monitor the progress of restoration.
- E. *Location and connectivity of surface water in relation to surrounding watershed.*** The project area is located in the Middle Ashuelot River and The Branch watershed. The majority of wetlands in the ROW are large scrub-shrub and scrub-shrub/emergent systems. Wetlands in the project area typically drain in a southerly direction into the Ashuelot River, which ultimately drains to the Connecticut River.
- F. *Extent to which buffer serves as wildlife habitat.*** The buffers in the proposed work area are located within the existing cleared Eversource ROW and are scrub-shrub/early successional dominated due to vegetation maintenance practices. This cover type provides wildlife habitat for a variety of bird, mammal, amphibian and reptile species. The project is not converting any large cover type areas. As a result, the project is not expected to impact wildlife utilization in the larger landscape. The ROW will continue to provide early successional habitat to a variety of wildlife. Early successional habitat



provides important breeding, foraging, and overwintering habitat to a variety of declining songbird species. As a result, the ROW will continue to provide important habitat components. The Natural Heritage Bureau (NHB) determined that although there are NHB records of rare wildlife, plant, and/or natural communities present in the vicinity of the L163 ROW, it is not anticipated that there will be impacts as a result of the proposed structure replacement project.

The project will include rare species BMPs as requested by the New Hampshire Fish and Game Department (NHFG). Prior to daily construction activities, timber matting will be reviewed by a monitor trained in wildlife identification, and observed turtles and snakes will be safely relocated out of the active work zone, in similar nearby habitat. Observed turtles and snakes will be moved off of construction access roads to limit and prevent mortality to turtles and snakes during construction, and will be reported to NHFG. Erosion control matting, if utilized, will consist of jute matting. Matting with plastic mesh will be avoided to limit unintentional mortality to snakes.

We anticipate this submittal addresses the requirements of the CUP review. Should you have any questions, please contact Conor Madison at 603-232-8784 or at [conor.madison@gza.com](mailto:conor.madison@gza.com).

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Conor Madison, CPESC, CESSWI  
Scientist I

Deborah M. Zarta-Gier, CNRP  
Consultant/Reviewer

Tracy L. Tarr, CWS, CESSWI  
Associate Principal

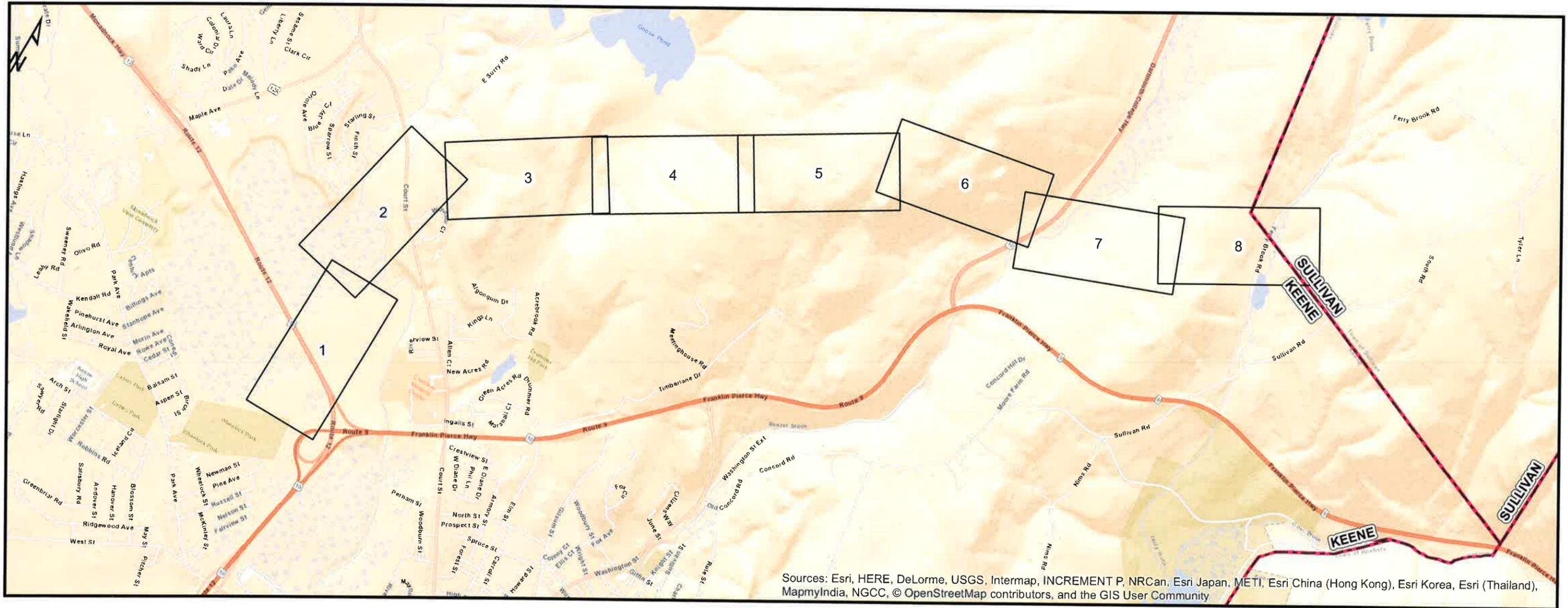
CEM/TLT/DMZ: jc

P:\04\JOBS\0190900S\04.0190999.00 - EE SITING PERMITTING 2019-2022\04.0190999.36 - L163 COPPERWELD RETIREMENT\WORK\LOCAL PERMITTING\KEENE\CUP\DRAFT L163 STRUCTURE REPLACEMENTS KEENE CUP NARRATIVE.DOCX

- Attachments: Conditional Use Permit Application Form
- List of Abutters
- Photo Log
- Figure 1 – Locus Plan
- Figure 2 – Access and Permitting Plans
- Application Fee

# L163 TRANSMISSION LINE COPPERWELD RETIREMENT PROJECT

KEENE,  
NEW HAMPSHIRE  
2/8/2021



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

PREPARED FOR



## INDEX OF FIGURES

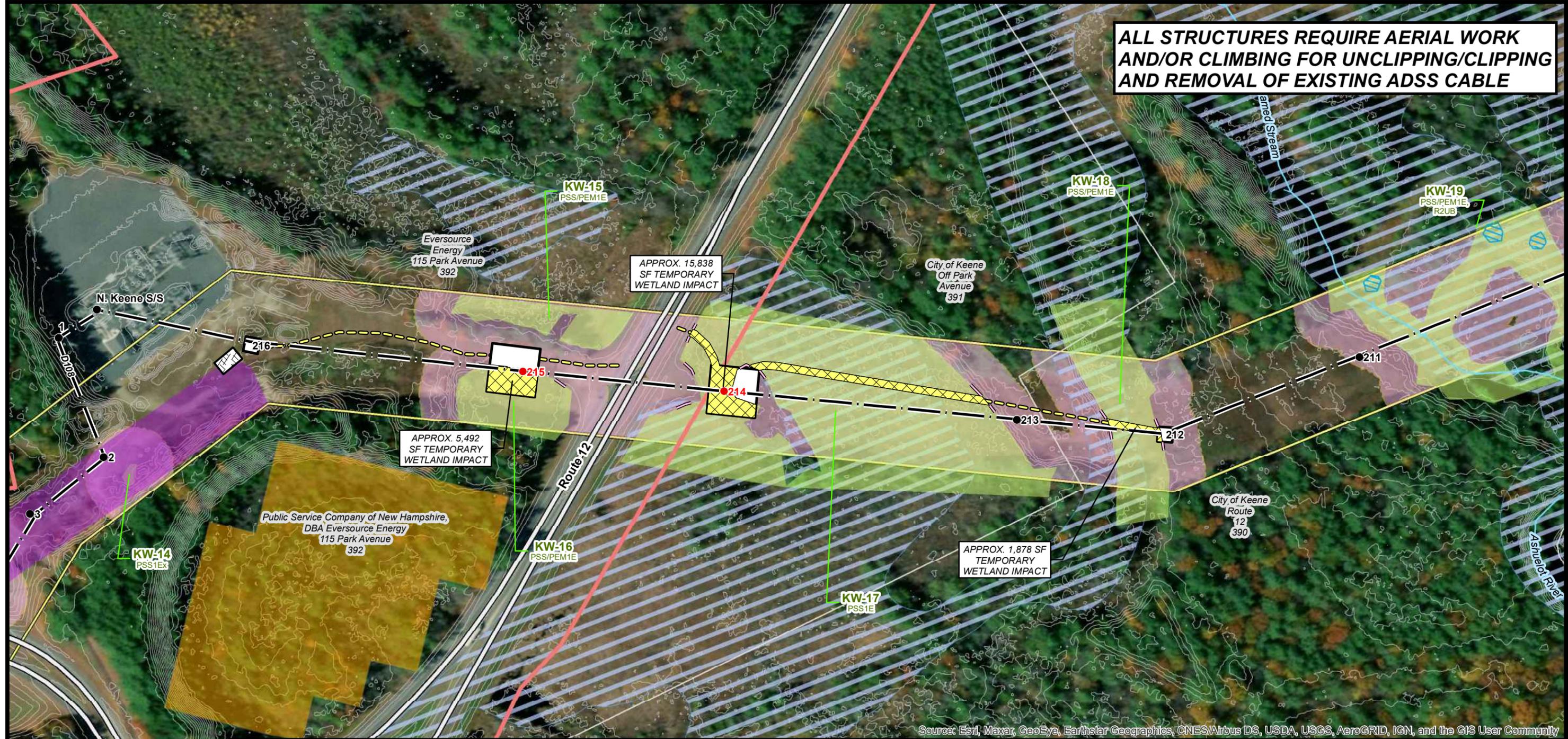
1 inch = 2,083 feet

- T1: TITLE SHEET
- 1-8: MAP SHEETS
- S1: NOTES
- S2: DETAILS



PREPARED BY





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Current Town: Keene**

● EXISTING STRUCTURE	— APPROXIMATE ROW
● STRUCTURE REPLACEMENT	— DOT ROADS
— TRANSMISSION LINE	— NHD FLOWLINE
— EROSION AND SEDIMENT CONTROLS	— STONE WALL
— FLOODPLAIN AREA	— WETLAND
— PEATLAND	— POTENTIAL VERNAL POOL
— 75-FT WETLAND BUFFER TO BE RESTORED	— ABUTTER PARCEL
— UPLAND MATTING	— EVERSOURCE OWNED PARCEL
— UNDERGROUND CONDUIT ALIGNMENT	— STATE OWNED PARCEL
— PROPOSED ACCESS	— TOWN BOUNDARY
— EXISTING ACCESS	— RARE SPECIES
— TEMPORARY WETLAND IMPACT	
— PULL PAD	
— WORK PAD	
— 2 FT GROUND SURFACE ELEVATION CONTOUR	

**NOTES:**

1. AERIAL IMAGERY WAS OBTAINED FROM UNH GRANIT AND DATED TO 2015.
2. THE LAYERS TITLED "NHD FLOWLINE", "DOT ROADS", "PARCEL BOUNDARY", AND "TOWN BOUNDARY" WERE OBTAINED FROM UNH GRANIT.
3. THE LAYER TITLED "WETLAND" WAS DELINEATED BY GZA, GEOENVIRONMENTAL, INC. IN 2016 AND SURVEYED BY DOUCET SURVEY, INC. IN 2016.
4. EXISTING STRUCTURE, L163 TRANSMISSION LINE, AND PARCEL DATA WAS PROVIDED BY EVERSOURCE ENERGY.
5. APPROXIMATE ROW WAS APPROXIMATED USING MILESHEETS PROVIDED BY EVERSOURCE ENERGY.
6. POTENTIAL VERNAL POOLS WERE IDENTIFIED BY GZA IN 2016.
7. FENCE AND STONEWALL DATA WAS APPROXIMATED BASED ON FIELD OBSERVATIONS.
8. 2FT ELEVATION CONTOURS WERE GENERATED USING LIDAR DATA OBTAINED FROM NH GRANIT CLEARINGHOUSE.



**L163 TRANSMISSION LINE  
COPPERWELD RETIREMENT PROJECT**

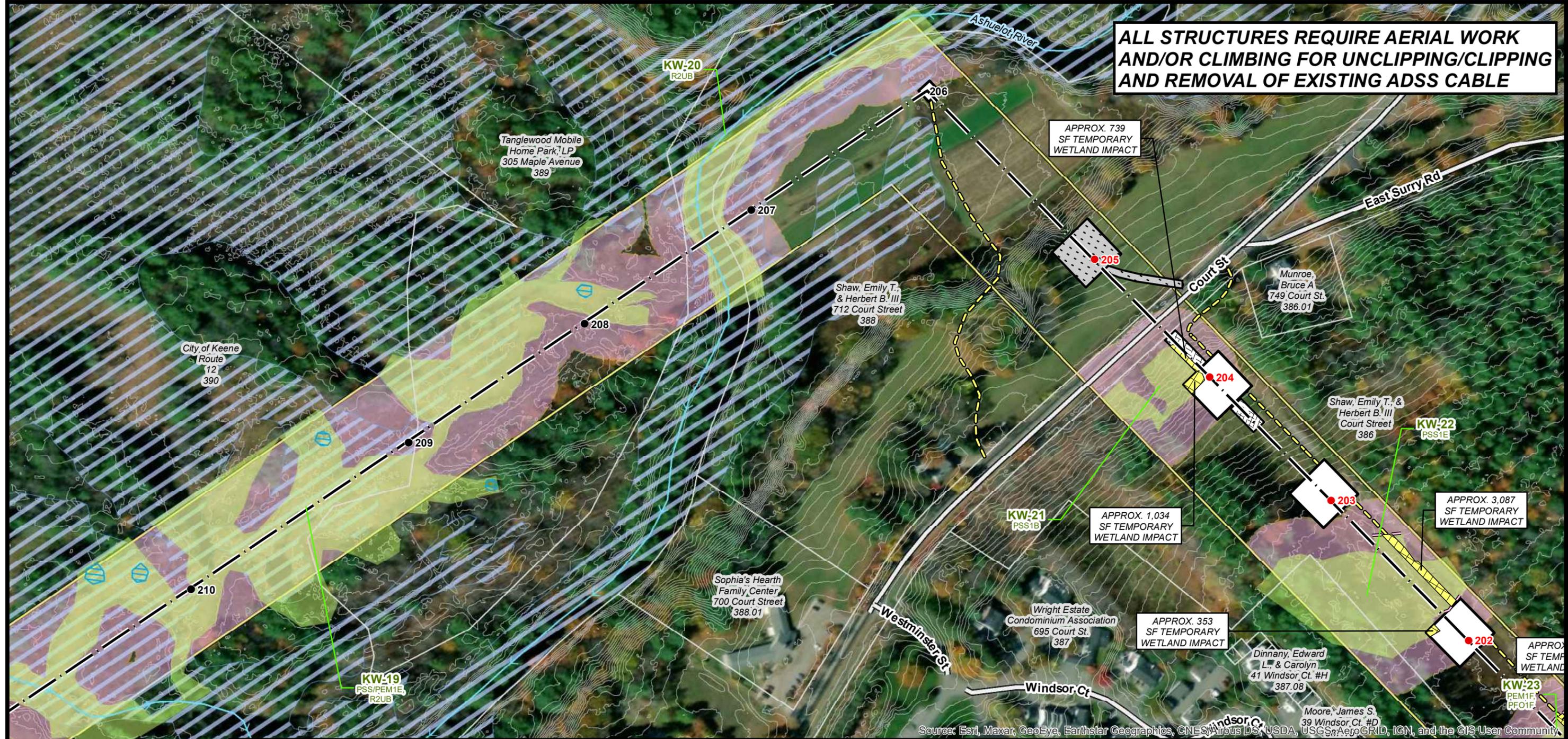
**ACCESS AND PERMITTING PLANS**  
FEBRUARY 08, 2021

KEENE,  
NEW HAMPSHIRE  
PAGE 1 OF 8

Project No.: 04.0190999.36 1 inch = 200 Feet

**EVERSOURCE ENERGY**

**GZA GeoEnvironmental, Inc.**  
Engineers and Scientists  
www.gza.com



**Current Town: Keene**

● EXISTING STRUCTURE	— APPROXIMATE ROW
● STRUCTURE REPLACEMENT	— DOT ROADS
— TRANSMISSION LINE	— NHD FLOWLINE
— EROSION AND SEDIMENT CONTROLS	— STONE WALL
— FLOODPLAIN AREA	— WETLAND
— PEATLAND	— POTENTIAL VERNAL POOL
— 75-FT WETLAND BUFFER TO BE RESTORED	— ABUTTER PARCEL
— UPLAND MATTING	— EVERSOURCE OWNED PARCEL
— UNDERGROUND CONDUIT ALIGNMENT	— STATE OWNED PARCEL
— PROPOSED ACCESS	— TOWN BOUNDARY
— EXISTING ACCESS	— RARE SPECIES
— TEMPORARY WETLAND IMPACT	
— PULL PAD	
— WORK PAD	
— 2 FT GROUND SURFACE ELEVATION CONTOUR	

**NOTES:**

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**L163 TRANSMISSION LINE  
COPPERWELD RETIREMENT PROJECT**

**ACCESS AND PERMITTING PLANS**  
FEBRUARY 08, 2021

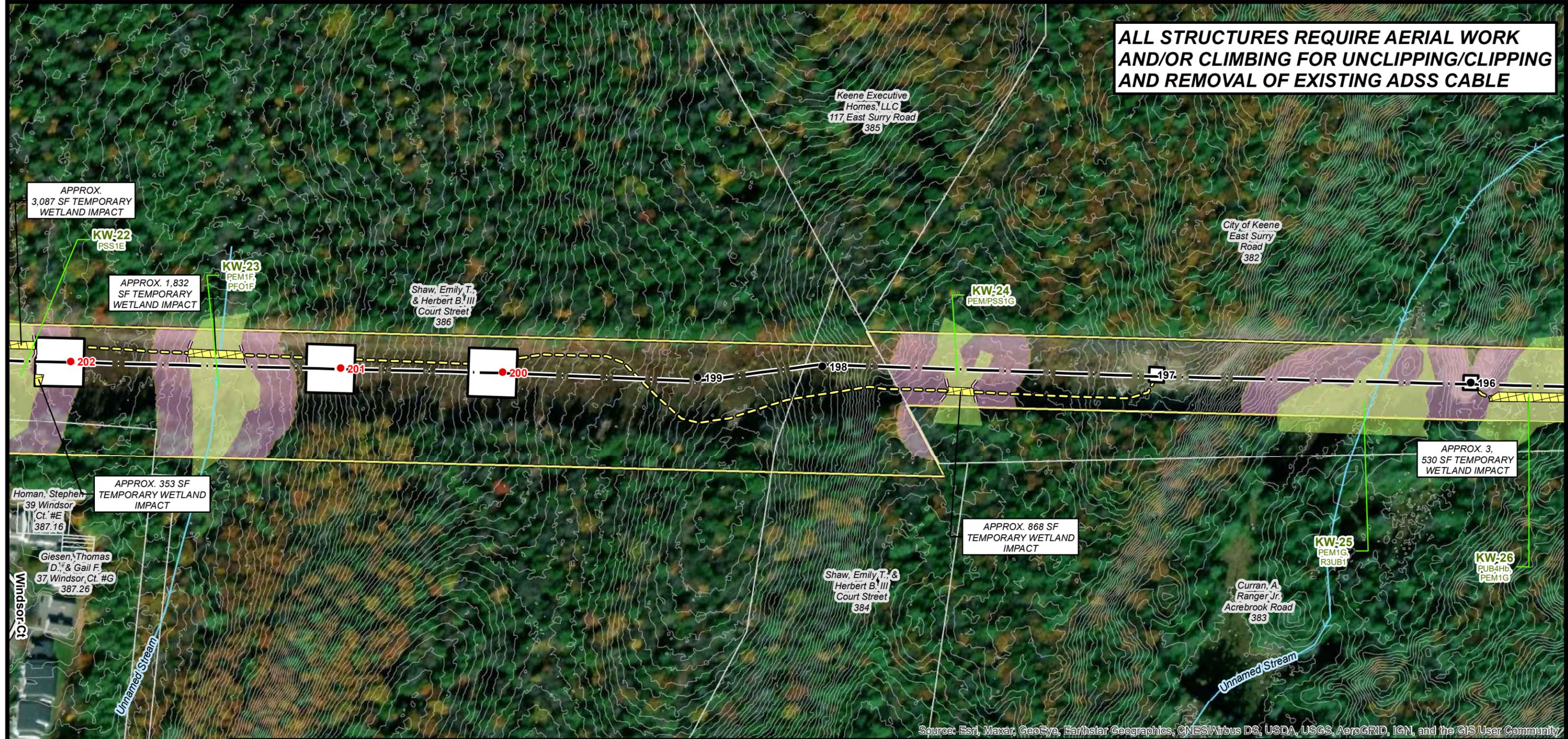
KEENE,  
NEW HAMPSHIRE  
PAGE 2 OF 8

Project No.: 04.0190999.36      1 inch = 200 Feet

**EVERSOURCE ENERGY**

**GZA GeoEnvironmental, Inc.**  
Engineers and Scientists  
www.gza.com

**ALL STRUCTURES REQUIRE AERIAL WORK AND/OR CLIMBING FOR UNCLIPPING/CLIPPING AND REMOVAL OF EXISTING ADSS CABLE**



**Current Town: Keene**

● EXISTING STRUCTURE	— APPROXIMATE ROW
● STRUCTURE REPLACEMENT	— DOT ROADS
— TRANSMISSION LINE	→ NHD FLOWLINE
— EROSION AND SEDIMENT CONTROLS	○○○○ STONE WALL
— FLOODPLAIN AREA	— WETLAND
— PEATLAND	— POTENTIAL VERNAL POOL
— 75-FT WETLAND BUFFER TO BE RESTORED	— ABUTTER PARCEL
— UPLAND MATTING	— EVERSOURCE OWNED PARCEL
— UNDERGROUND CONDUIT ALIGNMENT	— STATE OWNED PARCEL
— PROPOSED ACCESS	— TOWN BOUNDARY
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KEENE,  
NEW HAMPSHIRE  
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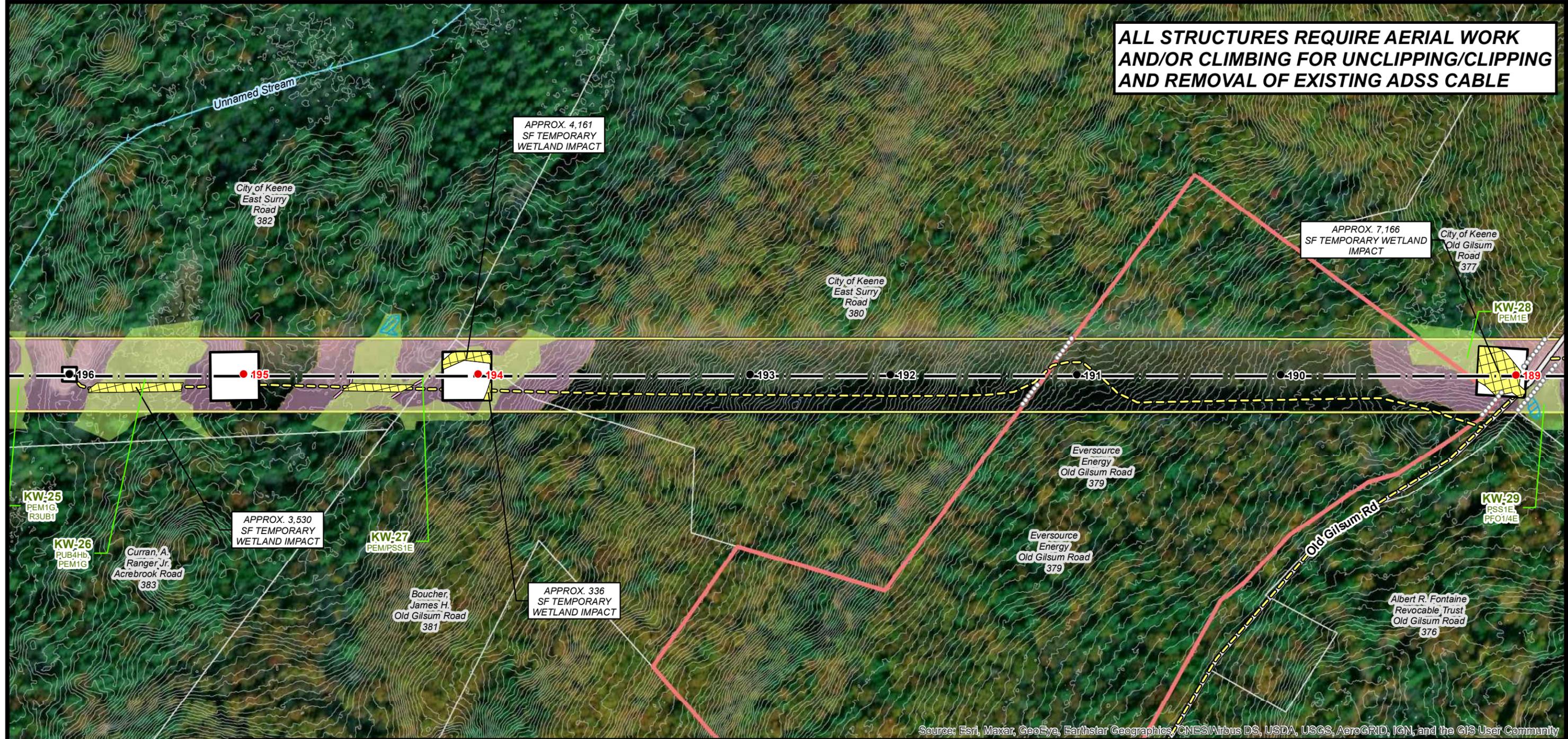
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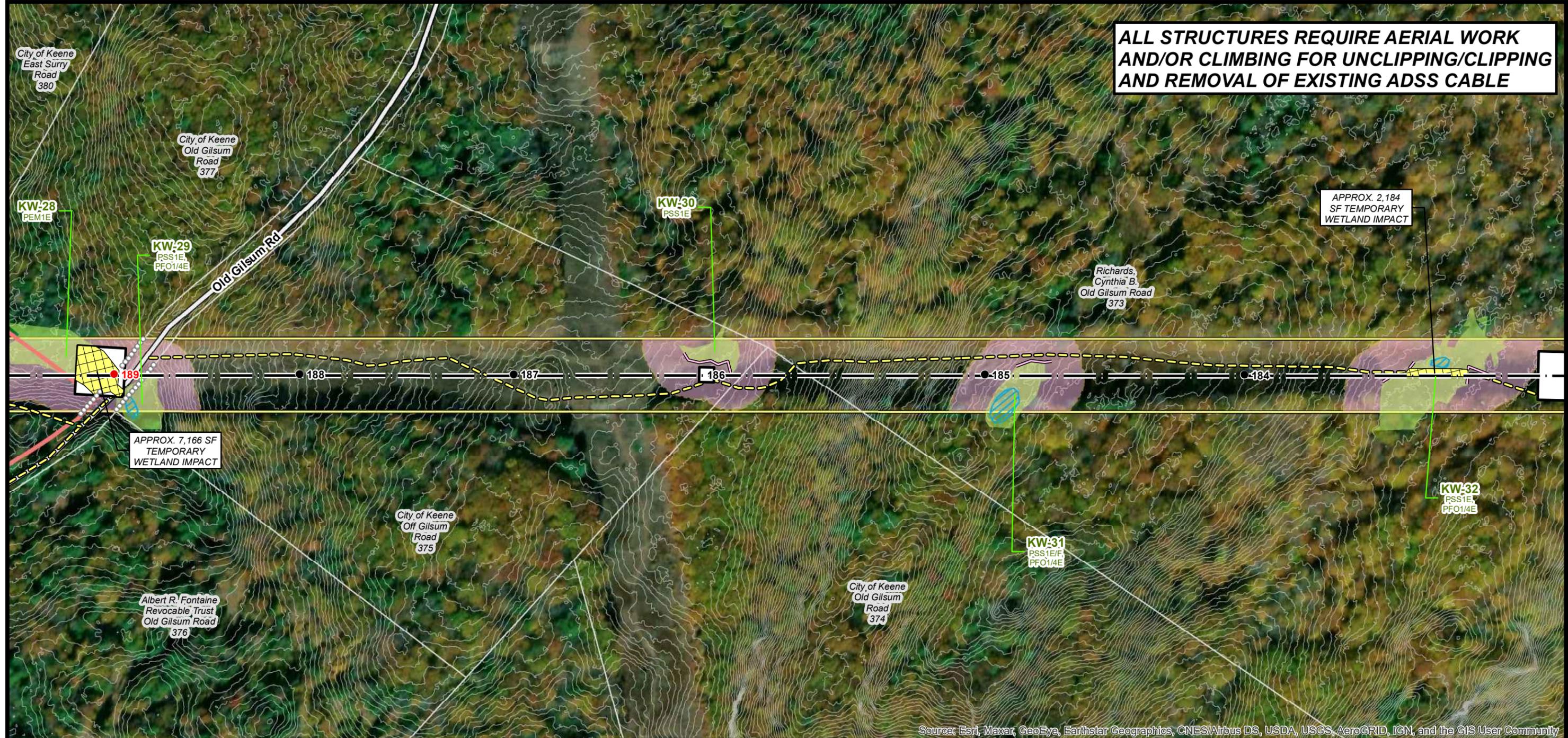
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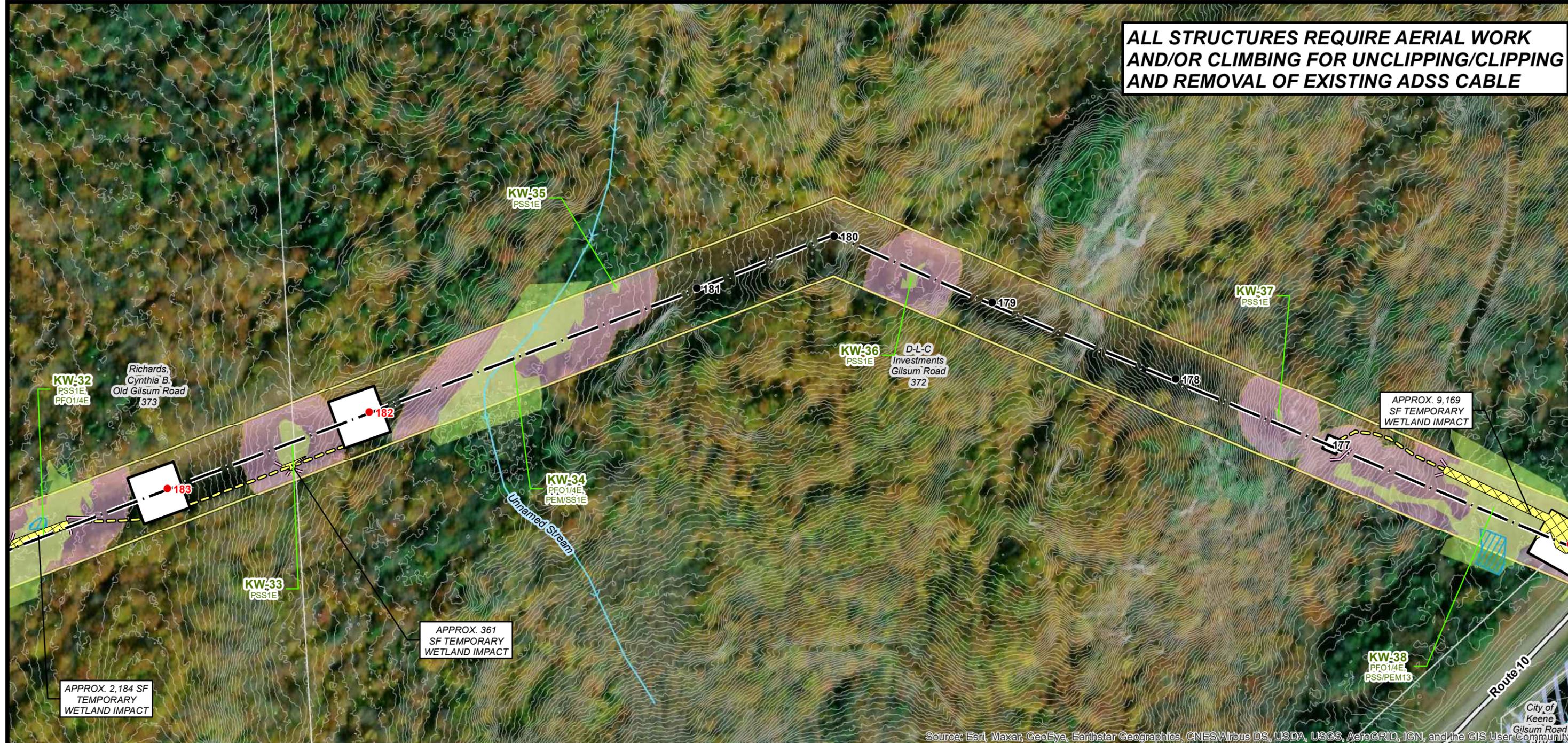
KEENE,  
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PAGE 5 OF 8

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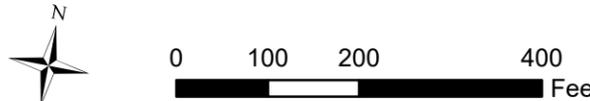


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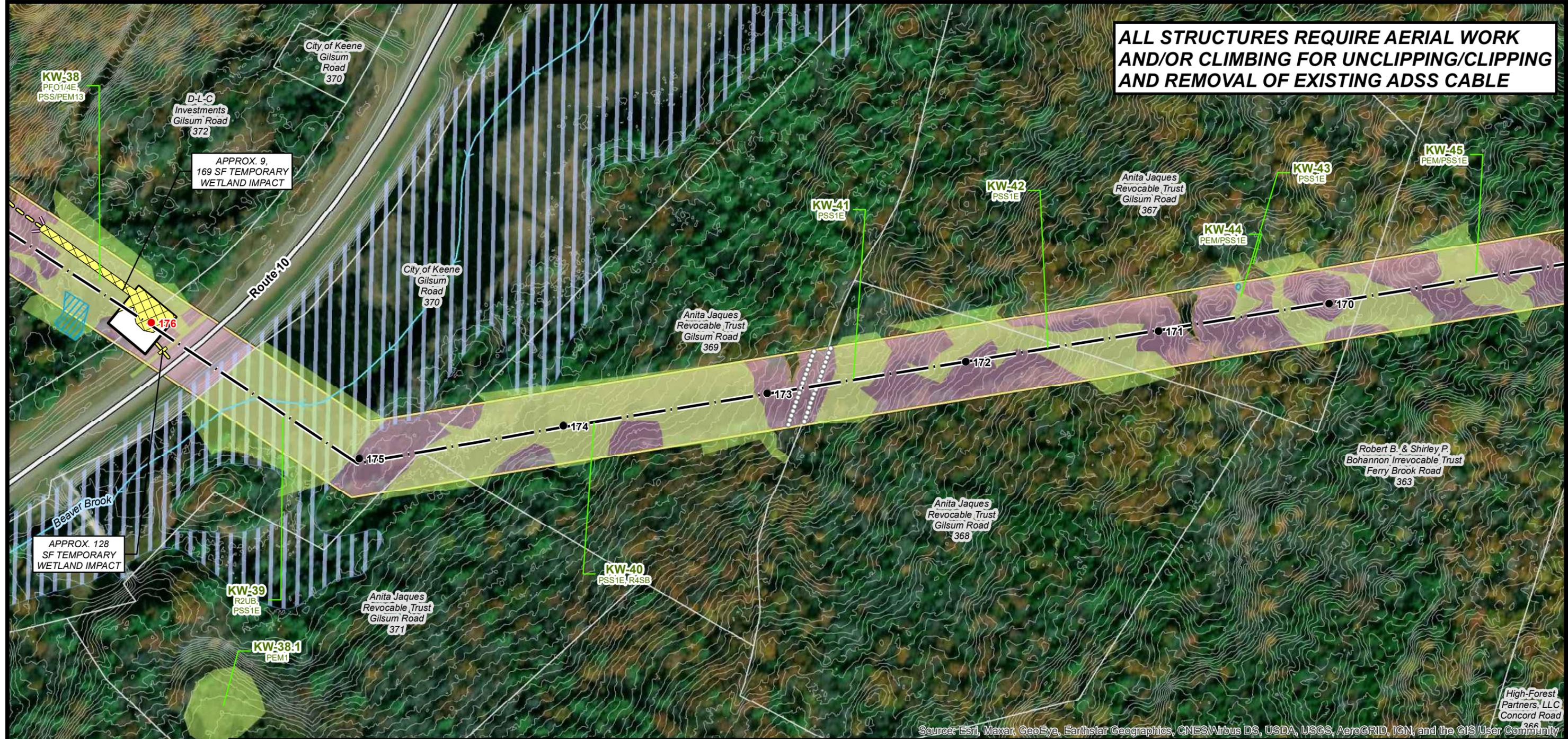
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KEENE,  
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PAGE 6 OF 8

Project No.: 04.0190999.36

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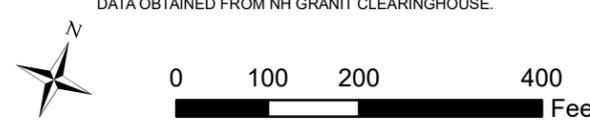


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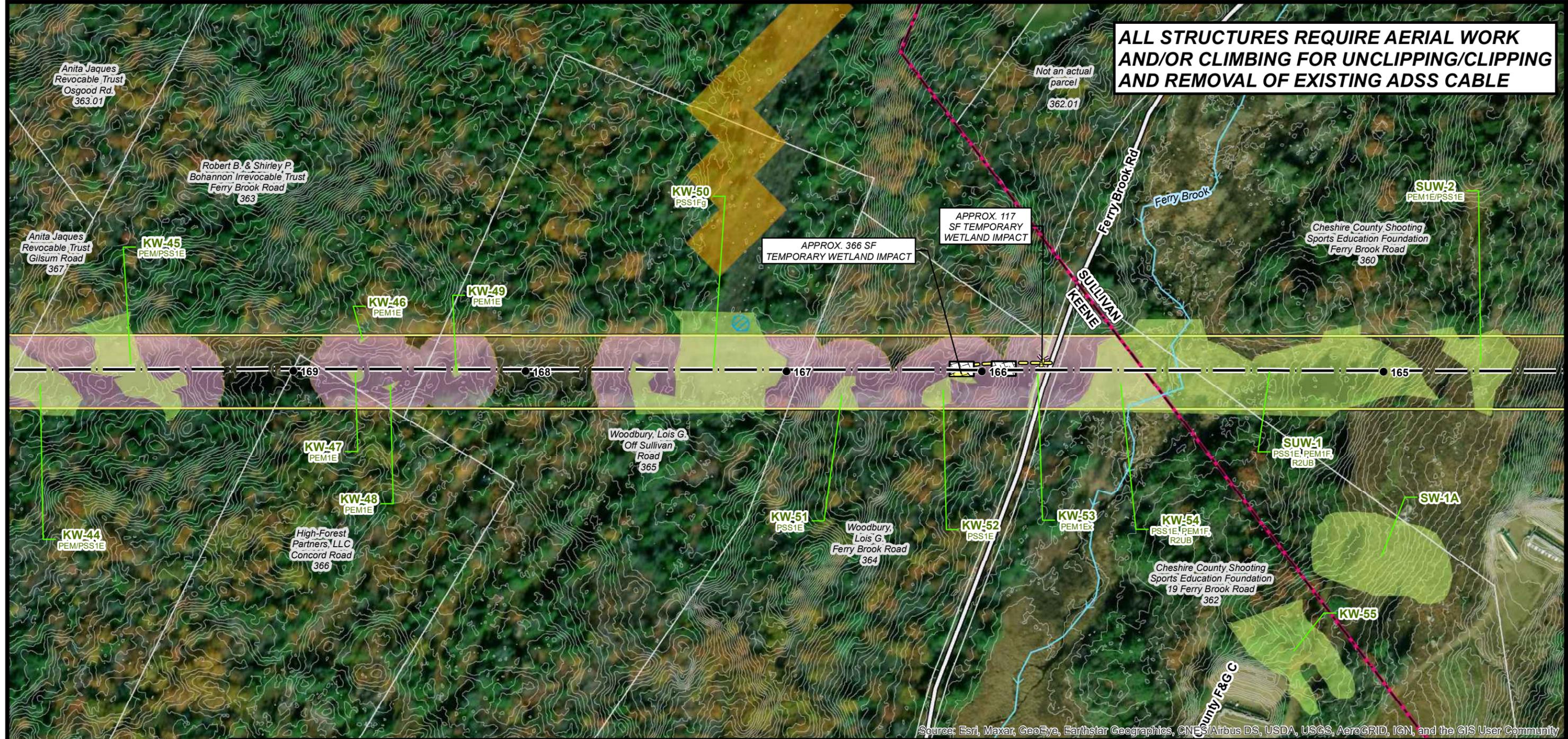
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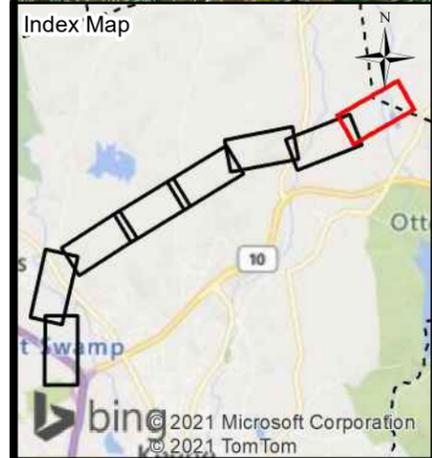


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APPROX. 366 SF TEMPORARY WETLAND IMPACT

APPROX. 117 SF TEMPORARY WETLAND IMPACT

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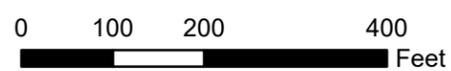


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KEENE,  
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PAGE 8 OF 8

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**CONSTRUCTION SEQUENCE:**

1. WETLAND BOUNDARIES TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED, AS NECESSARY, AND CONSISTENT WITH THE NHDES MARCH 2019 BMP MANUAL FOR UTILITY MAINTENANCE.
3. WETLAND IMPACTS ASSOCIATED WITH WETLAND CROSSINGS ARE REQUIRED FOR ACCESS BETWEEN STRUCTURES WITHIN THE RIGHT OF WAY.
4. ADEQUATE PRECAUTION SHALL BE EXERCISED TO AVOID SPILLAGE OF FUEL OILS, CHEMICALS, OR SIMILAR SUBSTANCES; NO FUELS, LUBRICANTS, CHEMICALS OR SIMILAR SUBSTANCES SHALL BE STORED BENEATH TREES OR IN THE VICINITY OF ANY WETLANDS, RIVER, STREAM OR OTHER BODY OF WATER; OR IN THE VICINITY OF NATURAL OR MAN-MADE CHANNELS LEADING THERETO. NO POWER EQUIPMENT SHALL BE STORED, MAINTAINED, OR FUELED IN ANY AREA ADJACENT TO A WETLAND, RIVER, STREAM OR OTHER BODY OF WATER.
5. REMOVE COMPLETELY ALL CONTAMINATION FROM ANY SPILLAGE OF CHEMICALS OR PETROLEUM PRODUCT WITH COMPLETE REHABILITATION OF THE AFFECTED AREA.
6. ACCESS ROUTES HAVE BEEN SELECTED TO PREVENT DEGRADATION OF THE RIGHT-OF-WAY AND MINIMIZE ENVIRONMENTAL IMPACT. OPERATIONS SHALL BE CONFINED TO THE SPECIFIED ACCESS ROUTES WITHIN THE PROPOSED WETLAND IMPACT AREA. ACCESS ROUTES SHALL NOT EXCEED A 16 FOOT-WIDTH.
7. IMPACT TO VEGETATION WITHIN WETLANDS WILL BE LIMITED TO THE EXTENT NECESSARY TO PLACE THE SWAMP MATS WHERE REQUIRED.
8. LOW GROWING VARIETIES OF VEGETATION ADJACENT TO WETLANDS SHALL BE PRESERVED TO THE EXTENT POSSIBLE. STUMPS AND ROCKS SHALL NOT BE REMOVED, AND THERE SHALL BE NO EXCAVATIONS, FILLS OR GRADING DONE ADJACENT TO WETLANDS, UNLESS MINOR EXCAVATIONS IS NEEDED FOR ACCESS.
9. TIMBER MATS AND PERIMETER CONTROLS WILL BE USED ALONG ACCESS ROUTES AND WORK PADS WITHIN WETLAND AREAS. THESE MATS ARE CONSTRUCTED OF HEAVY TIMBERS OR COMPOSITE MATERIAL, BOLTED TOGETHER, AND ARE PLACED END-TO-END IN THE WETLAND TO SUPPORT HEAVY EQUIPMENT. ALL SWAMP MATS SHALL BE PLACED AND REMOVED SO AS NOT TO CAUSE ANY RUTS, CHANNELS OR DEPRESSIONS, OR OTHERWISE CAUSE ANY UNDUE DISTURBANCE TO WETLANDS.
10. IF TIMBER MAT BMP IS NOT SUFFICIENT DUE TO HIGH WATER, ADDITIONAL BMP'S MAY INCLUDE THE PLACEMENT OF GEOTEXTILE FABRIC, 3"-4" STONE, AND GRAVEL TO PROVIDE A SUITABLE ROAD BED. A TEMPORARY CULVERT MAY BE REQUIRED IN AREAS OF HIGH FLOW TO MAINTAIN HYDROLOGIC CONNECTIVITY. ALL MATERIAL WILL BE REMOVED FROM JURISDICTIONAL AREAS AFTER CONSTRUCTION COMPLETION.
11. NO MATERIAL SHALL BE PLACED IN ANY LOCATION OR IN ANY MANNER SO AS TO IMPAIR SURFACE WATER FLOW INTO, THROUGH OR OUT OF ANY WETLAND AREA. NO INSTALLATION SHALL CREATE AN IMPOUNDMENT THAT WILL IMPEDE THE FLOW OF WATER OR CAUSE FLOODING.
12. NO MATERIAL SHALL BE TAKEN FROM THE WETLANDS AREA EXCEPT THAT WHICH MUST NECESSARILY BE REMOVED FOR THE STRUCTURE OR FOUNDATION PLACEMENT OR STABILIZATION. ALL EXCESS MATERIAL TAKEN FROM THE WETLAND WILL BE REMOVED FROM THE SITE.
13. ANY PROPOSED SUPPORT FILLS SHALL BE CLEAN GRAVEL AND STONE, FREE OF WASTE METAL PRODUCTS, ORGANIC MATERIALS AND SIMILAR DEBRIS AND SHALL NOT EXCEED THE AMOUNT PERMITTED. THIS ALLOWABLE FILL IS THE ONLY FILL THAT MAY REMAIN IN THE WETLAND AFTER CONSTRUCTION. ALL CUT AND FILLS SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
14. INSTALL NEW POLES IN THE LOCATIONS DESIGNATED ON THE PERMITTING PLANS.
15. CABLE INSTALLATION WILL BE PERFORMED IN A MANNER SO AS TO AVOID, OR LIMIT TO THE MAXIMUM EXTENT POSSIBLE, TRAVERSING WETLANDS WITH HEAVY EQUIPMENT. IN SOME CASES, A HELICOPTER MAY BE USED DURING THE INSTALLATION TO MINIMIZE IMPACTS.
16. REMOVAL OF THE OLD POLE WILL OCCUR ONCE THE CABLE HAS BEEN INSTALLED ON THE NEW STRUCTURE. THE OLD STRUCTURES WILL BE REMOVED FROM THE SITE. POLES WILL BE CUT AT THE GROUND SURFACE. FOOTINGS WILL BE ABANDONED IN PLACE TO MINIMIZE IMPACTS.
17. ALL TIMBER MATS, MATERIAL, AND DEBRIS WILL BE REMOVED FROM THE WORK AREA UPON THE COMPLETION OF CONSTRUCTION.
18. UPLAND DISTURBED AREAS SHALL BE RESTORED AND STABILIZED UPON COMPLETION OF CONSTRUCTION. WORK PAD RESTORATION SHOULD INCLUDE REDUCING THE WORK PAD TO A 30 BY 60 FOOT AREA, AND REDUCING SLOPES TO A MAXIMUM OF 25%. STOCKPILED MATERIAL SHOULD BE SPREAD TO REDUCE ANY UNNECESSARY SLOPES. GRAVEL WORK PADS AND SLOPES SHOULD BE SCARIFIED TO A MINIMUM OF 3" BEFORE SPREADING TOPSOIL/LOAM.
19. ALL TEMPORARY WETLAND IMPACTS WILL BE RE-GRADED TO ORIGINAL CONTOURS FOLLOWING CONSTRUCTION. NEW ENGLAND EROSION CONTROL/RESTORATION MIX, AVAILABLE THROUGH NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, 413-548-8000, OR EQUIVALENT SEED MIX SHALL BE APPLIED IN WETLAND AREAS THAT ARE NOT INUNDATED, AS NECESSARY.
20. MULCH USED FOR STABILIZATION SHALL CONSIST OF SEEDLESS STRAW.
21. SEDIMENT AND EROSION CONTROL MEASURES WILL BE EVALUATED AND REMOVED IF NECESSARY UPON THE COMPLETION OF CONSTRUCTION.
22. COMMERCIAL LOAM WILL NOT BE USED AS PART OF RESTORATION. ONLY IN-SITU TOPSOIL WILL BE USED TO RESTORE DISTURBED AREAS.
23. WHERE OPTIMAL TURTLE BREEDING AREAS OVERLAP WITH DISTURBANCE (AS DETERMINED BY AN ENVIRONMENTAL MONITOR), MINERAL SOILS WILL BE SCARIFIED TO ALLEVIATE COMPACTION AND BECOME MORE SUITED FOR TURTLE BREEDING.
24. NATURALLY VEGETATED LOCAL WETLAND BUFFER AREAS OUTSIDE OF EXISTING TRAILS MUST BE RESTORED UPON COMPLETION OF WORK.

**WINTER CONSTRUCTION NOTES**

1. PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND MULCH, AND INSTALLATION OF EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE TEMPORARILY STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL (NHDOT 304.3).

**GENERAL NOTES:**

OWNER: EVERSOURCE ENERGY  
13 LEGENDS DRIVE  
HOOKSETT, NH 03106

1. BASE PLAN PROVIDED BY EVERSOURCE ENERGY, DOUCET SURVEY, INC. SURVEY LOCATED GZA DELINEATED WETLANDS. EVERSOURCE ENERGY PROVIDED THE UTILITY DESIGN.
2. JURISDICTIONAL WETLANDS WERE DELINEATED BY GZA GEOENVIRONMENTAL, INC. IN 2016 AND IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS' "WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1," AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION," JANUARY 2012.
3. GZA EVALUATED WETLANDS AS POTENTIAL VERNAL POOLS IN 2016 IN ACCORDANCE WITH "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE," 1997, NEW HAMPSHIRE FISH AND GAME DEPARTMENT, NONGAME AND ANDANGERED WILDLIFE PROGRAM.
4. GZA PERFORMED A WETLANDS FUNCTION AND VALUES ASSESSMENT IN ACCORDANCE WITH THE ACOE'S "HIGHWAY METHODOLOGY WORKBOOK SUPPLEMENT," SEPTEMBER 1999, AND CLASSIFIED WETLANDS IN ACCORDANCE WITH THE "CLASSIFICATION OF WETLAND DEEP WATER HABITATS OF THE UNITED STATES" (COWARDIN, 1979)
5. SITE PLAN IS FOR PERMITTING PURPOSES ONLY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.
6. THE PROJECT WILL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
7. IN ACCORANCE WITH ENV-WQ 1505.02, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - A MINIMUM 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL HAS BEEN INSTALLED
  - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. IN THE EVENT THAT A RARE OR THREATENED SPECIES IS OBSERVED, THE NEW HAMPSHIRE FISH AND GAME AND NEW HAMPSHIRE NATURAL HERITAGE BUREAU WILL BE NOTIFIED. TURTLE NESTING SEASON EXTENDS FROM LATE MAY THROUGH THE BEGINNING OF JULY. IF WOOD, BLANDING'S OR SPOTTED TURTLES ARE FOUND LAYING EGGS IN THE WORK AREA, CONTACT MELISSA DOPERALSKI AT 603-271-1738 OR JOSH MEGYESY AT 603-271-1125 FOR FURTHER INSTRUCTIONS. OBSERVATIONS OF NORTHERN BLACK RACER SNAKES SEEN IN ANY AREA FROM THE END OF SEPTEMBER THROUGH THE MONTH OF APRIL MUST BE IMMEDIATELY REPORTED TO THE NHFG DEPARTMENT (BRENDAN CLIFFORD AT 603-271-0463 OR MELISSA DOPERALSKI AT 603-271-1738). IF NORTHERN BLACK RACER IS FOUND IN A WORK AREA FROM NOVEMBER THROUGH THE MONTH OF APRIL, WORK SHALL IMMEDIATELY CEASE AND THE OBSERVATION MUST BE REPORTED TO THE NHFG (BRENDAN CLIFFORD OR MELISSA DOPERALSKI). ALL OBSERVATIONS OF EASTERN HOGNOSE SNAKE SEEN AT ANY TIME MUST BE IMMEDIATELY REPORTED TO THE NHFG DEPARTMENT.
9. IMPACTS TO POTENTIAL VERNAL POOLS AND CONFIRMED VERNAL POOLS WILL BE AVOIDED.

**EROSION CONTROL NOTES:**

1. INSTALLATION OF EROSION CONTROL GRINDINGS AND/OR SILT FENCES SHALL BE COMPLETE PRIOR TO THE START OF WORK IN ANY GIVEN AREA. EROSION CONTROLS SHALL BE USED DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATION COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER .25" OR GREATER RAINFALL EVENTS.
2. AS REQUIRED, CONSTRUCT TEMPORARY BERMS, SILTATION FENCES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION & SEDIMENTATION OF WETLANDS.
3. THE WORK AREA SHALL BE GRADED AND OTHERWISE SHAPED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE LIMITS OF THE WORK AREA. EROSION CONTROL GRINDINGS WILL BE NECESSARY TO ACCOMPLISH THIS END.
4. ANY STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED WITH BMPS.
5. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS, PLANT ANNUAL RYEGRASS PRIOR TO OCTOBER 15TH.
6. EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
7. EROSION CONTROL MATTING, IF REQUIRED, WILL CONSIST OF JUTE MATTING. MATTING WITH WELDED PLASTIC OR 'BIODEGRADABLE PLASTIC' NETTING OR THREAD WILL BE AVOIDED TO LIMIT UNINTENTIONAL MORTALITY TO SNAKES.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

**L163 TRANSMISSION LINE  
COPPERWELD RETIREMENT PROJECT**  
KEENE,  
NEW HAMPSHIRE

**NOTES**

PREPARED BY: <b>GZA GeoEnvironmental, Inc.</b> Engineers and Scientists www.gza.com		PREPARED FOR: <b>EVERSOURCE ENERGY</b>	
PROJ MGR: LEW	REVIEWED BY: AJD	CHECKED BY: DMZ	SHEET
DESIGNED BY: MJD	DRAWN BY: MJD	SCALE:	<b>1</b>
DATE: 02/4/2021	PROJECT NO: 04.0190999.36	REVISION NO:	



# STAFF REPORT

## SPR-02-21 SITE PLAN REVIEW – 163 WASHINGTON ST Change of Use from Single Family Residence to Office

### **Request:**

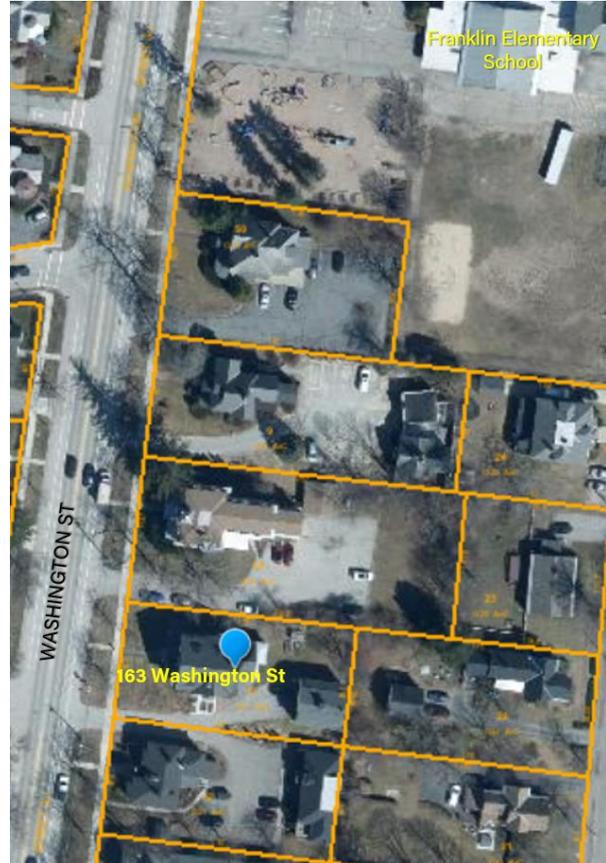
Applicant, Fieldstone Land Use Consultants, on behalf of owner, Kontor Properties LLC, is proposing to change the use of the existing 3,795-sf building at 163 Washington St (TMP#553-011-000) from a single family residence to a 7-unit office building, and to make various site improvements including the creation of additional parking areas. The parcel is 0.31-acres and is located in the Office District.

### **Background:**

The parcel at 163 Washington St is the site of 3-story Victorian style building and large (930 sf) detached barn/garage, which were built between 1893 and 1895 as a residence. Since 2002, this building had been used as a single-family residence. Prior to this time, it had been a funeral home and at one point during the mid-20<sup>th</sup> century it was a boarding house. The parcel shares a driveway with the adjacent property to the south, 153-155 Washington St, which is used as an office building.

The Applicant is proposing to convert this building, which is currently vacant, into 7 offices and to install a paved parking area for 8 parking spaces on the site (not including two parking spaces inside of the existing garage/barn). The Applicant anticipates that these offices will primarily be therapist offices.

Per the minimum parking requirements of the Zoning Ordinance, 13 parking spaces would be required onsite for this proposed use (1 space is required per 200 sf of gross floor area for offices); however, the Applicant received a variance from the Zoning Board of Adjustment at their March 1, 2021 to allow for the provision of 10 spaces instead of the required 13 parking spaces onsite.



### **Completeness:**

The applicant has requested exemptions from providing a soils report, traffic report, and architectural elevations. After review of the requests, Staff has determined that exempting the applicant from submitting this information would have no bearing on the merits of the application and recommends that the Planning Board grant these exemptions and accept the application as “complete.”

### **Departmental Comments:**

The Applicant has addressed all comments provided by Fire, Police, Code, and Engineering staff on the submitted application materials.

## STAFF REPORT

### **Application Analysis:**

The following is a review of the Planning Board's relevant standards in relation to the proposed application:

1. **Drainage:** The Applicant proposes to increase the impervious coverage on the site by from 5,666 sf (42% of the site) to 8,393 sf (62% of the site). To mitigate the impacts of this additional impervious cover, they are proposing to construct a leaching catch basin in the northeast corner of the site. The Applicant has submitted a drainage report that states there will be no increase in the peak rates or volume of stormwater runoff leaving the site.
2. **Sedimentation and Erosion Control:** The Applicant notes in their narrative and displays on the Grading Plan (Sheet 4 of 8 of the Plan Set) that there will be silt fence installed along the down gradient perimeter of the area proposed to be paved to prevent sediment from leaving the site during construction. There is silt fencing proposed along portions of the eastern and southern property boundaries.
3. **Hillside Protection:** There are no steep slopes present on the site. This standard is not applicable.
4. **Snow Storage:** The Applicant has displayed two areas for snow storage on their proposed site plan – one area is to the south side of the existing garage, and the other is along the north side of the shared driveway near the sidewalk along Washington Street.
5. **Floodplain:** The site is not located in the 100-year Floodplain. This standard is not applicable.
6. **Landscaping:** The Applicant does not propose to install new landscaping on the site. They are proposing to retain the existing shrubs and small birch trees that are planted throughout the front lawn as well as two tall deciduous trees that are within the right of way for Washington St. There is a small wooded area along the property line in the northeast corner of the site that will be retained. Some existing vegetation will be removed along the eastern boundary of this parcel to install the proposed leaching catch basin. In addition, there is a row of 7 mature arbor vitae shrubs along the southern boundary line that will be retained as well. There are a number of raised garden beds that will be removed to accommodate the expanded parking areas on the site.
7. **Noise:** The proposed use is not anticipated to generate noise that would be in conflict with the City's noise standards or noise ordinance.
8. **Screening:** The Applicant notes that there are no proposed dumpster or trash storage areas on the site, nor is any exterior HVAC/mechanical equipment proposed to be installed at this time. As this parcel is in the Office District there are screening standards included in the zoning ordinance related to the screening of proposed parking areas. These standards state that when a site is altered, requiring submittal of a site plan, there is to be provided a four-foot-high fence and/or landscape screen between all paving/driveways/parking and directly abutting residential property. The Applicant has demonstrated that there is existing landscaping present on the site to screen the proposed parking areas from the residential properties to the north and east.
9. **Air Quality:** No impacts to air quality are proposed with this application.
10. **Lighting:** The Applicant is proposing to install 2 wall-mounted lights on the north side of the building for lighting a proposed ADA access walk, as well as 2 lights on the underside of decks on the east side of the building. The proposed light fixtures are fully shielded, LED fixtures that are compliant with the Lighting Development Standard. The lighting plan submitted by the Applicant demonstrates

## STAFF REPORT

that proposed light levels will be 0 footcandles at the property line, which is in conformance with the Lighting Standard.

11. Sewer and Water: The existing building is currently serviced by City sewer and water, and no changes are proposed to these utilities.
12. Traffic: The Applicant notes that the proposed change of use from residential to office will generate an increase of approximately 16 vehicle trips to and from the site daily based on the ITE Trip Generation Manual. The current use of single family dwelling generates an estimated 9.57 trips/weekday, whereas the proposed use of office is estimated to generate 25.34 total trips per weekday based on the ratio of 3.62 trips / employee per weekday for single tenant office use.

The Applicant is proposing to install a bike rack in the proposed paved area to the rear of the primary building. This proposed bike rack could fit at least 3 bicycles.

13. Comprehensive Access Management: In this area of Washington Street, there is direct access to City sidewalks and to an in-street bicycle lane which connects to downtown Keene and to the Keene Recreation Center to the north. The parcel is also along the public transit route for the Keene City Express.

The parcel shares a driveway off Washington Street with the adjacent parcel to the south at 153-155 Washington Street. There do not appear to be any issues with sight distances with this existing driveway.

The Applicant is proposing to install an ADA compliant and accessible walkway to the north of the building, as well as an ADA accessible parking space to the rear of the building.

14. Hazardous or Toxic Materials: There are no known hazardous or toxic materials on the site nor is the Applicant proposing to receive, handle, store or process any hazardous materials on the site.
15. Filling and Excavation: The Applicant notes that the only excavation that will be required is for the installation of the leaching catch basin in the northeast corner of the site. All other improvements will be constructed at or very close to the existing grade.
16. Wetlands: There are no wetlands present on or nearby the site. This standard is not applicable.
17. Surface Waters: There are no surface waters present on or nearby the site. This standard is not applicable.
18. Stump Dumps: There are no known stump dumps on the site or proposed for the site. This standard is not applicable.
19. Architectural and Visual Appearance: The Applicant does not propose to make any significant changes to the exterior of the existing building or the barn/garage. To provide space for two parking spaces proposed along the shared driveway, the steps to the deck on the south side of the building will need to be relocated to the east side of the building.

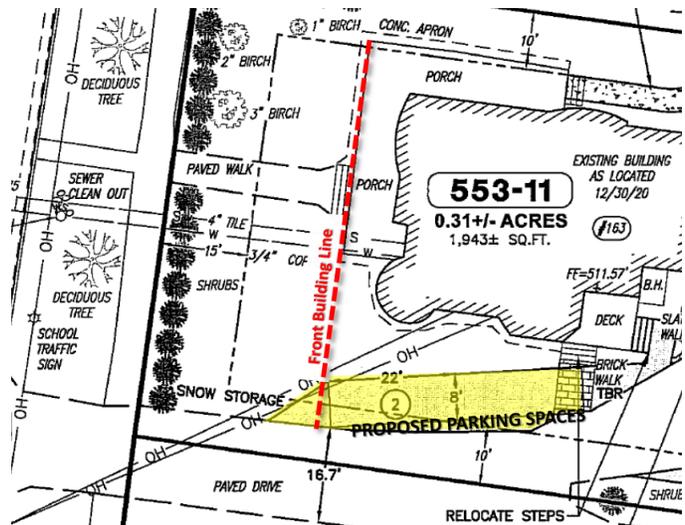
## STAFF REPORT

The parcel is in the Office District, which requires that “all development, redevelopment, additions and renovations in this zoning district are to maintain the look and feel of a residential zone or area” and that “no parking and/or paving, except driveways, is permitted in the front setback or the area from the front lot line to the building front, whichever is greater.” While the Applicant is in conformance with this standard, they are proposing to install two parking spaces along the existing shared driveway that will be located very close to the front of the building. Staff have encouraged the Applicant to try to relocate these parking spaces far behind the front line of the building as possible, and to provide screening that would minimize their visual impact from Washington St.



Above Photo: Image of 163 Washington St taken facing northeast; Below Photo: Excerpt of proposed Site Plan highlighting the location of the proposed parking spaces near the front of the building.

Development Standard 19.c.2. states that “Off-street parking and traffic flow shall not interfere with the flow of pedestrian travel or otherwise detract from the aesthetic character of a development or redevelopment. All required off-street parking shall be to the side and/or rear of buildings on the proposed site, and such parking shall be screened or aligned so that headlights do not adversely impact abutting properties.” Staff question whether the location of these two parking spaces so close to the front of the building would detract from the aesthetic character of the existing building. The Applicant has noted that they may be presenting an alternative design for the location and screening of these parking spaces at the March 22<sup>nd</sup> Planning Board meeting.



### **RECOMMENDATION FOR APPLICATION:**

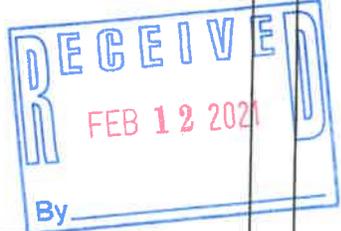
*A recommended motion will be provided by Staff to the Planning Board at the meeting on March 22, 2021 for this application.*

SPR-02-21

# CITY OF KEENE | PLANNING BOARD SITE PLAN REVIEW / MODIFICATION APPLICATION



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



<b>A</b>	Project Name	Date Received/Date of Submission:
	Tax Map Parcel number(s) 5 5 3 - 0 1 1 -	Date of pre-application meeting:
		Date Application is Complete:
		Community Development Dept File #:
Project Address: 163 Washington Street Keene, NH 03446	<b>O w n e r</b>	PRINTED Name: Kontor Properties, LLC
Acreage/S.F. of Parcel: 0.31± / 13,500±		Signature: <i>Karen Manlove</i>
		Address: 188 East Shore Road, Swanzey, NH 03446
		Telephone\ Email: 603-762-1369 - karenmanlove@gmail.com
Zoning District: Office Zone	<b>A p p l i c a n t</b>	PRINTED Name: Nathan & Karen Manlove
		Signature: <i>Nathan Manlove</i>
		Address: 188 East Shore Road, Swanzey, NH 03446
		Telephone\ Email: 603-762-1369 - karenmanlove@gmail.com

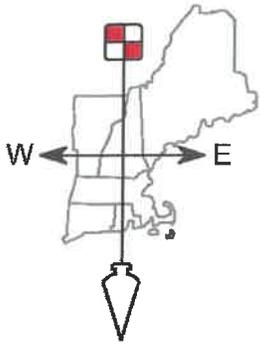
**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: \_\_\_\_\_ Date: \_\_\_\_\_

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

**B** Descriptive Narrative Including

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

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



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

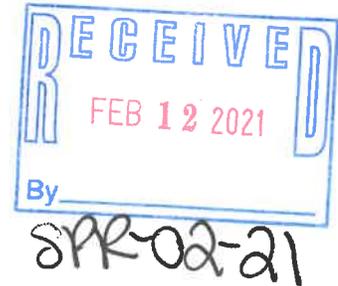
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

## Site Plan Review Application Narratives

Nathan & Karen Manlove  
Kontor Partners, LLC  
Tax Map Parcel 553-011  
163 Washington Street  
Keene, New Hampshire

February 11, 2021



### Project Narrative:

Fieldstone Land Consultants, PLLC, on behalf of Nathan & Karen Manlove, is submitting this application for Planning Board approval. The proposal consists of a change of use from a residential building into office space with parking and other associated site improvements.

The subject parcel consists of 0.31± acres with 82.5' of frontage along Washington Street. The parcel is located in the Office Zone and is developed with a single family residential building and a two bay garage. The existing lot is currently being used residentially but the previous use was a funeral home. Our client is proposing to change the use of the structure into a shared office space. This change will comply with zoning as the parcel is located in the Office Zone.

The existing structure is 3 stories with a basement and a detached 2 bay garage. The access the site is on a shared drive with lot 553-12. There is approximately 4 spaces for parking, including the garage and no handicap access to the building. The proposed improvements include converting parts of the residential building into 7 offices with a conference room, kitchen, and bathroom facilities. The offices will generally be occupied by therapists that operate by appointment only. This reduces the demand for public parking, and improvements include additional parking areas totaling 10 spaces. One of the spaces will be ADA accessible and an ADA compliant access is proposed on the north side of the building.

The main structure is already serviced by municipal sewer and water and overhead electrical lines. The garage is powered from underground electric. The existing utilities will remain unchanged as will the existing buffer landscaping. A vegetated buffer of arborvitae shrubs were planted on the property line between the subject lot and lot 553-12's parking area. A large number of shrubs and small birch trees are planted throughout the front lawn, and two taller deciduous trees are within the right of way. A small wooded area provides a buffer to the properties to the north and rear.

Additional site improvements include building mounted downcast lighting, ADA access, and the construction of a leaching catch basin to mitigate increases to impervious cover. Please see the attached plan set which depicts all of these improvements.

Nathan & Karen Manlove – Change of Use  
Tax Map Parcel 553-011  
163 Washington Street  
Keene, New Hampshire

Erosion and sediment controls are specified on the Grading Plan and Erosion Control Details.

Stumps and other unsuitable material and debris will be removed from the site and disposed of properly.

Access to the site will be provided by the existing site driveway.

### Development Standards Narrative:

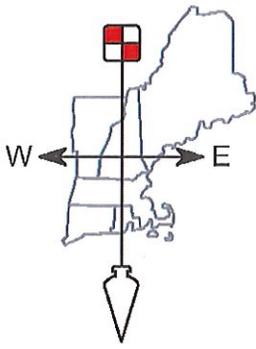
1. **Drainage** – There is a closed drainage system along Washington Street, including a catch basin located just upstream (north) of the driveway entrance to the site. The front half of the site drains into the closed drainage system while the back half drains onto adjacent lots 553-12 and 553-22. To mitigate the increased impervious cover resulting from this project and improve upon the existing conditions a leaching catch basin will be constructed. With these improvements, there will be no increases in the peak rate of runoff or runoff volume from the site. A formal drainage report is attached which shows that the improvements to the property will actually result in a decrease in the peak rate and volume of storm water runoff.
2. **Sedimentation/Erosion Control** – Silt fence will be installed along the down gradient perimeter of the development area to prevent sediment travel. The site has been designed with sedimentation and erosion controls. Please see the attached Site Plan Set.
3. **Hillside Protection** – There is no hillside protection required for this project as the slopes on-site are very flat. This development standard is therefore not applicable to this project.
4. **Snow Storage and Removal** – This plan proposes adequate snow storage. Snow storage is designated in areas shown on the site plan.
5. **Flooding** – This property is not located within the 100 year floodplain. This development standard is therefore not applicable to this project.
6. **Landscaping** – The existing landscaping along Washington Street will be sufficient along with the arborvitae and wooded areas. (See landscaping plan). Silt fence shall be installed to prevent erosion and protect the vegetation that is to remain.
7. **Noise** – The proposed change of use of the existing development is not expected to generate additional and/or excessive noise. The site will be in operation during normal business hours and will not generate any extraneous noise during that time.
8. **Screening** – The subject parcel is surrounded by a single family residential use to the east, commercial/residential mixed use to the south, and commercial apartments to the west and north. There are no proposed dumpster or trash storage areas that require additional screening and the building style matches the neighboring buildings. There is no proposed landscaping as existing landscaping screens the property well. A wooded area to the northeast screens the new proposed parking area from the abutting residential property and lines of shrubs and deciduous trees screen the site to the south and west.
9. **Air Quality** – The proposed improvements of the existing property will have no impacts to air quality.
10. **Lighting** – There is one (1) existing garage mounted light on the west side of the garage and two

Nathan & Karen Manlove – Change of Use  
Tax Map Parcel 553-011  
163 Washington Street  
Keene, New Hampshire

Page 3 of 3

(2) deck lights on the underside of the two small deck areas on the east side of the building. Additional parking area lighting will be provided by one (1) more garage mounted light and two (2) wall sconce lights on the north side of the main structure for lighting the ADA access walk. See the lighting plan for more details.

- 11. Sewer and Water** – The site is currently serviced by municipal sewer and water. These utilities shall continue to service the site and remain unchanged.
- 12. Traffic** – This project will consist of a change of use from residential to an office. Residential uses generate light traffic. Office uses may generate more traffic, but the specific proposed use for a therapist's office will be by appointment only and not open to the public. The additional parking spaces shall accommodate additional vehicles and the change in traffic generation is very small. A traffic estimate from the ITE Trip Generation Manual is as follows:  
Existing Use = Single Family Detached = 9.57 trips/unit per weekday  
1 unit = **9.57 total trips**  
Proposed Use = Single Tenant Office = 3.62 trips/employee per weekday  
7 employees (7 Office Use rooms) = **25.34 total trips**  
The increase in traffic is negligible and will not be noticeable in the traffic stream.
- 13. Comprehensive Access Management** – Existing access to the subject property shall continue to be utilized. It provides adequate sight distance and safe access for both vehicles and pedestrians, and is landscaped to meet the city regulations.
- 14. Hazardous and Toxic Materials** – The proposed use for the site is an office space, primarily for therapists. There will be no receiving, handling, storing or processing of any hazardous or toxic materials on site.
- 15. Filling/Excavation** – Excavation will only be required for the installation of the leaching catch basin. All the other improvements will be constructed at, or very close to, the existing grade. The amount of material to be excavated is very minor and the specifications to complete this work properly are contained in the plan set.
- 16. Wetlands** – There are no wetlands within the proposed project limits.
- 17. Surface Waters** – There are no surface waters within the proposed project limits.
- 18. Stump Dumps** – This project does not propose any stump dumps. Stumps will be hauled off-site and disposed of properly.
- 19. Architectural and Visual Appearance** – This project does not propose to construct any new structures. The existing residential building fits in with neighboring properties.



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

March 8, 2021

Tara Kessler, Senior Planner  
City of Keene Heritage Commission  
3 Washington Street  
Keene, NH 03431

RE: Change of Use – Nathan and Karen Manlove  
Map 553, Lot 11, 163 Washington Street  
**(Response Letter to City Staff Review Comments)**

Dear Ms. Kessler,

Thank you for taking time to review the above referenced change of use site plan. We have revised the plans according to the Community Development, Public Works, Fire, and Police review comments. In an effort to simplify the review process I have prepared a response letter to address all of their comments. The staff comments are shown below and our responses are in italics and blue.

1. Please indicate on the Site Plan the existing and proposed lot coverage for building area, impervious area and green space in square feet and as a percentage of total lot area.  
***Note G on sheet SP-1 indicates existing and proposed building area, impervious cover, and green space all both in square feet and percentages, as well as the requirements for each.***
2. Is there an easement for the shared driveway? If so, please provide reference to this easement on the existing conditions plan and site plan. If not, is there an agreement in place between the property owners for the shared access?  
***We are currently looking into any existing easements for the shared drive.***
3. Please show the location of the garage bays on the existing garage. It appears that one of the two parking spaces proposed will be located very close to the southernmost garage door.  
***The locations of the garage bays are shown. The garage parking will be tenant only.***
4. Please document the width of the paved shared driveway in the area adjacent to the 3 parking spaces proposed to the south side of the main building. Also, please demonstrate that there is adequate space for vehicles to turn into and out of these spaces.  
***The layout of the parking area has been revised and the 3 spaces on the south side have been revised to 2 parallel parking spaces. The width of the shared drive where the parallel parking spaces is 16.7'. With the parallel spaces, this is adequate space for a vehicle to maneuver.***

5. Per the planning board development standard #10 – Lighting, all lightings (including wall mounted) shall be fully shielded, opaque fixtures, with no portion of the bulb visible. It appears that the wall mounted fixture selected has a translucent shield. Please confirm if the fixture is dark skies compliant and meets this standard?

***The lighting fixture has been revised to be dark sky compliant model.***

6. Per the planning board development standard #10 – Lighting, no light levels are allowed to cross property boundary lines (except for light that crosses onto the public right-of-way; not to exceed 2.0 foot candles). The lighting plan submitted for this project shows that light levels will cross both the south, north, and potentially the east property boundary lines onto adjacent properties. Please, either submit a revised lighting plan to demonstrate that no light levels will cross the property boundaries, or submit a written request for a waiver from this standard. This information is required to notice the application and place it on the planning board agenda.

***The proposed lighting plan has been revised to show proposed lighting not extending over the property lines per the city regulations.***

7. Per the planning board development standard #10 – Traffic, all commercial developments must provide bicycle parking on site. Please, describe how you will meet this standard. Please be aware that if a bicycle rack is proposed, it must be shown on the site plan.

***A loop style or equivalent bike rack is proposed outside the parking areas and adjacent to the existing slate walk. It is shown on the site plan.***

8. It appears that no soil percolation tests were performed on the site; however the engineering division has noted that such tests are essential to determine site suitability for the leaching catch basin. Please confirm if such tests were performed, and if so, please share this information.

***Test pit information is included in the revised storm water management report along with the hydraulic conductivity data used for the leaching catch basin design.***

9. Provide the seasonal high ground water elevation on the site plan.

***Test pit information, including the seasonal high water table is shown on the grading sheet and is included in the drainage report.***

10. While it was not illustrated on the plan or noted in the narrative, are there any plans to install exterior mechanical equipment (e.g. condensing units, HVAC, transformers, etc.)?

***There will is no proposed exterior mechanical equipment at this time.***

We trust that this letter in conjunction with the revised plans and attachments address your comments and concerns regarding this application. If you have questions, please don't hesitate to call.

Sincerely,

Fieldstone Land Consultants, PLLC



Chuck L. Ritchie  
Project Engineer

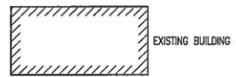


**LEGEND:**

**EXISTING LEGEND**

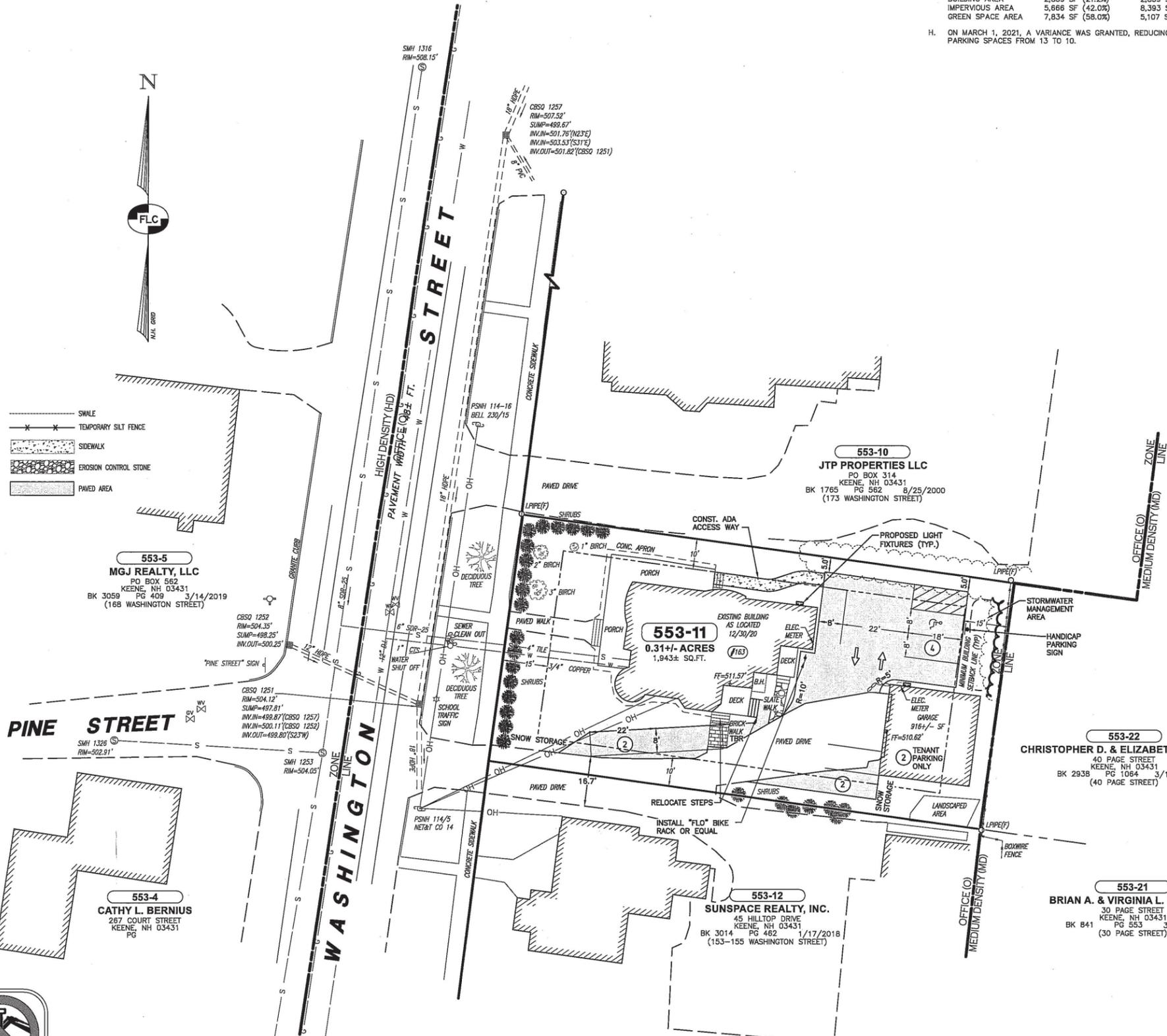
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- BOUNDARY LINE
- ABUTTING LOT LINE
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- EDGE OF PAVED ROAD
- BOXWIRE FENCE
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- WATER SHUTOFF
- CATCH BASIN SQUARE
- LIGHT POST
- WATER GATE
- GAS VALVE
- SEWER MAN-HOLE
- UTILITY POLE, GUY & LIGHT

553-11 TAX MAP & LOT NUMBER



**PROPOSED LEGEND**

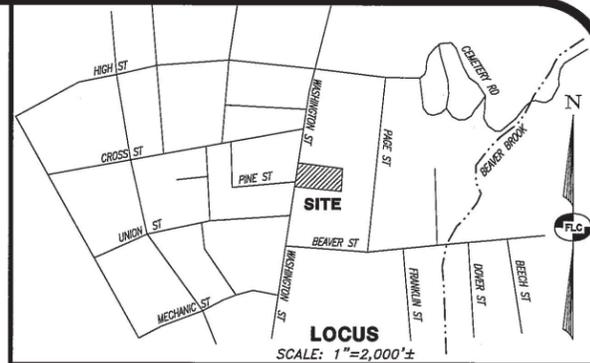
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- SEWER CLEAN OUT
- SURFACE WATER FLOW
- SPOT ELEVATION
- SPOT ELEVATION AT CURB
- STONE CHECK DAM
- LIGHT FIXTURE
- BIKE RACK
- SWALE
- TEMPORARY SILT FENCE
- SIDEWALK
- EROSION CONTROL STONE
- PAVED AREA



**PROPOSED NOTES (CONTINUED):**

- D. THE ANTICIPATED HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY 7 AM TO 7 PM.
- E. ADEQUATE SNOW STORAGE IS AVAILABLE ON-SITE. THIS PLAN DESIGNATES POTENTIAL AREAS FOR SNOW STORAGE.
- F. STUMPS, DEBRIS AND OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- G.
 

	EXISTING	PROPOSED	REQUIREMENTS
BUILDING AREA	2,859 SF (21.2%)	2,859 SF (21.2%)	50% MAXIMUM
IMPERVIOUS AREA	5,666 SF (42.0%)	8,393 SF (62.2%)	70% MAXIMUM
GREEN SPACE AREA	7,634 SF (58.0%)	5,107 SF (37.8%)	30% MINIMUM
- H. ON MARCH 1, 2021, A VARIANCE WAS GRANTED, REDUCING THE REQUIRED NUMBER OF PARKING SPACES FROM 13 TO 10.



**NOTES:**

1. THE OWNER OF RECORD FOR LOT 553-11 IS KONTOR PROPERTIES, LLC - 188 EAST SHORE ROAD, SWANZEY, NEW HAMPSHIRE. THE DEED REFERENCE FOR THE PARCEL IS VOL.3145 PG.876 DATED JANUARY 8, 2021 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS FOR THE CONVERSION OF THE EXISTING RESIDENTIAL STRUCTURE INTO A PROFESSIONAL OFFICE BUILDING.
3. THE TOTAL AREA OF TAX MAP PARCEL 553-11 IS 0.31± ACRES OR 13,500± SQ.FT. WITH 82.5 FEET OF FRONTAGE ON WASHINGTON STREET.
4. CURRENT ZONING REQUIREMENTS FOR THE OFFICE ZONE:
 

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING
LOT AREA (SF)	8,000 SQ.FT.	13,500± SQ.FT.
LOT FRONTAGE (FT)	50'	82.5'
LOT WIDTH (FT)	60'	82.5'
LOT DEPTH (FT)	NONE	165'
5. BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN & DEED CITED HEREON AND PHYSICAL EVIDENCE LOCATED BY THIS OFFICE. HORIZONTAL ORIENTATION IS N.H. GRID AND VERTICAL DATUM IS NAVD88, PER GPS OPUS OBSERVATIONS.
6. THE UNDERGROUND UTILITIES SHOWN WERE DEVELOPED IN PART BY PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
7. MAP PARCEL 553-11 LIES OUTSIDE THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330023 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 330050259E DATED MAY 23, 2006.
8. SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE SURVEY DURING THE MONTH OF DECEMBER 2020, TOGETHER WITH THE REFERENCE PLAN CITED HEREON.
9. THE SOIL CLASSIFICATION BY THE N.R.C.S. - CHESHIRE COUNTY, NEW HAMPSHIRE - FOR THE ENTIRE PARCEL IS 26B - WINDSOR LOAMY SAND, 3 TO 8% SLOPES.

**PROPOSED NOTES:**

- A. SITE LIGHTING SHALL BE BUILDING MOUNTED, DOWNCAST AND FULLY SHIELDED LED LIGHT FIXTURES (SEE LIGHTING PLAN).
- B. PARKING CALCULATION:  
 PROPOSED: 2,524 S.F. OFFICE SPACE FLOOR AREA  
 PARKING REQUIRED = (2,524)/(1/200) = 13 SPACES  
 PARKING PROPOSED: TEN (10) PARKING SPACES INCLUDING 1 ACCESSIBLE SPACE AND 2 TENANT ONLY GARAGE SPACES
- C. THERE IS NO PROPOSED SIGNAGE AT THIS TIME. ANY FUTURE SIGNAGE SHALL MEET THE CITY OF KEENE'S SIGNAGE REQUIREMENTS.

REV.	DATE	DESCRIPTION	C/O	DR	CK
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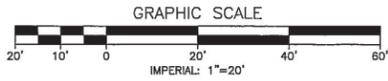
**SITE PLAN**  
**TAX MAP 553 LOT 11**  
**(163 WASHINGTON STREET)**  
**KEENE, NEW HAMPSHIRE**  
 PREPARED FOR:  
**NATHAN & KAREN MANLOVE**  
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SCALE: 1" = 20' FEBRUARY 11, 2021

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 TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 811  
 IT'S SMART. IT'S FREE. IT'S THE LAW.



**LEGEND:**

**EXISTING LEGEND**

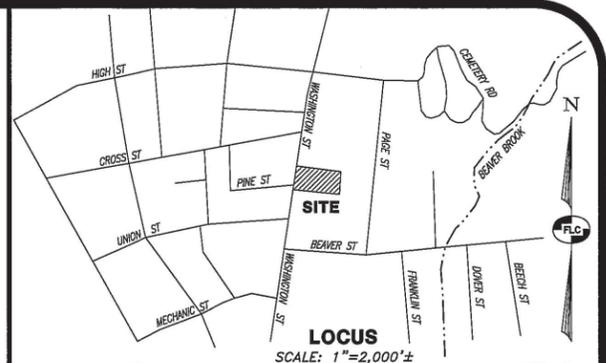
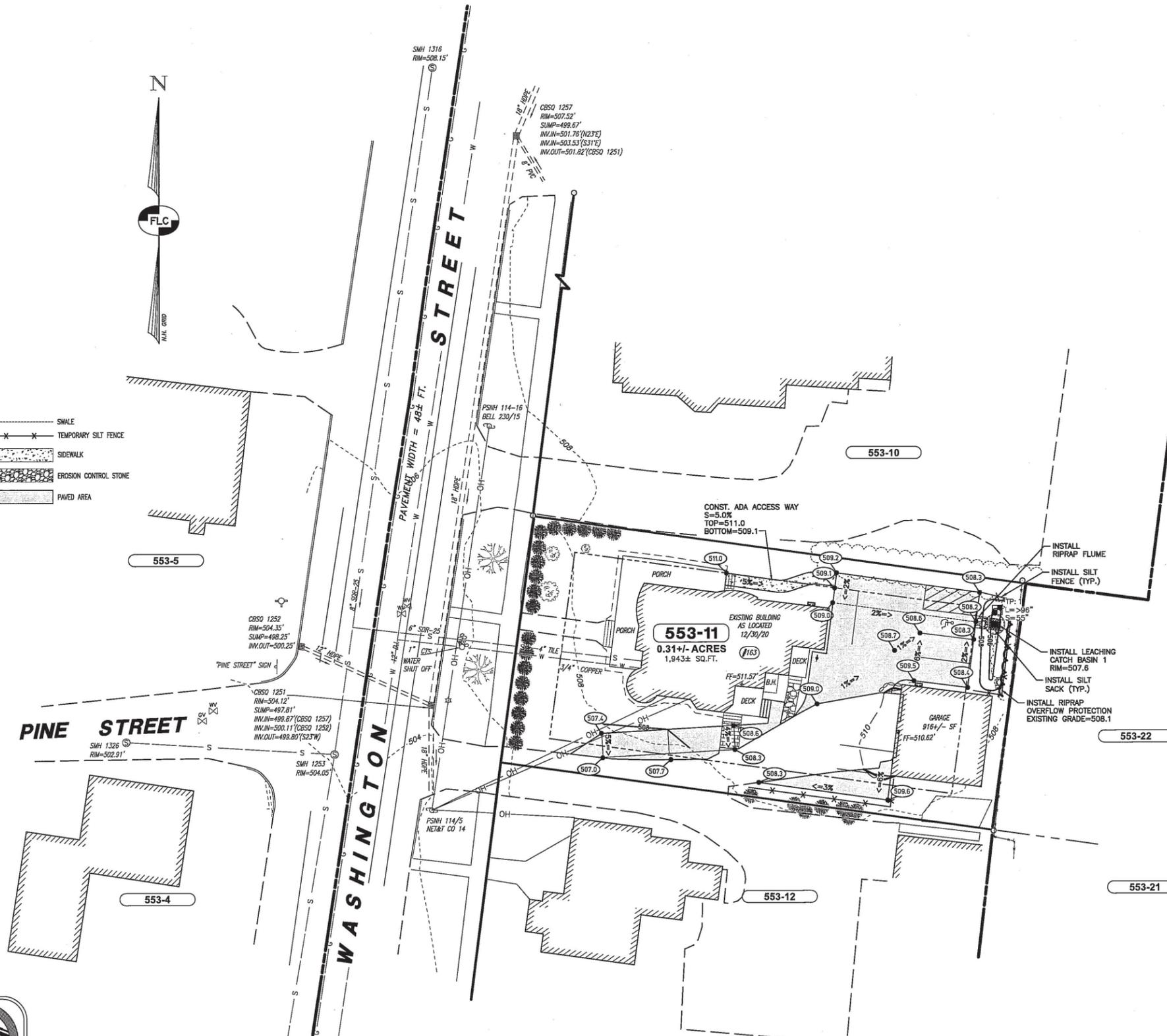
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- WATER GATE
- GAS VALVE
- SEWER MAN-HOLE
- UTILITY POLE, CUY & LIGHT
- 553-11 TAX MAP & LOT NUMBER



**PROPOSED LEGEND**

- ④ PARKING COUNT
- 508 2 FT. CONTOUR
- 510 10 FT. CONTOUR
- EDGE OF PAVEMENT
- W — WATER SERVICE
- S — SEWER SERVICE
- WATER SERVICE SHUT-OFF
- SEWER CLEAN OUT
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- SPOT ELEVATION AT CURB
- STONE CHECK DAM
- SWALE
- TEMPORARY SILT FENCE
- SIDEWALK
- EROSION CONTROL STONE
- PAVED AREA

**REFERENCE PLAN:**  
 PLOT PLAN PREPARED BY FRANK A. GLINE,  
 JR., DATED: MAY, 1970, SCALE: 1"=10'.



**GENERAL CONSTRUCTION NOTES:**

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
2. SITE AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIGSAFE.COM OR DIAL 811).
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR EXTENDING ALL UTILITIES TO WITHIN 5 FEET OF THE BUILDING FOUNDATION AND COORDINATING WITH THE APPROPRIATE CONTRACTORS TO ENSURE LOCATION IS APPROPRIATE AND MEETS ALL APPLICABLE CODES.
9. MATERIAL USE FOR FILL ON SITE SHALL BE FREE OF HAZARDOUS OR TOXIC SUBSTANCES.
10. THERE IS NO PHASING FOR THIS PROJECT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AT ONE TIME.
11. A STORMWATER INSPECTION AND MAINTENANCE MANUAL LOCATED IN THE STORMWATER MANAGEMENT REPORT IS A PART OF THIS PLANSET AND SHALL BE USED TO LOG ALL INSPECTION ACTIVITIES.



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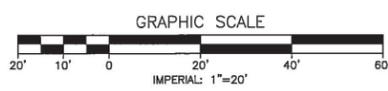
**GRADING PLAN**  
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**LEGEND:**

- EXISTING LEGEND**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - - - ABUTTING LOT LINE
  - - - BUILDING SETBACK LINE
  - - - EDGE OF PAVED ROAD
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  - WATER GATE
  - GAS VALVE
  - SEWER MAN-HOLE
  - UTILITY POLE, GUY & LIGHT
  - 553-11 TAX MAP & LOT NUMBER

**PROPOSED LEGEND**

- ④ PARKING COUNT
- PAVED AREA

Illuminance (Fc)  
 Average = 1.00  
 Maximum = 7.4  
 Minimum = 0.0  
 Avg/Min Ratio = N.A.  
 Max/Min Ratio = N.A.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊙	2	C	SINGLE	HRTS-L20.0-100-277V-0-10V-RNG-
⊙	2	F-A	SINGLE	XTORIB
⊙	2	W-A	SINGLE	MERU-LED-AC-DB / WALL MTD 6' A

**MERU Series**  
 LED GENERAL & EMERGENCY LIGHTING



**PRODUCT DESCRIPTION**  
 The MERU Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2" NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.

**ORDERING INFORMATION**

model	operation mode	housing color	options
MERU-LED	ACEM - General & Emergency Lighting	DB - Dark Bronze	Self-Regulating & Photocell (see below standards)
	AC - General Lighting	WH - White	III - Internal Heater
		BK - Black	PIR - Passive Infra-Red Motion Sensor
		NK - Nickel	

Ordering Example: MERU-ACEM-DB

**CONSTRUCTION**  
 Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

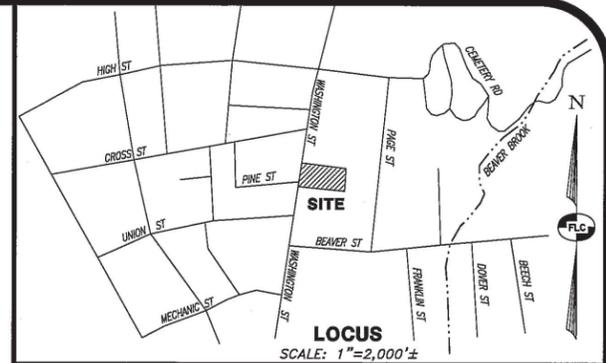
**ELECTRICAL**  
 Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self-Diagnostics to monitor proper operation.

**LAMPS**  
 Supplied with eight (8) LG SMD 4000K LEDs • L70 > 72,000 hours • 17 Watts total (23 Watts with III option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

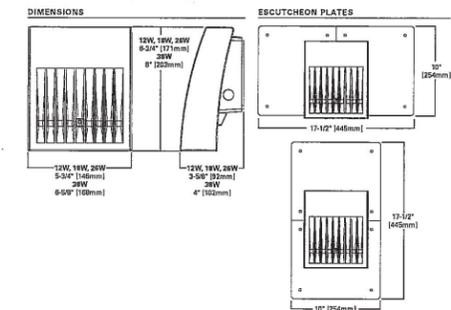
**BATTERY**  
 Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

**CODE COMPLIANCE**  
 UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

**WARRANTY**  
 5-year warranty. Product specifications subject to change without notice.



**XTOR CROSSTOUR LED (OR EQUAL)**



**ORDERING INFORMATION**

Series*	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B-Small Door, 12W	Blank-Bright White	Blank-Carbon Bronze	PC1-Photocentral 120V*	WGXTOR-Wire Guard*
XTOR2B-Small Door, 18W	Standard 5000K	Standard	PC2-Photocentral 208-277V**	XTORFL-KNC-Knuckle Floodlight Kit*
XTOR3B-Small Door, 24W	W-Neutral White, 4000K	WT-Summit White	HA-50°C High Ambient**	XTORFL-TM-WT-Transium Floodlight Kit, Summit White*
XTOR4B-Medium Door, 30W	Y-Warm White, 3000K	BK-Black		XTORFL-KNC-WT-Knuckle Floodlight Kit, Summit White*
		BZ-Bronze		EWXTOR-Escutcheon Wall Plate, Carbon Bronze
		AP-Gray		EWXTOR-Escutcheon Wall Plate, Carbon Bronze
		GM-Graphite MacFlite		EWXTOR-WT-Escutcheon Wall Plate, Summit White
		DP-Dark Platinum		

**POWER AND LUMENS BY FIXTURE MODEL**

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR1B-Z	XTOR1B-W	XTOR1B-Y	XTOR1B-W	XTOR1B-Y	XTOR1B-W	XTOR1B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,675	4,268
Delivered Lumens (With Flood Accessory Kit)*	1,005	990	940	1,495	1,472	1,389	2,059	2,040	1,995	3,121
ILLUM. Rating*	B1-L10-G0	B2-L10-G0								
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000
CRI Color Rendering Index	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	24W	24W	24W	30W

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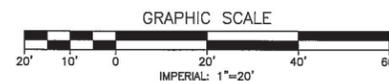
**LIGHTING PLAN**  
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**LEGEND:**

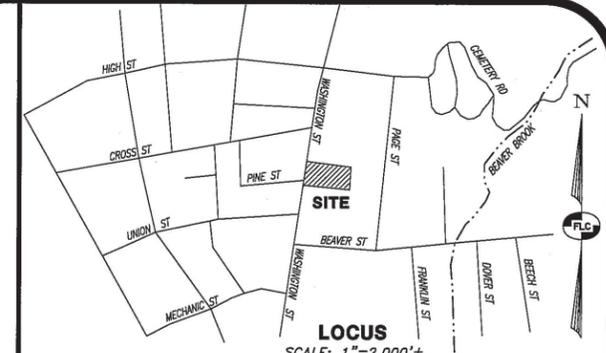
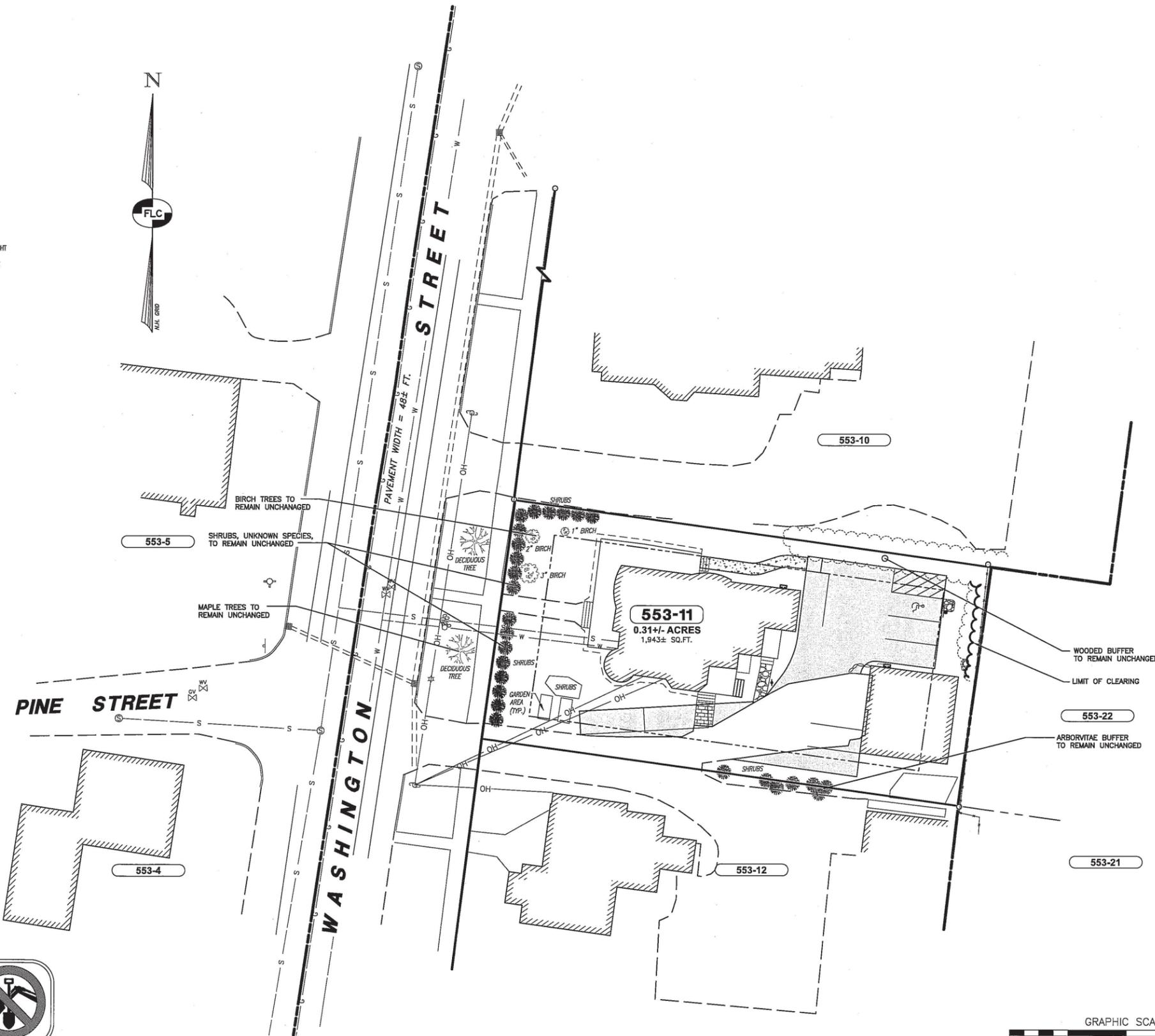
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- 553-11 TAX MAP & LOT NUMBER



**PROPOSED LEGEND**

- ⓪ PARKING COUNT
- ▨ PAVED AREA



**LANDSCAPING NOTES:**

1. THE EXISTING WOODED BUFFER BETWEEN LOTS 553-11 AND 553-22 SHALL BE MAINTAINED AND ACT AS THE LANDSCAPE SCREEN BETWEEN THE PROPOSED PAVED PARKING AND THE DIRECTLY ADJUTING RESIDENTIAL PROPERTY.



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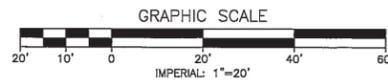
**LANDSCAPING PLAN**  
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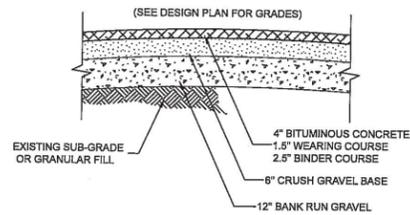
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- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF KEENE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- CONSTRUCTION EQUIPMENT ACTIVITY WILL NOT COMMENCE ANY EARLIER THAN 7:00 AM AND WILL NOT CONTINUE ANY LATER THAN 10:00 PM PER SECTIONS 66-121 THROUGH 66-125 OF THE CITY OF KEENE'S CITY CODE.

**GENERAL CONSTRUCTION NOTES**

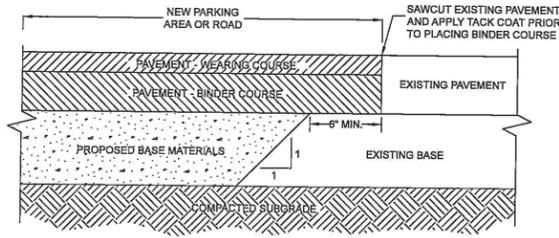
1  
DT-1



NOTE: PAVEMENT SECTION MATERIALS SHALL CONFORM TO CURRENT N.H.D.O.T. SPECIFICATIONS FOR BITUMINOUS CONCRETE PAVEMENT AND SUBGRADE.

**PAVED AREAS/INTERIOR AISLE SECTION**

2  
DT-1

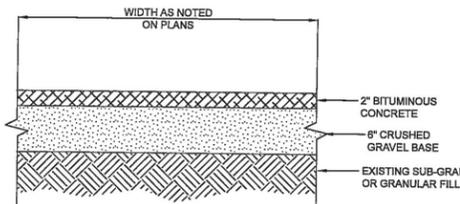


NOTE:  
1. SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.  
2. INFRARED JOINT AFTER PLACING PAVEMENT.

SCALE: N.T.S.

**PAVEMENT MATCH**

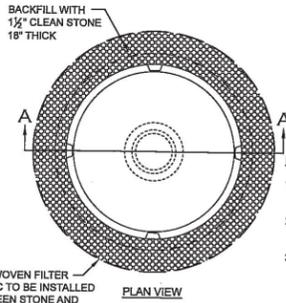
3  
DT-1



SCALE: N.T.S.

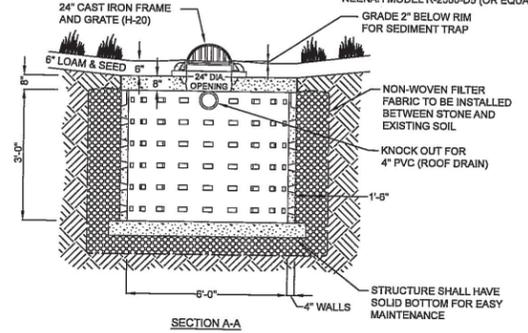
**SIDEWALK - ASPHALT**

4  
DT-1



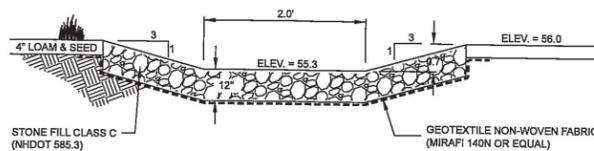
NOTES:

- CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
- TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
- INLET FRAME SHALL BE ADJUSTED TO GRADE WITH ONE SOLID 2\"/>



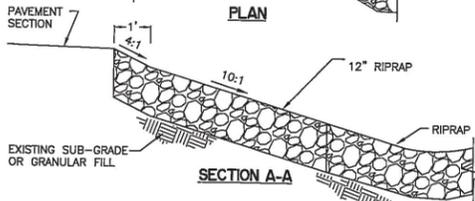
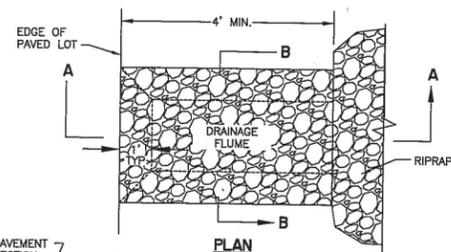
**CATCH BASIN - LEACHING**

5  
DT-1



**RIP RAP SPILLWAY**

6  
DT-1

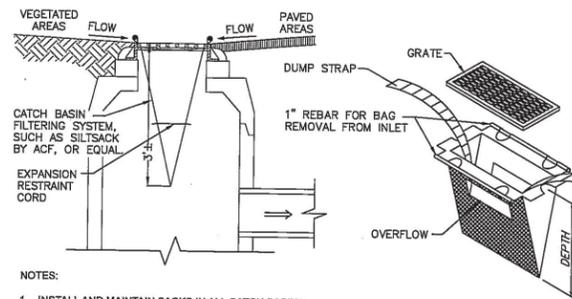


**SECTION B-B**

ELEVATION VARIES - SEE SITE GRADING PLAN

**RIP-RAP DRAINAGE FLUME**

SCALE: N.T.S.  
7  
DT-1

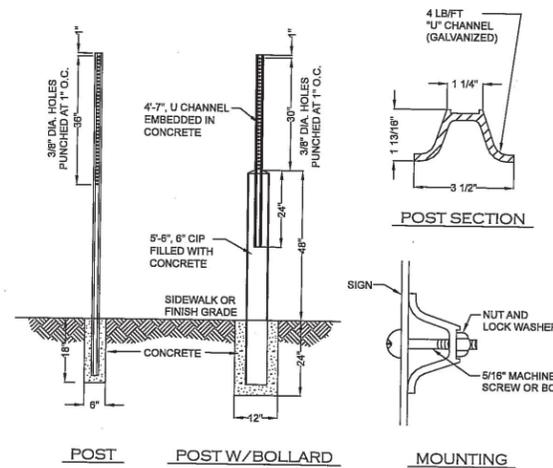


NOTES:

- INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
- TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
- THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICH EVER OCCURS FIRST.
- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURER'S RECOMMENDATIONS.
- REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASINS.

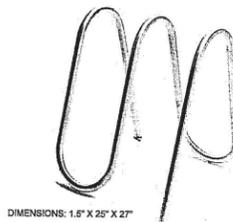
**SILT SACK SEDIMENT FILTER**

8  
DT-1



**SIGN POST - STANDARD & W/BOLLARD**

9  
DT-1

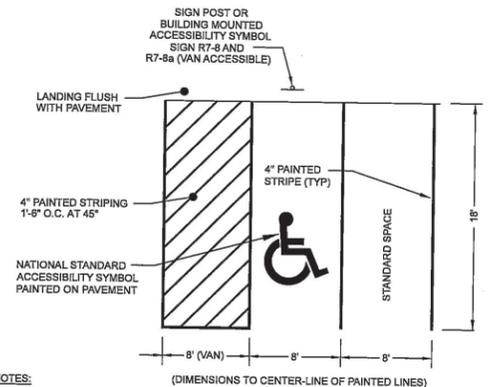


DIMENSIONS: 1.5\"/>

- NOTE:  
1. BIKE RACK IS TO BE A \"FLO\" BIKE RACK BY LANDSCAPE FORMS OR EQUAL.

**\"FLO\" BIKE RACK (OR EQUAL)**

10  
DT-1



NOTES:

- MAXIMUM SLOPE IN ANY DIRECTION IS 2.0% FOR HANDICAP SPACES.
- SEE SITE PLAN FOR LOCATION OF HANDICAP SPACES.
- HANDICAP SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND LOCATED 6\"/>

**PARKING STALL LAYOUT**

SCALE: N.T.S.  
11  
DT-1



CONTACT DIG SAFE  
72 HOURS PRIOR  
TO CONSTRUCTION  
**DIGSAFE.COM**  
OR DIAL 8 1 1  
CALL 811 - KNOW WHAT'S BELOW  
**DigSafe**  
MAINE NH NHVT

REV.	DATE	DESCRIPTION	C/O	DR	CEB	CK
A	3/8/21	REVISED PER 2/24/21 PLANNING STAFF COMMENTS			CLR	CEB

**CONSTRUCTION DETAILS**  
**TAX MAP 553 LOT 11**  
**(163 WASHINGTON STREET)**  
**KEENE, NEW HAMPSHIRE**

PREPARED FOR:  
**NATHAN & KAREN MANLOVE**  
188 EAST SHORE ROAD, SWANZEY, NEW HAMPSHIRE

LAND OF:  
**KONTOR PROPERTIES, LLC**  
188 EAST SHORE ROAD, SWANZEY, NEW HAMPSHIRE

SCALE: N.T.S. FEBRUARY 11, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
Phone: (603) 672-5456 Fax: (603) 413-5456  
www.FieldstoneLandConsultants.com

FILE: 2770D700.dwg PROJ. NO. 2770.00 SHEET: DT-1 PAGE NO. 7 OF 8

# Storm Water Management Report

## CHANGE OF USE

### Project Location:

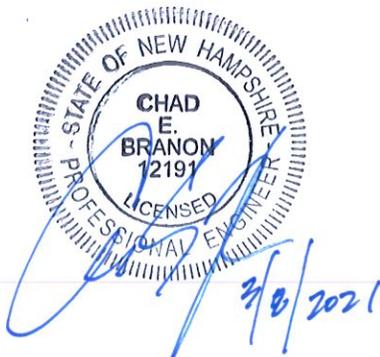
Tax Map 553, Lot 11  
163 Washington Street  
Keene, NH 03431

### Prepared for:

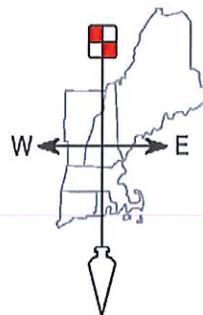
Nathan & Karen Manlove  
188 East Shore Road  
Swanzey, NH 03446

Date: February 11, 2021

Revised: March 8, 2021

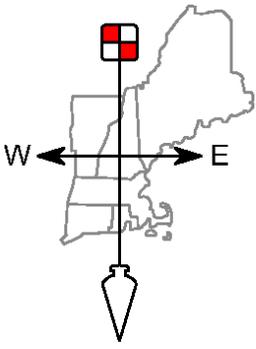


Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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206 Elm Street, Milford NH 03055  
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# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

## STORMWATER MANAGEMENT NARRATIVE

### CHANGE OF USE

### KEENE, NEW HAMPSHIRE

#### Prepared for:

Nathan & Karen Manlove

February 11, 2021

Revised: March 8, 2021

## I) INTRODUCTION

The following are storm water drainage calculations for change of use improvements to the existing single family residential dwelling at 163 Washington Street in Keene, NH. The development is adjacent to residential and commercial properties. The applicant is proposing to convert the existing residential dwelling into an office space. Other proposed improvements include paving parts of the existing yard to create more parking spaces and an ADA access ramp. Access to the project is provided by the existing shared driveway off of Washington Street. The project is situated on a 0.31± acre parcel land known as Lot 11 on the town of Keene Assessor's Map 553 and is located in the Office Zone. The amount of added impervious area (pavement & sidewalk) proposed for this project is approximately 2,660 sf (0.061 Ac.).

The purpose of this report is to analyze the qualitative and quantitative impacts of the proposed development. The objective of the proposed storm water management system for this project is to mitigate any increases resulting from the proposed development and to meet the drainage guidelines set forth in the City of Keene Development Standards.

## II) SITE DESCRIPTION (EXISTING)

The subject property consists of 0.31± acres of land with a three story single family residential building and a detached 2 bay garage. The project area is bordered by multi-family/apartments to the north and west, single family residential to the east, and commercial/residential mixed use to the south. The subject parcel is located in the City of Keene's Office District and has 82.5' of frontage on Washington Street. The land is currently developed as a single family residential. There is a closed drainage system running down Washington Street that captures runoff from the west half of the site. The other half of the site flows east onto adjacent lots. NRCS soil survey maps indicate that the majority of property consists entirely of Windsor loamy sand. This is a Hydrologic Group (HSG) "A" soil.

## III) METHODOLOGY

The quantity of runoff and the conveyance of that flow through the site are determined using the software package HydroCAD r 10.0 by HydroCAD Software Solutions, LLC. HydroCAD is a computer aided design program for modeling storm water hydrology based on the Soil Conservation Service

(SCS) TR-20 method combined with standard hydraulics calculations used to model detention basins and culverts.

Stormwater management systems and erosion control have been designed in accordance with the methodology for the "Best Management Practices" (BMP's), as outlined in the New Hampshire Storm Water Manual, Volume 2.

#### **IV) DRAINAGE DESIGN**

In order to meet the City of Keene's stormwater management requirement the two (2), ten (10) and fifty (50) year frequency storm events have been evaluated. These design storms have been analyzed to compare the pre and post-development peak flow rates for the site (see attached comparison tables).

##### Pre-Development Drainage Conditions:

As can be seen on the Pre-Development Drainage Plans, the development area is broken into three subcatchments. Two of the subcatchments drain into the closed drainage system in Washington Street (OP1). Subcatchment E1S drains to a catch basin (1P) in front of the lot while E2S is captured further downstream (south). Subcatchment E3S flows east to the adjacent properties (OP2).

##### Post-Development Drainage Conditions:

As can be seen on the Post-Development Drainage Area Plan, the majority of the pre-development subcatchments remain the unchanged in the post-development condition. A leaching catch basin is proposed along the eastern boundary of the lot and pavement is graded to direct the stormwater runoff towards the basin. This leaching basin is identified as LCB1 (2P) on the plans and the attached drainage computations. The majority of the stormwater runoff from the new impervious area on-site is being directed to the proposed leaching catch basin. The other improvements are so minor the increase in runoff is negligible.

#### **V) SUMMARY**

The intent of the stormwater management system for this project is to address the qualitative and quantitative aspects of the stormwater runoff so that there are no downstream adverse impacts created by the project. To mitigate the resulting increases in runoff volume and peak rates due to the improvements on Lot 553-11 this project proposes that a new stormwater management area be constructed. The stormwater management areas consist of a leaching catch basin as described above.

The net result is that proposed pavement and building areas will receive qualitative treatment and that due to the detention capabilities of the basin there will be no increase in the peak rates of runoff leaving the site.

The stormwater management design for this project therefore complies with the stormwater standards set forth in the City of Keene's Development Standards.

The following table is a summary of the attached calculations and show a comparison of the peak flow rates at the outlet point for the site. The values presented are based on pre- and post-development conditions.

**Table 1: Peak Flow Rates (CFS)/Volume (AF) to OP1**

<b>STORM FREQUENCY</b>	<b>PRE-DEV. RUNOFF (CFS/AF)</b>	<b>POST-DEV. RUNOFF (CFS/AF)</b>	<b>CHANGE (CFS/AF)</b>
<b>2-YEAR</b>	<b>0.4/0.04</b>	<b>0.4/0.04</b>	<b>0.0/0.00</b>
<b>10-YEAR</b>	<b>0.8/0.07</b>	<b>0.8/0.07</b>	<b>0.0/0.00</b>
<b>50-YEAR</b>	<b>1.5/0.13</b>	<b>1.5/0.13</b>	<b>0.0/0.00</b>

**Table 2: Peak Flow Rates (CFS)/Volume (AF) to OP2 – with Post-Development Infiltration**

<b>STORM FREQUENCY</b>	<b>PRE-DEV. RUNOFF (CFS/AF)</b>	<b>POST-DEV. RUNOFF (CFS/AF)</b>	<b>CHANGE (CFS/AF)</b>
<b>2-YEAR</b>	<b>0.0/0.00</b>	<b>0.0/0.00</b>	<b>0.0/0.00</b>
<b>10-YEAR</b>	<b>0.0/0.01</b>	<b>0.0/0.00</b>	<b>0.0/-0.01</b>
<b>50-YEAR</b>	<b>0.2/0.01</b>	<b>0.2/0.01</b>	<b>0.0/0.00</b>



City of Keene  
New Hampshire

**NOTICE OF DECISION**

***ZONING BOARD OF ADJUSTMENT***

**CASE NUMBER:** ZBA 21-04  
**Property Address:** 163 Washington St.  
**Zone:** Office District  
**Owner:** Kontor Partners, LLC  
**Petitioner:** Chad Branon, Fieldstone Land Consultants  
**Date of Decision:** March 1, 2021

**Notification of Decision:**

Petitioner, Nathan and Karen Manlove of 188 East Shore Rd., Swanzey, NH, represented by Chad Branon of Fieldstone Land Consultants of Milford, NH, requested a Variance for property located at 163 Washington St., Tax Map #553-011-000; that is in the Office District and owned by Kontor Partners, LLC of 188 East Shore Rd., Swanzey, NH. The Petitioner requested a Variance to allow eight parking spaces with two in the garage for a total of 10 parking spaces, where the minimum of 13 is required per Section 102-793 of the Zoning Ordinance with one parking space for every 200 square feet of gross area for an Office Use was approved, 5-0.

**Condition:**

  
Corinne Marcou, Clerk

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

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

# STAFF REPORT

## SPR-01-21 -SITE PLAN REVIEW - Methadone Clinic, 152 Davis Street

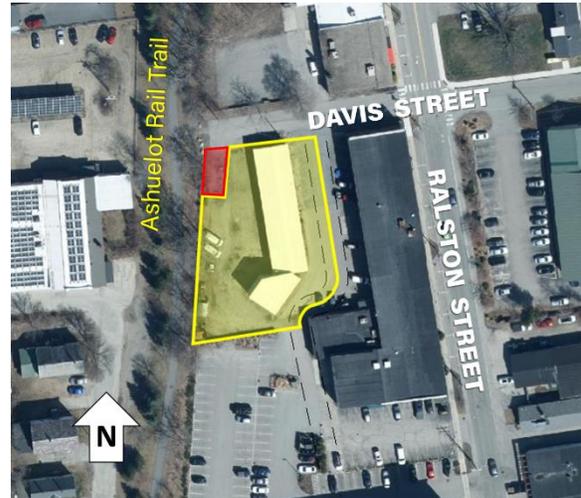
### **Request:**

Applicant Civil & Environmental Consultants, Inc., on behalf of owner Metro Treatment of New Hampshire LP, proposes to renovate the existing 4,510 sf building located at 152 Davis St. (TMP# 583-023-000) for use as a methadone clinic and modify the existing parking lot and traffic circulation, landscaping, and exterior lighting. A waiver is requested from Development Standard 10, Lighting. The site is 0.45 acres and is located in the Commerce District.

### **Background:**

The 152 Davis Street property is located near the Davis Street and Ralston Street intersection, about 0.1 miles south of the Center at Keene. The site is bordered by Davis Street to the north, the Ashuelot Rail Trail to the west, The Mills apartments to the south, and a commercial building to the east. The parcel is shaded in yellow in Figure 1 on the right.

This site has two access points from Davis Street, one in the northeast corner of the property provided by a 1982 cross easement for ingress, egress, fire lane, and parking, and one in the northwest corner of the property provided by a 1,520 sf parcel of land that was formerly owned by the Boston & Maine (B&M) Railroad. The former B&M Railroad parcel is shaded in red in Figure 1.



*Figure 1. Aerial view of 152 Davis Street, outlined in yellow. The area shaded in red is the 1,520 sf parcel formerly owned by the B&M Railroad.*

According to the Applicant, the owner of 152 Davis Street has, at a minimum, deeded access rights to utilize the 1,520 sf parcel. This determination was based on a review of the chain of title for both properties, which revealed a 1937 deed and a 1947 deed which show that the owner of the Premises has the right to access the 152 Davis Street property by traveling over the former B&M Railroad parcel. These deeds are further explained in the project narrative. The 1982 cross easement, 1937 deed, and 1947 deed are included as attachments to this staff report.

There is an existing 4,510 sf, single-story building on the site that was previously used as a commercial office building and martial arts school/studio. The main building, which was built in 1920, is an industrial-style brick masonry building with a low pitched roof. At some point, a metal-clad addition was added to the building for use as a warehouse/storage area.

The Applicant proposes to renovate the existing building for use as a methadone clinic and modify the site, including changes to the parking lot configuration, internal traffic circulation, landscaping, exterior lighting, and screening for trash disposal.

## STAFF REPORT

### **Completeness:**

The Applicant requests exemptions from providing a Drainage Report, Soils Report, and Traffic Report. Staff recommend that the board grant these exemptions and accept the application as "complete."

**Departmental Comments:** Included below are comments provided by City staff as part of their review of the application. Many of these comments have been addressed by the applicant.

### **Engineering:**

1. The intent of the drainage design is not clear from the plans provided. It appears that the purpose of the curb openings on the southern and western boundaries is to allow stormwater to flow onto the pavement, rather than off it. Please confirm.
2. The Engineering Division has not evaluated the applicant's claim that the owner of the subject parcel has either fee simple title to or deeded access rights over the property formerly owned by B&M Railroad. We recommend that a qualified attorney render a definitive opinion on this issue. If the applicant is indeed successor in title to the parcel in question, we recommend that the two parcels be voluntarily merged, as the proposed development will occupy essentially the entirety of the smaller parcel.
3. In light of the pedestrian traffic expected to be generated by the facility and the proximity of the public transit stop, Engineering staff recommend that a public sidewalk is warranted. The sidewalk will need to meet City standards and must extend to Ralston St.

### **Zoning:**

1. Please show the paving setback on the plan to demonstrate the proposal meets Section 102-1226 of the City's Zoning ordinance.
2. Please describe how runoff will be maintained on the property.

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

1. **Drainage:** The Applicant proposes to renovate the existing building, remove the existing bituminous pavement, and install new pavement with concrete curbing for the parking and interior traffic lanes. Three drainage inlets are proposed to allow excess runoff to enter the paved area in order to prevent ponding of water in the grassy areas adjacent to the parking lot. The Applicant notes in their response to staff comments that the intent of these inlets is to allow runoff within the landscape areas to continue to flow north. Overall, there will be a reduction in impervious area on the site from 16,008 sf to 15,667 sf. This standard appears to be met.
2. **Sedimentation and Erosion Control:** The Applicant proposes to install silt socks along the north, west, and south edges of the property to prevent silt and sediment from leaving the site during construction. Existing catch basins will be protected with silt sacks, and a stabilized construction entrance is proposed in the northwest corner of the site to mitigate sediment entering the public right-of-way.

## STAFF REPORT

3. Hillsides: There are no steep slopes on this site. This standard does not apply.
4. Snow Storage: Note #3 on the Site Layout Plan (Sheet C200) states that "The snow shall not be plowed to the front of the driveway and if so, not higher than 2'. Any excess shall be removed and taken off site in accordance with the City of Keene code of ordinances." In addition, the site layout plan indicates that the strip of land along the west property boundary will be used for snow storage. This standard appears to be met.
5. Flooding: This site is not located within the 100-year floodplain. This standard does not apply.
6. Landscaping: The Applicant proposes to remove the existing planters/landscape walls located around the edge of the building and install new planting areas with a mix of 74 shrubs, 34 perennials, 3 Red sunset maples, and 1 Eastern redbud (multi-trunk). All non-paved areas of the site will be reseeded with grass. The ratio of trees to parking spaces will be 3 trees for 22 spaces, which meets the requirement to provide 1 tree for every 10 spaces. This standard appears to be met.
8. Screening: The Applicant proposes to install a dumpster on a concrete pad with a solid cedar enclosure on the west side of the site. In addition, five ground-mounted air conditioning condensers are proposed to be installed along the southeast corner of the building. These units will be installed on concrete pads and will be screened by five compact inkberry plants (3-4' height at maturity), eight Skyrocket juniper plants (15-20' height at maturity) and 1 Sea Green juniper plant (4-6' height at maturity). Three air conditioning units will be 3' tall after installation, and two will be 5' tall after installation. This standard appears to be met.
10. Lighting: The Applicant proposes to install two pole-mounted lights at a height of 25 ft. to illuminate the parking area and eight wall-mounted lights at a height of 10 or 12 ft. to illuminate egress areas and walkways around the perimeter of the building. All light fixtures are proposed to be full cut-off LEDs with a minimum color rendering index (CRI) of 70. According to the Lighting Plan (Sheet C500), the average illumination levels of the parking area will be 1.9 footcandles (fc), the minimum illumination level will be 0.5 fc, and the uniformity ratio will be 3.80:1. These illumination levels are consistent with the IESNA footcandle recommendations for medium activity parking lots.

The Applicant is seeking a waiver from section c.2 of this standard in order to allow light levels to cross the property line to the east, south, and west. The waiver request is included as an attachment to this staff report. Per Section X of the Planning Board Site Plan and Subdivision Regulations, the Planning Board may waive strict compliance with the Board's Development Standards as long as the following four criteria are met:

- a) *That granting the waiver will not be contrary to the spirit and intent of these regulations;*
- b) *That granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and*
- c) *That granting the waiver has not been shown to diminish the property values of abutting properties.*

## STAFF REPORT

d) *Consideration will also be given to whether strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant.*

11. Sewer and Water: The Applicant proposes to utilize existing sewer and water connections for the building. This standard appears to be met.
12. Traffic: The Applicant submitted a traffic narrative to compare the trip generation of the previous use (small office building) to the proposed use of the site (clinic). According to this analysis, which is based on data published in the 10<sup>th</sup> edition of the ITE Trip Generation Manual, the change of use will result in an overall increase of 99 vehicle trips per weekday (total of 172 vehicle trips per day) with an increase of 8 vehicle trips during the morning peak hour and 10 vehicle trips during the afternoon peak hour. In the project narrative, the Applicant notes that the largest volume of traffic will occur during the peak dosing hours, which typically occur between 5:00-8:00 am and 11:00-11:30 am. The increase in trip generation to the site is close to the threshold for requiring a traffic study (100 vehicle trips per day); however, Engineering staff did not express any concerns about impacts to the safety or capacity of nearby intersections.

With respect to parking, the Applicant proposes to provide 22 parking spaces for motor vehicles and a bicycle rack near the main entrance to the building. This standard appears to be met.

13. Comprehensive Access Management: The Applicant proposes to use the two existing access points on the northeast and northwest corners of the site for vehicular access. The curb cut in the northeast corner of the site is proposed to be narrowed by about 15 ft. to be a total of about 28 ft. wide, including the portion of the access easement (10 ft.) located on the adjacent property. The curb cut in the northeast corner of the site will be about 24 ft. wide at the property line.

With respect to bicycle, pedestrian, and public transit access to the site, there is a City Express Bus Route that goes past the Davis Street/Ralston Street intersection that could be utilized as a flag stop. There are no sidewalks present on this section of Davis Street; however, there are sidewalks present on Ralston Street, which is located about 85 ft. from the site. In addition, there is a walkway that connects the Ashuelot Rail Trail to the end of Davis Street. This walkway is located about 15 ft. from the site.

The Applicant is currently working on a revised plan in order to address Engineering and Planning staff comments with respect to pedestrian and public transit access to the site. A revised pedestrian access plan will be presented to the Board at the March meeting.

15. Filling and Excavation: The Applicant estimates that about 350 +/- cubic yards of fill for this project. No fill is proposed within the floodplain, wetlands, wellfield protection areas, or steep slopes. This standard appears to be met.

## STAFF REPORT

16. Wetlands: There are no wetlands present on or within 30 ft. of the site. This standard does not apply.
17. Surface Water: There is no surface water present on or within 30 ft. of the site. This standard does not apply..
19. Architecture and Visual Appearance: The Applicant proposes to renovate the existing building for use as a methadone clinic. The main entrance will be located on the south end of the west façade. All existing openings on the east side of the masonry building which are not already infilled will be removed and infilled with masonry to match the existing exterior. In addition, the existing overhead door and several mechanical louvers on the metal building will be removed and the openings infilled to match the existing exterior. Existing infilled openings along the east and west building facades are proposed to remain. No other changes to the architectural and visual appearance of the building are proposed at this time.



The architectural elevations for this project are included as an attachment to this staff report.

*Figure 2. Top: Photo of the north (front) and east building facade. Bottom: Photo of the metal building addition with an overhead door and mechanical louvers.*

### **Recommended Motion:**

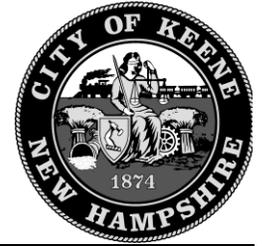
*If the Board is inclined to approve this request, the following motion is recommended:*

Approve SPR-01-21 and grant a waiver from Development Standard 10, Lighting, as shown on the Plan Set identified as "Proposed Building Re-Use, 152 Davis Street, Keene, NH 03431" prepared by Civil and Environmental Consultants, Inc. at a scale of 1 inch = 20 feet, dated February 12, 2021 and last revised on March 8, 2021, with the following conditions prior to signature by the Planning Board chair:

1. Owner's signature appears on plan.
2. Submittal of security for erosion control, landscaping, and as-built plans in a form and amount acceptable to the Community Development Director and the City Engineer.

# CITY OF KEENE | PLANNING BOARD

## SITE PLAN REVIEW / MODIFICATION APPLICATION



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

A	<b>Project Name</b> New Season of Keene, NH	Date Received/Date of Submission:
	Tax Map Parcel number(s) 5 8 3 - 0 2 8 - 0 0 0 - 0 0 0 - 0 0 0 ----- ----- -----	Date of pre-application meeting:  Date Application is Complete:  Community Development Dept File #: _____

Project Address: 152 Davis Street Keene, NH 03431	O w n e r	PRINTED Name: James Horwitz Metro Treatment of New Hampshire LP
Acreage/S.F.of Parcel: 0.453 / 19,730		Signature: <i>James Horwitz</i> Address: 2500 Maitland Center Parkway, Suite 250, Maitland, FL 32751 Telephone\ Email: (513) 200-4824 / jim.horwitz@cmglp.com
Zoning District: COM - Commerce	A p p l i c a n t	PRINTED Name: Bradley J. Hazelwood Civil & Environmental Consultants, Inc.
		Signature: <i>Bradley J. Hazelwood</i> Address: 333 Baldwin Road, Pittsburgh, PA 15205-1751 Telephone\ Email: (412) 249-3193 / bhazelwood@cecinc.com

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

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

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

<b>C</b> A complete application must include the following

February 12, 2021  
(Updated 3-8-2021)

City of Keene  
Planning Board  
3 Washington Street  
Keene, NH 03431

Dear John Rodgers, Community Development

Subject: Site Plan Review Application – Descriptive Narrative per part B of the Site  
Plan Review Application  
CEC Project: 306-555

### **Type of Development**

The type of development is a Change in Principal Use to an existing structure. The Change of Use is from a “Martial Arts and Skilled Development Not in a School, with Accessory Storage” to “Medical Outpatient Clinic (Methadone Drug Treatment).” As a result, the development will include modifications and expansion of the existing impervious surface, landscaping, lighting, and sitework associated with the proposed development.

### **Proposed Use**

The proposed use of the building per IBC is B-Business (Clinic, Outpatient). The clinic will provide methadone drug treatment as well as counseling services for patients on an outpatient basis. The facility will consist of (11) counselor’s offices, Program Director’s office, Administrative Assistant’s office, Group counseling room, Doctor’s office, Nurse’s office, UA Tech’s office, Dosing space with (4) Dosing windows, an employee break room, (3) accessible toilet rooms, and queuing space for patients waiting to dose, with additional service/support spaces as needed.

Patients will visit the facility on a daily basis for administration of methadone treatment and will be provided counseling services at the facility. Counseling is both one on one, as well as in a Group setting. New patients will be evaluated by the Nurse and Doctor prior to receiving treatment. Dosing Technicians administer methadone treatment to patients at Dosing windows.

The clinic will be open 7 days a week, with peak Dosing times occurring first thing in the morning, The proposed hours of operations are M-F from 5:00 am – 2:00 pm, with Dosing ending at 11:30 am; Sat – Sun from 6:00 am – 10:00 am; and Holidays from 6:00 am – 8:00 am. The peak dosing hours are from 5:00 am to 8:00 am.

### **Location of Access Points**

Access to and from the Premises is available through an existing 20-foot-wide easement located on the eastern side of the Premises. The easement allows access into Davis Street just west of Ralston Street. Access to and from the Premises will also be via the approximately 1,520 square foot parcel formerly owned by B&M Railroad which is located at the northwesterly corner of the Premises (the “Parcel”). A review of the chain of title for the Parcel in conjunction with the chain of title for the Premises reveals that the owner of the Premises has, at a minimum, deeded access rights to utilize the Parcel, if not outright ownership of it. In particular, in 1937, The Hampshire Corporation conveyed property – including the Parcel – to the Golding-Keene Company. The deed, recorded at Book 475 Page 453, is attached. Then, in 1947, Golding-Keene conveyed property to the Perkins Realty Co., Inc. (deed recorded at Book 533 Page 557 is also attached), including “all rights, if any, in and to the land occupied by the Boston and Maine Railroad right of way” (see page 558). Those rights included the right to access the 152 Davis Street property by travelling over the Parcel, as can be seen in Perkins Realty’s 1982 Site Plan for its subdivision of the larger parcel. That plan is recorded at Cabinet 4-65 Roll 674, and is also attached here. In subsequent conveyances, the 152 Davis Street parcel has continued to be defined with reference to the Perkins Realty Site Plan, up to and including the deed to the Applicant, Metro Treatment (recorded at Book 3135 Page 348, and attached), which provides that the conveyance is “[s]ubject to any and all matters as shown on [the Site Plan]....”

### **Any other Descriptive Information - Methods to “Harden” existing building structure and security**

In response to initial feedback received by Lt. Shane Maxfield of the City of Keene Police Department during the Pre-submission meeting on 1/6/2021, several security measures will be taken to secure and ensure “hardening” of the existing building.

The existing masonry building is constructed of multi-wythe brick exterior walls with interior furring and steel columns. The wall thickness is approximately 17” thick and is scheduled to remain. All existing openings located on the east side of the building will be removed; opening’s infilled with masonry construction to match existing. Access to enter the building will then be isolated to the west elevation only. The existing pre-engineered metal building addition is furred out on the interior by existing 6” reinforced CMU, 3-5/8” 18 GA metal studs, 5/8” type “X” GWB over 3/4” plywood over 5/8” GWB. This interior furring extends roughly 10’-0” h. An existing overhead door, and several mechanical louvers are scheduled to be removed, and openings infilled with construction to match existing.

The controlled substances are secured within monolithic steel frame safes located in the Dosing Room. The Dosing Room is constructed with intrusion resistant construction comprised of 16 GA metal studs, metal lath, and GWB to deck. The exterior walls are scheduled to be furred with the same intrusion resistant construction. Access to the Dosing Room is through a tiered entry system, which includes access through a secured Airlock door via card reader, then access thru the Dosing Room door via another card reader.

The entire facility is equipped with a security system that includes interior and exterior cameras, access control door hardware, motion detectors, glass break alarms at all glass openings, sirens/strobes, high security safe contacts and vibration sensors mounted on the safes, and hold-up panic buttons located at each dosing window and transaction window. The security system is fully monitored 24/7/365.

Finally, before patients can be seen, inspection and approval by the DEA is required to ensure the facility is constructed and all controlled substances are stored in accordance with DEA regulations.

### **Sedimentation Control**

The greatest potential for sediment generation will occur during the construction. An extensive erosion and sedimentation program are proposed and will be diligently implemented during construction of the project. The erosion control program will minimize erosion and sedimentation that could potentially impact resources areas. Water quality will be maintained by minimizing erosion of exposed soils and siltation. Erosion control barriers will be installed and exposed soil areas re-vegetated as soon as possible after work in an area is completed.

The adjacent resource areas will be protected during construction by implementing siltation control measures, including the placement of compost silt socks as close as feasible to the downgradient limit of construction activity. A temporary stabilized construction exit will be constructed as well.

Short and long-term goals will include a variety of stabilizing sediment and erosion controls around the limit of work. All construction-phase erosion and sediment controls have been designed to retain sediment on-site to the extent practicable and limit runoff and the discharge of pollutants (sediment) from exposed areas of the Site.

All control measures will be installed and maintained in accordance with the manufacturer's specifications and good engineering practices. Weekly inspections and routine monitoring will be used to determine the effectiveness of controls in use.

Perimeter controls will consist of compost silt socks. In order to ensure effective performance, proper installation is required. Wooden stakes, measuring 2" x 2", will be positioned on the downhill side (away from the job Site) of the silt socks. The posts will be driven at least one foot into the ground.

A temporary stabilized construction exit will be constructed. A cross slope will be placed at the entrance to direct runoff to the settling area. If deemed necessary after construction begins, a wash pad may be included to wash off vehicle wheels before leaving the Site.

Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.

Sediment and erosion control measures identified will be observed to ensure that they are operating correctly. The discharge locations or points will be inspected to ascertain whether erosion control

measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the Site will be inspected for evidence of offsite sediment tracking.

Based on the results of these routine inspections, the Contractor will correct any deficiencies found as soon as practicable. Results of the inspections, corrective actions taken in response to any deficiencies, and any opportunities for improvement that are identified will be documented in an inspection report.

### **Vegetation**

The proposed development retains all existing trees located on the property. As part of the redevelopment, existing landscaping planters located along the exterior of the building will be removed. All non-paved areas of the site will be reseeded per the Overall Site Planting Plan. Shade trees and shrubs have been proposed per the City of Keene Zoning Ordinance.

### **Debris Management**

The Construction Manager will be responsible for developing a Site Waste Management Plan (SWMP) prior to the commencement of any construction. The SWMP will aim to manage and reduce the amount of waste produced on the site by implementing the following practices:

- Contract with a licensed waste hauler having off-site sorting capabilities to sort as either recycled debris or waste debris and sent to the proper recycling center or waste facility.
- Adopting systems such as ‘just-in-time’ delivery and procurement.
- On-site batching of materials.
- Good quality control systems to inspect materials delivered to site for damage before acceptance.
- Construction debris to be wetted and covered prior to leaving the site to both minimize blowing air born dust particles and to prevent debris from falling or blowing on to city streets or neighboring properties.
- Dumpsters to be swapped out immediately after being filled.
- Daily/Weekly removal of construction debris and trash from the interior of building as well as the site.

### **Disposal Proposal for Boulders, Stumps, and Debris**

Not Applicable. No stumps or boulders are located within in the work area.

### **Scope/ Scale of Development**

Scope includes reconfiguration of impervious surface to provide parking spaces required per Zoning. Existing paved area is in poor condition and is not striped. Deteriorated paving will be replaced with new; where in good condition, overlay paving to be utilized. New sidewalks where parking abuts building façade with entrances are included in the design. Mild grading to allow handicap accessible access to building entrances will be provided. New landscaping and plantings, site lighting, screening at dumpster pads and mechanical units are included in the design in accordance with Zoning ordinance.

### **Parcel Size**

The parcel size is 0.453 acres (19,730 sf).

### **Proposed Stormwater, drainage & erosion plan**

The proposed redevelopment will retain the existing building on site without any additions. The proposed site layout decreases the total impervious area from existing conditions. The proposed grading on site will mimic the existing grading allowing the stormwater and drainage flows across the site to generally remain as in its current condition. All non-paved areas of the site will be seeded or planted promoting additional infiltration during storm events.

### **Development Standard No. 13 – Comprehensive Access Management**

In response to Planning staff comments received 2/24/21 for site plan application SPR-01-21, and reviewed via Zoom call on 3/2/21 with Planning staff Mari Brunner, and Tara Kessler, a description of how this facility will operate, including patient count and process was requested.

- This facility will house a relocated established clinic. The current patient census is under 200 patients. Records from the last 3 months indicate 101 – 173 patients were served each day at this clinic, with the average patient count being 148 patients. Based on statistical data, during the weekday, an average 13 patients will be serviced every 30 minutes, but can fluctuate to as many as 30 patients per 30 minutes. During the weekend, an average 25 patients per 30 minute period are serviced. The increase in patient count is due to shorter hours of operation.
- The facility provides both group and individual counseling, along with new patient intake and examinations, however, the main source of daily patient traffic is created from dosing, i.e., dispensing and receiving medication. Because of the maintenance quality of methadone, most patients are “dosing” on their way to work or other obligations. The need to quickly process the patients so they are in and out is paramount. Based on statistical data, the average amount of time it takes for a patient to check-in, wait, receive their medication (dose), and leave is 7.64 minutes. As a result, it is not desired to provide amenities that will encourage congregating or loitering such as benches.
- The largest amount of traffic will occur during the dosing hours provided in the “Proposed Use” narrative. Typically, peak dosing hours occur between 5 – 8 am (before work), and another slight uptick at 11-11:30 am.
- Patient modes of transportation vary from private vehicles, ride share, insurance provided transportation, and public transit. Foot and bicycle transport may be used but is not provided in any statistical data to date.

Narrative addressing Development Standard No. 13:

- *Standard 13 (a)* – Safe and efficient access from roads and streets for all users regardless of mode of transportation or level of mobility has been considered; the development has been designed to accommodate the needs of current and future walkers, bicyclists, transit riders, and private vehicle traffic.
- *Standard 13 (b)* – *Non-automobile access to and from, and within development site:*

Pedestrian access from the public transit line along Ralston Street will be via existing asphalt pavement to the proposed new concrete sidewalk along Davis Street on the North side of the property. See item 13(e) below. Bicycle access will be provided by asphalt pavement. Bicycle parking rack to be provided near the building entrance for general use. Proposed asphalt striped crosswalk connecting the site to the adjacent Ashuelot Rail Trail will be provided.

- *Standard 13 (c) – Driveways:*  
Entrances and exits onto private streets are provided by existing curb cuts and egress easement. Proposed pavement markings and signage aid in providing clear direction of travel and access routes for vehicles within and around the site. Landscaping has been selected to not hinder visibility or create sight line hazards.
- *Standard 13 (d) – Accessibility:*  
Proposed sidewalks will wrap around the building and provide accessible access via ramps from the public way, and parking lot. Handicap accessible parking including van parking and access aisle will be provided within the west parking lot, and close to the entrance. Truncated domes will be provided at sidewalk curb cuts.
- *Standard 13 (e) – Pedestrian connections within and between properties:*  
Continuous sidewalks wrapping around the building and adjacent to all parking and Davis Street are proposed within the site. Asphalt striped crosswalk is proposed connecting the NW sidewalk curb cut on Davis Street to the Ashuelot Rail Trail. Public Transit is accessed from Ralston Street; a continuous pedestrian connection to Ralston Street to be delineated with striping. Path location and striping details to be coordinated with the City of Keene.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Bradley J. Hazelwood, RLA, LEED AP  
Project Manager

# **Metro Treatment of New Hampshire, LP's Application for Waiver**

## **I. Introduction**

In connection with its pending site plan application for the property at 152 Davis Street, Metro Treatment of New Hampshire, LP respectfully submits this application for a waiver of Section 10(C)(2) of the Development Standards, which provides that “[l]ighting shall be designed, located, installed, and directed in such a manner as to prevent light levels from crossing property boundaries.”

## **II. The Waiver Criteria**

Section X(1) of the Site Plan and Subdivision Regulations sets forth the criteria for the Planning Board to consider with regard to a request to waive a requirement of the City's Development Standards as follows:

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

## **III. Request for Waiver**

The property at 152 Davis Street is unusual in several ways that make the requested waiver both appropriate and – in fact – preferable to strict conformity with the Development Standard. Specifically, as can be seen in the Overall Site Lighting Plan, the proposal includes some low light levels crossing the western, southern, and eastern property boundaries.<sup>1</sup> The affected area on the east is a parking lot for the neighboring business as well as the 20' wide easement that the two properties share for ingress and egress to their adjoining parking lots. The area to the south is a parking lot for the neighboring parcel, and the area to the west includes a portion of the state's Ashuelot Rail Trail, as well as a parcel formerly owned by B&M Railroad, on which is currently located a parking lot and over which the Applicant holds (at a minimum)

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<sup>1</sup> While some light levels cross the northern boundary as well, they are permitted under the Development Standard, which allows for “light that crosses into the public right-of-way; not to exceed 2.0 footcandles...”

access rights. The lot is zoned Commerce and is located in an exclusively commercial area of the City. Further, as detailed in the project narrative submitted with the site plan application, the Applicant has worked to design a secure and safe clinic, consistent with the feedback received from Lt. Shane Maxfield of the Keene Police Department during the January 6, 2021 pre-submission meeting. This lighting plan contributes to that safe design.

While the Applicant has implemented features in an effort to ensure the lighting plan complies with the Development Standard as much as possible (for example, utilizing light fixtures with internal cutoff shields and a fence at the south of the property to cut off light crossing the boundary), there are areas in which the proposal does not strictly conform. In short, however, as detailed below, the specific configuration of the existing building on this site, which is located in a strictly commercial location, and the security and safety benefits offered by a well-designed lighting plan, are such that the requested waiver is appropriate.

#### **A. Spirit and Intent of Regulation**

Among other things, the purpose of the Lighting Development Standard is “to enhance public safety and welfare by providing for adequate and appropriate outdoor lighting ....” Development Standards at Section 10(A). As described above, the proposed lighting plan is designed to do just that, by ensuring adequate light throughout the entirety of the parking lots and driveways on the three non-street sides of this existing building.

Moreover, any light that bleeds over the boundary lines is not inconsistent with the other purposes of the Development Standard, such as reducing glare and light trespass. Of note, much of the light that crosses the eastern boundary line is on the shared access easement. In other words, the driveway between the 152 Davis Street building and the fabric store to its east is a shared 20-foot driveway, with 10 feet located on each property, and the other 10 feet accessible to the neighboring property by way of reciprocal easements. So, while some light crosses the boundary line, much of it is within the shared driveway. The additional light that will cross beyond that driveway, as well as any light crossing the southern boundary, will only be located within the adjacent parking lots. Similarly, any light crossing the western boundary will only reach into existing parking lot space on the former B&M Railroad parcel and the rail trail – a public route aided by the safety benefits of additional lighting. As such, concerns that might arise about light trespass and glare if the neighboring areas were, for example, residential, or if the light reached neighboring buildings, are nonexistent under these circumstances.

#### **B. No Adverse Impacts for Abutters, Community, or Environment**

Likely because the purposes of the Development Standard are to protect abutters, the community, and the environment, the same reasons discussed above also support this prong of the Board’s analysis. The slight additional light that will cross the boundary lines is entirely consistent with the neighboring uses and the commercial area of the City where the property is located.

**C. No Diminution in Value of Abutting Properties**

Not only has no one suggested that granting the waiver would diminish the property value of the abutting properties, for the reasons described above, it is expected that the additional lighting would either have no effect on the value of abutting properties or, perhaps, a slight *increase* due to the additional safety benefits of additional lighting in parking lots.

**D. Strict Conformity with the Development Standard Would Pose an Unnecessary Hardship**

Finally, requiring the Applicant to strictly conform with the Development Standard would pose an unnecessary hardship, in that it would require a lighting plan that would be less safe for the clinic's staff and clients. In fact, the proposed lighting plan is intended to conform with feedback from the police department during the pre-application meeting. Due to the location of the existing building on the site, if the Applicant were required to strictly conform with the Development Standard, lighting in certain areas of the property would need to be reduced such that there would be unreasonably dark areas of the parking lots.

March 8, 2021

Mari Brunner, Planner  
City of Keene, New Hampshire

Subject: Response to Comments  
Site Plan Application for 152 Davis Street  
Keene, NH  
SPR-01-21  
(TMP# 583-028-000)  
CEC Project 306-555

1. *Please submit a stamped copy of the Boundary & Topographic Survey Plan dated December 17, 2020 and prepared by John P. Lynch, as well as a stamped copy of the architectural elevations dated January 2, 2021 and prepared by Cortland Morgan (please note, the architect's stamp must show that the architect is registered in the State of NH). **This information is required in order to notice the application and place it on the Planning Board agenda.***

RESPONSE: Included in updated drawing set.

2. *Per Section 102-1226 of the Zoning ordinance, paved and unpaved parking and travel surfaces in the Commerce district are subject to a pavement setback, which varies depending on the size of the lot area. Please, show the pavement setbacks on the plan to show that no new pavement is proposed within the pavement setback. **Please be aware that, if new pavement is proposed within the pavement setback, a variance from the Zoning Board of Adjustment would be required.***

RESPONSE: Pavement setbacks shown on layout drawing. No new pavement is being proposed within the pavement setback.

3. *In the project narrative, you refer to two documents regarding the 1,520 sf parcel of land in the northwest corner of the property that was formerly owned by B&M Railroad, including a 1947 deed and a 1982 subdivision plan. In addition, the Boundary and Topographic Survey plan notes that this land was conveyed to Wilcox Comb Co in Jun 1926. Please, provide copies of these documents to demonstrate that the current owner has the right to use this land to access the property at 152 Davis Street.*

RESPONSE: The narrative has been updated with some additional information and we have uploaded the requested documents to SharePoint folder in our email and below.

<https://cecportal->

[my.sharepoint.com/:f/g/personal/mtortora\\_cecinc\\_com/EikN\\_qT1fzZJn7AodLRxhuEB\\_TaCyj3gBrlpROwtdQUwrQ?e=eah5W3](https://my.sharepoint.com/:f/g/personal/mtortora_cecinc_com/EikN_qT1fzZJn7AodLRxhuEB_TaCyj3gBrlpROwtdQUwrQ?e=eah5W3)

4. *Please provide the area of existing and proposed impervious surfaces on the site, in square feet.*

RESPONSE: This is included in the “Site Development Zoning Data on sheet C200. Existing impervious surfaces = 16,008 SF, Proposed imperious surfaces 15,667 SF.

5. *The proposed site plan shows two drainage outlets to allow runoff to exit the paved area which are only about 3 feet and 4 feet from the south property boundary (a third outlet is shown about 13 feet from the west property boundary).*
  - a. *Please clarify the intent of these outlets.*
  - b. *How will runoff from the parking area be prevented from crossing the south and west property boundaries?*

RESPONSE: These have been installed to allow runoff within the landscape areas that currently flows north over the existing pavement to continue to do so.

6. *Please show the proposed snow storage areas on the Sit Layout Plan*

RESPONSE: Added to Drawings

7. *Please be aware that a security for landscaping, erosion control measures, and “as-built” plans may be required as a condition of approval for this project. Please note that “as-built” plans, if required, must be prepared by a registered surveyor or engineer and must show the exact location, depth, size, and materials of site improvements such as sewer, water, gas, drainage and any underground utilities (e.g. phone, electric, cable) as well as catch basins, hydrants, sidewalks, edge of pavement, edge of buildings, and other improvements.*

RESPONSE: Understood.

8. *Per Development Standard #6 – Landscaping, all tree plantings in non-native or compacted soil areas shall be excavated to enable the placement of 300 cubic feet of native, permeable soil in an area no less than 6 feet wide and three feet deep. Please, include a note on the “Planting Notes and Details” sheet to address this standard. Alternatively, you may seek a waiver from this standard (please see comment #11 for more information about the waiver process).*

RESPONSE: This information has been added into the notes section of our tree planting detail on sheet C700.

9. *How many ground-mounted air conditioning units are proposed be installed? Is any equipment proposed to be installed on the roof?*

RESPONSE: There will be 5 total. These have been added to the site layout plan and architectural drawings. No HVAC equipment to be installed on the roof.

10. *What will the height of the ground-mounted air conditioning units be at installation (height of unit plus mounting height)?*

RESPONSE: 3 of them are approximately 3' with two of them approximately 5'.

11. *Per Development Standard #10 – Lighting, no light levels are allowed to cross property boundary lines (except for light that crosses onto the public right-of-way; not to exceed 2.0 footcandles. The Lighting Plan submitted for this project shows that light levels will cross both the south, west, and east property boundary lines onto adjacent properties. **Please, either submit a revised Lighting Plan to demonstrate that no light levels will cross the property boundary onto the parcels to the east, west and south, or submit a written request for a waiver from this standard. This information is required to notice the application and place it on the Planning Board agenda.***

*If you choose to submit a waiver request, please address each of the Planning Board's waiver criteria in the waiver narrative. The waiver criteria are included below for your reference.*

*“X. WAIVER OF REGULATIONS AND DEVELOPMENT STANDARDS*

1. *Unless otherwise set forth in these regulations, the Planning Board may waive strict compliance with the Board's Development Standards or other regulations on a case-by-case basis, when criteria established for the granting of specific standards are found to be met, and in any case, as long as the granting of such waiver meets each of the following criteria:*
- a. *That granting the waiver will not be contrary to the spirit and intent of these regulations;*
  - b. *That granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and*
  - c. *That granting the waiver has not been shown to diminish the property values of abutting properties.*
  - d. *Consideration will also be given to whether strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant.”*

RESPONSE: We have adjusted the lighting plan to eliminate one pole light located on the southern side of the property. We have replaced that with an additional wall mounted light. We have also included a waiver request as this will be required to safely light the development including parking located on the eastern side of the property adjacent to an existing access easement. See uploaded waiver request.

12. *Per Development Standard #12 – Traffic, all commercial developments must provide bicycle parking on site. Please, describe how you will meet this standard. Please be aware that if a bicycle rack is proposed, it must be shown on the site plan.*

RESPONSE:

13. *Per Development Standard #13 – Comprehensive Access Management, all applicants must provide a written narrative describing accommodation of non-vehicle trips to and from, and within the development site, including walking, bicycle, and transit trips.*
- a. *Please submit a narrative describing how people will access the site by foot, bicycle, and transit (if applicable).*
  - b. *Have you considered creating a connection between the site and the sidewalk on Ralston Street and/or the Ashuelot Rail Trail?*
  - c. *Are you proposing to provide any amenities for pedestrians on the site, such as benches and shade trees? Please be aware that some form of bicycle parking is required, as note in comment #11).*

RESPONSE: We have updated our narrative to include a description of how people will access the site. We are not providing additional pedestrian amenities, however we have shown the required bike rack.

14. *Approximately how much fill do you expect to bring to the site, and how much material do you expect to remove from the site?*

RESPONSE: There is an anticipated +/- 350 cubic yards of earthwork for this development. This information has also been added to the C300 grading plan.

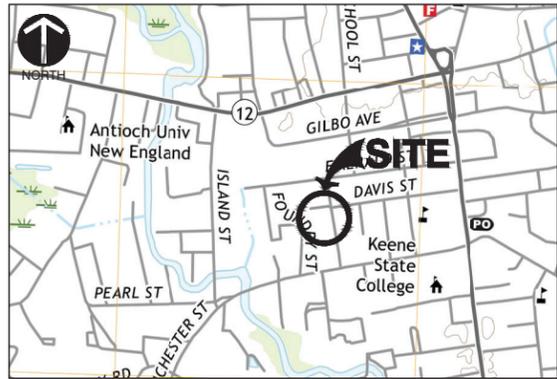
Please contact us if you have any questions regarding this proposal.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Bradley J. Hazelwood, RLA, LEED AP  
Project Manager



**VICINITY MAP**  
SCALE: 1"=1,000'  
SCALE IN FEET

DRAWING INDEX		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
<b>CIVIL ENGINEERING PLANS</b>		
1	C000	COVER SHEET
2	C001	GENERAL NOTES & ABBREVIATIONS
3	C100	DEMOLITION PLAN
4	C200	SITE LAYOUT PLAN
5	C300	GRADING & UTILITY PLAN
6	C500	OVERALL SITE LIGHTING PLAN
7	C700	OVERALL SITE PLANTING PLAN
8	C701	PLANTING SCHEDULE & CHARTS
9	C800	SITE DETAILS PLAN (SHEET 1 OF 2)
10	C801	SITE DETAILS PLAN (SHEET 2 OF 2)
<b>LAND SURVEY PLANS</b>		
1	1	EXISTING CONDITIONS
<b>ARCHITECTURAL PLANS</b>		
1	A-201	ELEVATIONS

# PROPOSED BUILDING RE-USE

152 DAVIS STREET  
KEENE, NH 03431

LOCAL PERMITTING  
FEBRUARY 2021



**SITE MAP**  
SCALE: 1"=60'  
SCALE IN FEET

**REFERENCE**

1. AERIAL PHOTOGRAPHY BY EARTHSTAR GEOGRAPHICS SIO, PROVIDED BY AUTODESK, ACCESSED 1/14/2021, DATED 2020.

**OWNER/TEAM INFORMATION**

**CIVIL ENGINEER**  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
333 BALDWIN ROAD  
PITTSBURGH, PA 15205  
PH: (412) 429-2324  
CONTACTS: BRAD HAZELWOOD

**OWNER**  
METRO TREATMENT OF  
NEW HAMPSHIRE, L.P.  
2500 MAITLAND CENTER PARKWAY  
SUITE 250  
MAITLAND, FL 32751

**LAND SUVERYOR**  
CONTROL POINT ASSOCIATES, INC.  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
PH: (508) 948-3000  
CONTACTS: JOHN LYNCH

**SITE DATA**

ADDRESS: 152 DAVIS STREET  
KEENE, NH 03431  
PARCEL I.D.: MAP 583 LOT 028  
TOTAL AREA OF SITE: 0.45 ACRES  
ZONING DISTRICT: COMMERCE

**SUBMITTAL & REVISION RECORD**

NO	DATE	DESCRIPTION
1	2/11/21	Revised per City Comments

**C&E**  
**Civil & Environmental Consultants, Inc.**  
333 Baldwin Road · Pittsborough, PA 15205  
412-429-2324 · 800-365-2324  
www.ccecinc.com

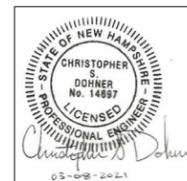
**CMG**  
**152 DAVIS STREET**  
**KEENE, NH**

**COVER SHEET**

MUT: CSD  
DATE: FEBRUARY 12, 2021  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO: 306-555  
APPROVED BY: [Signature]

DRAWING NO.: **C000**  
SHEET 1 OF 10

**Dig Safe Systems, Inc.**  
1-888-DIG-SAFE  
(1-888-344-7233)







LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING CHAIN LINK FENCE LINE
- EXISTING WOOD FENCE LINE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING AIR CONDITIONING UNIT
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BITUMINOUS CONCRETE PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STRIPING
- PROPOSED SIGN
- PROPOSED ENTRANCE
- PROPOSED FENCE

NOTES

1. CURB RADI SHALL BE 2-FT UNLESS NOTED OTHERWISE.
2. PARKING STALL LENGTH SHALL BE 18-FT UNLESS NOTED OTHERWISE.
3. THE SNOW SHALL NOT BE PLOWED TO THE FRONT OF THE DRIVEWAY AND IF SO, NOT HIGHER THAN 2". ANY EXCESS SHALL BE REMOVED AND TAKEN OFF SITE IN ACCORDANCE WITH THE CITY OF KEENE CODE OF ORDINANCES.
4. REFER TO SHEET C001 FOR ADDITIONAL NOTES.
5. REFER TO EXISTING CONDITIONS PLAN FOR REFERENCE NOTES REGARDING EXISTING UTILITIES, EASEMENTS, AND EXISTING SITE FEATURES.

REFERENCE

1. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES, INC IN DECEMBER 2020 AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC DATED DECEMBER 31, 2020.

SIGN CHART

SITE	M.U.T.C.D. Code	Height	Width
	R1-1	30"	30"
	R5-1	30"	30"
	R7-8	18"	12"
	R7-8a	6"	12"

PARKING DATA

	REQUIRED	PROVIDED <sup>1</sup>
REQUIRED: OFFICE (1.0 SPACES/ 200 S.F.):	18	22
TOTAL:	18	22
TOTAL ADA ACCESSIBLE SPACES <sup>2</sup> :	1	1
MIN. ADA VAN ACCESSIBLE SPACES <sup>3</sup> :	1	1

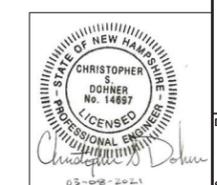
NOTES:

1. PER SECTION 120-793 OF THE ZONING CODE, A MINIMUM OF 1.0 PARKING SPACES PER 200 SQ.FT. OF GROSS FLOOR AREA IS REQUIRED FOR OFFICE SPACES.
2. ADA REQUIREMENT IS 1 SPACES FOR 1 TO 25 PROVIDED PARKING SPACES PER SECTION 208.2 OF THE AMERICANS WITH DISABILITIES ACT. 1 ACCESSIBLE SPACE IS PROVIDED ON THE 152 DAVIS STREET PROPERTY.
3. PER SECTION 208.2.4 OF THE AMERICAN WITH DISABILITIES ACT, FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

SITE DEVELOPMENT ZONING DATA

	REQUIRED	EXISTING	PROVIDED
TOTAL AREA OF PARCEL:			±19,730 SF
ZONING DISTRICT:			COMMERCE (COM)
MAXIMUM BUILDING HEIGHT (STORIES)	2	1	1
MAXIMUM BUILDING HEIGHT (FEET)	35 FT		
MINIMUM LOT AREA	15,000 S.F.	19,730 S.F.	
MINIMUM FRONT YARD SETBACK	20 FT	±3.5 FT	±3.5 FT <sup>1</sup>
MINIMUM REAR YARD SETBACK	20 FT	±22.0 FT	±22.0 FT <sup>1</sup>
MINIMUM SIDE YARD SETBACK	20 FT	±15.6 FT	±15.6 FT <sup>1</sup>
MAX. PERCENTAGE OF LOT OCCUPIED BY STRUCTURES	80 %	23 %	23 %
MAX. PERCENTAGE OF LOT OCCUPIED BY IMPERMEABLE MATERIALS	80 %	80 %	79 %
LOT OCCUPIED BY IMPERMEABLE MATERIALS		16,008 SF	15,667 SF
MIN. PERCENTAGE OF GREEN/OPEN SPACE	20 %	20 %	21 %
LOT OCCUPIED BY GREEN/OPEN SPACE		3,722 SF	4,063 SF
MIN. FRONT SETBACK OF OPEN SPACE	20 FT		
REQUIRED FRONTAGE	50 FT	±80.0 FT	±80.0 FT

1. EXISTING BUILDING SETBACKS ARE NOT PROPOSED TO BE MODIFIED AS PART OF THIS APPLICATION.



NO.	DATE	BY	DESCRIPTION

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 333 Baldwin Road · Pittsborough, PA 15205  
 412-429-2324 · 800-365-2324  
 www.cceinc.com

**CMG**  
**152 DAVIS STREET**  
**KEENE, NH**

**SITE LAYOUT PLAN**

DATE: FEBRUARY 12, 2021 DRAWN BY: MJT  
 DWG SCALE: 1"=10' CHECKED BY: CSD  
 PROJECT NO: 306-555  
 APPROVED BY: KPS

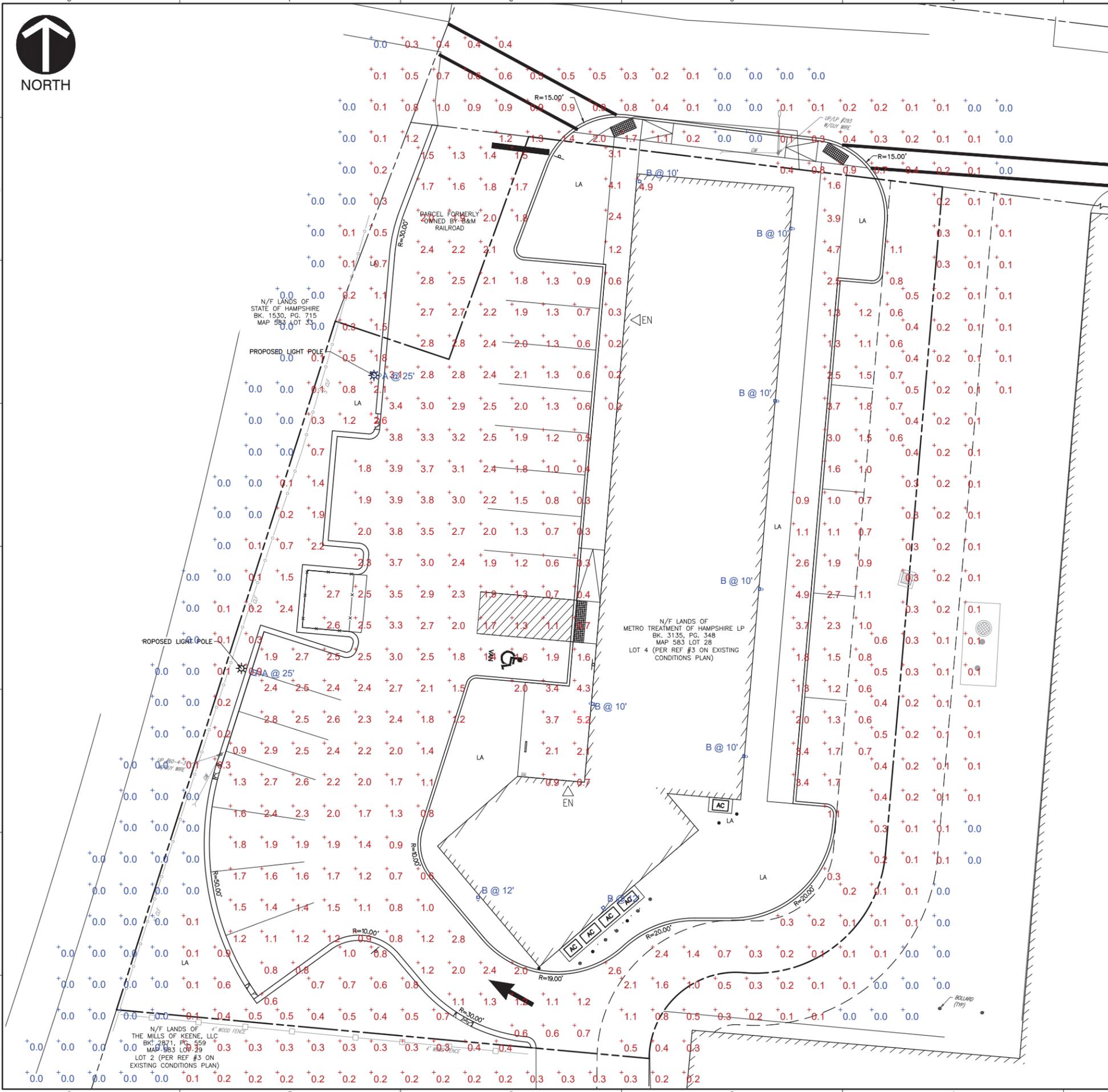
DRAWING NO.: **C200**  
 SHEET 4 OF 10

I:\pittsborough\Projects\306-000\306-555\306-555-C200\Draw\022-Site Permitting\306555-C102-C200.dwg (C200 SITE LAYOUT PLAN) LSC:02/08/2021 - mjanney - LF: 3/8/2021 3:44 PM





P:\1300-2001\1300-5851-CAD\DWG\1300-5851-CAD-01-Overall Site Lighting Plan.dwg (2021-02-12 11:15 AM) - LP - 3/8/2021 2:15 PM



**LEGEND**

	EXISTING SUBJECT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING CHAIN LINK FENCE LINE
	EXISTING WOOD FENCE LINE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING SIGN
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED STRIPING
	PROPOSED SIGN
	PROPOSED ENTRANCE

- NOTES**
1. MOUNTING HEIGHT FOR POLE LIGHTS IS 25'.
  2. MOUNTING HEIGHT FOR WALL MOUNTED LIGHTS IS 10'.
  3. PROPOSED LED LIGHTING IS DIMMABLE TO PROVIDE SAFETY LIGHTING AT LOWER LEVELS IF NEEDED DURING NON OPERATING HOURS.
  4. IN ADDITION TO BEING FULL CUTOFF FIXTURES, PARKING LOT POLE LIGHT LUMINAIRS INCLUDING INTEGRAL LOUVERS FOR SHARP CUTOFF HAVE BEEN USED TO LIMIT LIGHT EXTENDING BEHIND THE PAVEMENT.
  5. THIS PLAN DOES NOT INCORPORATE THE EXISTING LIGHT FIXTURE ON THE UTILITY POLE LOCATED IN THE RIGHT OF WAY ADJACENT TO THE NORTH PROPERTY LINE. THIS WILL PROVIDE ADDITIONAL LIGHTING FOR THE SIDEWALK IN THE RIGHT OF WAY.

**REFERENCE**

1. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES, INC IN DECEMBER 2020 AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC DATED DECEMBER 31, 2020.

**LUMINAIRE SCHEDULE**

Label	Quantity	Catalog Number	Description	Lamp	Lamp Lumen	CRI	Watts
A	2	MRM-LED-12L-SIL-2-40-70CRI-IL	Area Light	LED- Cutoff with Louver Spill Cutoff	7798	70	94
B	8	XWS-LED-02L-FW-35-PRELIM	Wall Mount Light	LED- Cutoff	1950	80	15

**LIGHTING CALCULATIONS**

AVERAGE FOOTCANDLES	-	1.9
MINIMUM FOOTCANDLES	-	.5
MAXIMUM FOOTCANDLES	-	5.5
UNIFORMITY AVG/MIN	-	3.80:1

MRM - LED 12L AREA LIGHT



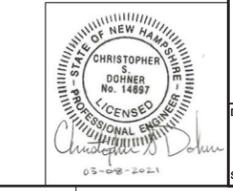
**Mirada Medium (MRM)**  
Outdoor LED Area Light



XWS - LED 2L WALL MOUNT LIGHTS



**Mirada Small Wall Sconce (XWS)**  
Outdoor LED Wall Light



**SUBMITTAL & REVISION RECORD**

NO	DATE	BY	DESCRIPTION

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333 Baldwin Road - Pittsborough, PA 15205  
412-429-2324 - 800-365-2324  
www.cceinc.com

**CMG**  
**152 DAVIS STREET**  
**KEENE, NH**

**OVERALL SITE LIGHTING PLAN**

DATE: FEBRUARY 12, 2021 | DRAWN BY: BUH  
 DWG SCALE: 1"=10' | CHECKED BY: BUH  
 PROJECT NO: 306-555  
 APPROVED BY: KPS

DRAWING NO.: **C500**  
SHEET 6 OF 10



**LEGEND**

	EXISTING SUBJECT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING CHAIN LINK FENCE LINE
	EXISTING WOOD FENCE LINE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING SIGN
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED STRIPING
	PROPOSED SIGN
	PROPOSED ENTRANCE

- NOTES**
- CURB RADII SHALL BE 2-FT UNLESS NOTED OTHERWISE.
  - PARKING STALL LENGTH SHALL BE 18-FT UNLESS NOTED OTHERWISE.
  - THE SNOW SHALL NOT BE PLOWED TO THE FRONT OF THE DRIVEWAY AND IF SO, NOT HIGHER THAN 2" AND ANY EXCESS SHALL BE REMOVED AND TAKEN OFF SITE IN A LEGAL MANNER.
  - REFER TO SHEET C001 FOR ADDITIONAL NOTES.

**REFERENCE**

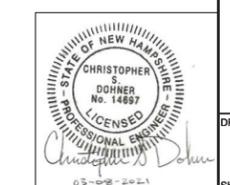
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LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
102-1230 LANDSCAPING WITHIN PARKING LOT		
LANDSCAPING A MINIMUM OF 10% OF THE PARKING AREA TO BE PROVIDED IN OR ADJACENT TO THE PARKING LOT.	300 SF	2,200 SF
DEVELOPMENT STANDARDS LANDSCAPING		
ONE TREE PER 10 PARKING SPACES (3" CALIPER)	3	3
SCREENING OF HVAC EQUIPMENT (VEGETATIVE SCREEN)	YES	YES

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AF	3	ACER RUBRUM 'FRANKSRED'™ / RED SUNSET RED MAPLE	B&B	3" CAL
	CE	1	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B&B	
	JS	8	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B&B/CONT.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.
	AD	26	AZALEA X 'DELAWARE VALLEY WHITE' / VALLEY WHITE AZALEA	B&B/CONT.	24"-30"
	CK	4	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	NO. 2 CONT.	
	II	29	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	B&B/CONT.	24"-30"
	JF	7	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B&B/CONT.	24"-30"
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.
	LB	27	LIRIOPE SPICATA 'BIG BLUE' / CREEPING LILY TURF	CONT. #1	
	PH	7	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	CONT. #1	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	SL	3,201 SF	SEEDED LAWN / FESCUE/ PERENNIAL RYE BLEND	SEED	

PLANT SYMBOLS ARE SHOWN AT ANTICIPATE MATURITY WIDTHS  
 SHRUBS HAVE A GENERAL MAX HEIGHT OF 36", RED SUNSET MAPLE WILL REACH APPROXIMATELY 35-40" IN HEIGHT, EASTERN REDBUD WILL REACH APPROXIMATELY 20" IN HEIGHT.



**OVERALL SITE PLANTING PLAN**

**CMG**  
**Civil & Environmental Consultants, Inc.**  
 333 Baldwin Road · Pittsburgh, PA 15205  
 412-429-2324 · 800-365-2324  
 www.ccecinc.com

**152 DAVIS STREET KEENE, NH**

**OVERALL SITE PLANTING PLAN**

DATE: FEBRUARY 12, 2021 | DRAWN BY: BUH  
 DWG SCALE: 1"=10' | CHECKED BY: BUH  
 PROJECT NO: 306-555  
 APPROVED BY: KPS

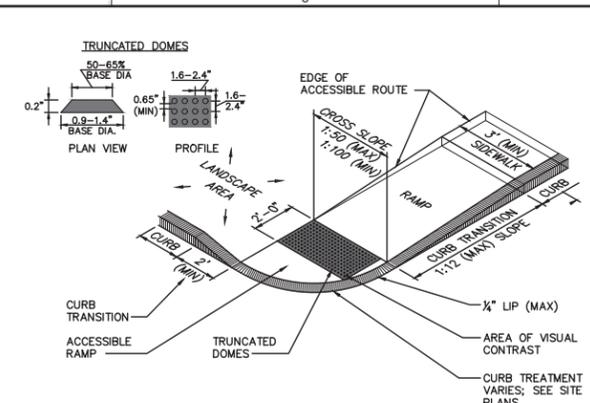
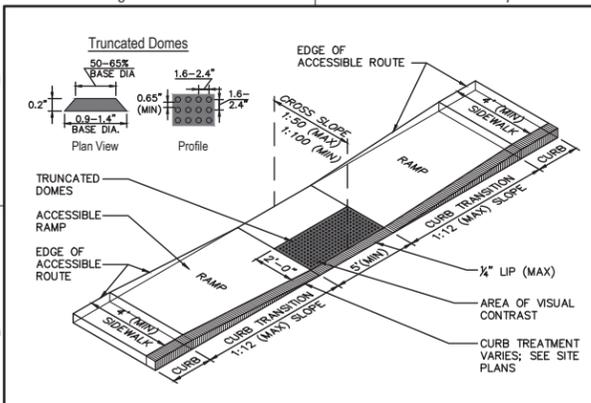
DRAWING NO: **C700**

SHEET 7 OF 10

P:\300-000\306-555-CAD\DWG\152-Davis-Overall-Site-Planting-Plan\152-Davis-Overall-Site-Planting-Plan.dwg - LP: 3/8/2021 1:31 PM

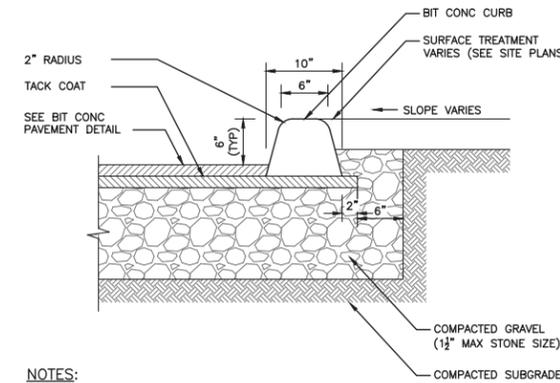




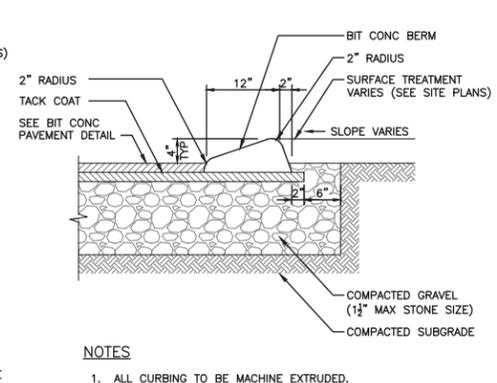


- NOTES**
- CURB RAMPS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
  - THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE GREATER THAN 1:12. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF CURB RAMPS AND WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
  - LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE LANDING CLEAR LENGTH SHALL BE 36 INCHES (3 FEET) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING.
  - COUNTER SLOPES OF ADJOINING SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.
  - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

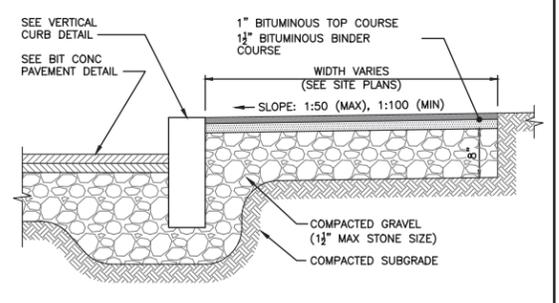
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  - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.



- NOTES**
- ALL CURBING TO BE MACHINE EXTRUDED.



- NOTES**
- ALL CURBING TO BE MACHINE EXTRUDED.



- NOTES:**
- DETAIL IS FOR PEDESTRIAN SIDEWALK AREAS ONLY. REFER TO PAVEMENT OR DRIVEWAY DETAILS FOR ADDITIONAL INFORMATION FOR VEHICULAR APPLICATIONS.
  - FOR ACCESSIBLE ROUTES, SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
  - FOR ACCESSIBLE ROUTES, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
  - FOR ACCESSIBLE ROUTES, WHERE THE SIDEWALK IS LESS THAN FIVE (5) FEET IN WIDTH, EXCLUDING CURBING, A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  - FOR ACCESSIBLE ROUTES, A MINIMUM CLEARANCE OF THREE (3) FEET SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE; HYDRANTS, UTILITY POLES, SIGN POSTS, ETC.

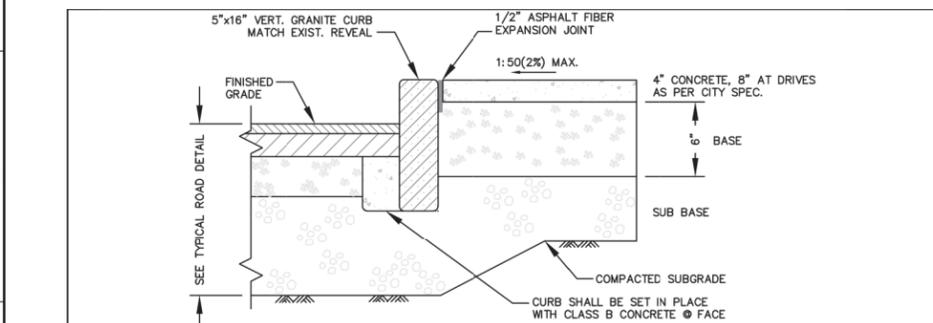
**1 ACCESSIBLE CURB RAMP (TYPE "A")**  
N.T.S.

**2 ACCESSIBLE CURB RAMP (TYPE "B")**  
N.T.S.

**3 BITUMINOUS CONCRETE CURB**  
N.T.S.

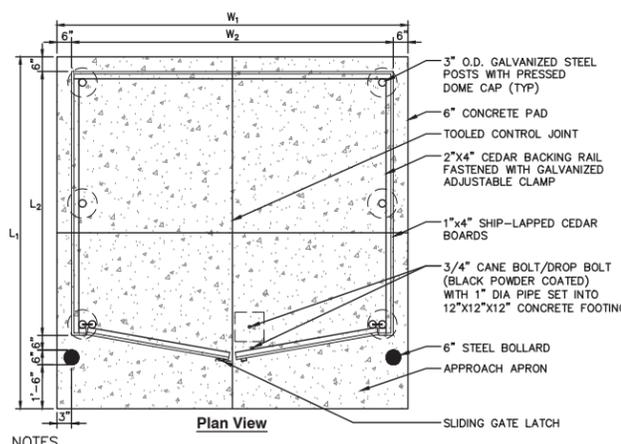
**4 BITUMINOUS CONCRETE BERM**  
N.T.S.

**5 BITUMINOUS CONCRETE SIDEWALK**  
N.T.S.



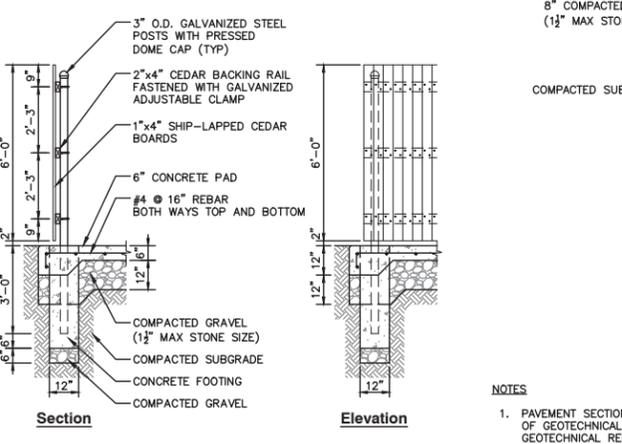
- CONCRETE SIDEWALK CITY STANDARD SPECIFICATIONS**
- CONCRETE SIDEWALKS SHALL BE A MINIMUM OF 6 FEET WIDE IN COMMERCIAL AREAS, 5 FEET WIDE AT ALL OTHER LOCATIONS.
  - CONCRETE SIDEWALKS SHALL BE A MINIMUM OF 4" THICK, OR 8" THICK AT DRIVEWAYS AND CURB RAMPS EXPOSED TO VEHICLE TRAFFIC.
  - BASE SHALL BE A MINIMUM THICKNESS OF 6" OF CRUSHED GRAVEL COMPACTED TO 95%. SUB BASE SHALL BE APPROVED NATIVE GRANULAR MATERIAL OR MINIMUM THICKNESS OF 12" OF IMPORTED CLEAN GRANULAR MATERIAL COMPACTED TO 95%.
  - SIDEWALKS SHALL BE GRADED TO DRAIN, WITH A MINIMUM ALLOWABLE GRADE OF 0.5% AND MAXIMUM GRADES IN ACCORDANCE WITH A.D.A.
  - CONCRETE SHALL BE 4000 PSI CLASS AA CONCRETE WITH 1.5 LBS OF FORTAFIBRE PER CUBIC YARD. CONCRETE SHALL HAVE 5-5% AIR ENTRAINMENT. SLUMP SHALL BE BETWEEN 3" AND 5". 4 TEST CYLINDERS PER LOAD OF CONCRETE REQUIRED, BY CERTIFIED CONCRETE TESTER.
  - MAXIMUM SPACING OF ASPHALT FIBER EXPANSION JOINTS SHALL BE 30 FEET. TOOLED CONTROL JOINTS SHALL BE A UNIFORM DISTANCE APART, TYPICALLY SPACED FIVE FEET, AND 3/4" DEEP.
  - THE SURFACE OF THE SIDEWALK SHALL BE MAG-FLOATED AND TROWELED, AND GIVEN A FINE GRAINED BROOM FINISH. ALL EDGES AND JOINTS SHALL BE FINISHED WITH A HAND EDGING TOOL.
  - AS SOON AS THE CONCRETE HAS ATTAINED ITS INITIAL SET, IT SHALL BE COVERED WITH PLASTIC, BURLAP, OR OTHER APPROVED MATERIAL AND KEPT MOIST FOR A MINIMUM OF 7 DAYS TO CURE, AND SHALL NOT BE ALLOWED TO FREEZE. NO TRAFFIC SHALL BE ALLOWED ON THE SIDEWALK DURING THE CURING PERIOD.
  - A MINIMUM OF TWO WEEKS AFTER PLACING THE CONCRETE, THE SIDEWALK SHALL BE COATED WITH TWO COATS OF SILANE-SILOXANE AS PER MANUFACTURER'S INSTRUCTIONS. THE FIRST COAT SHALL BE ALLOWED TO DRY BEFORE THE SECOND COAT IS APPLIED.
- HANDICAPPED ACCESSIBLE CONSTRUCTION REQUIREMENTS**
- ALL CONSTRUCTION SHALL COMPLY WITH D.O.C. 49 CFR PART 37, A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, INCLUDING THE FOLLOWING:
- MAXIMUM CROSS-SLOPE ALONG ANY PORTION OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:48 (2%).
  - ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
  - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. MAXIMUM SLOPE OF ANY RAMP SHALL BE 1:12 (8.33%). CURB RAMP FLARES SHALL NOT EXCEED A SLOPE OF 1:10 (10%).
  - RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP, AND WHERE TOTAL RISE EXCEEDS 30 INCHES OR TOTAL RUN EXCEEDS 30 FEET, LANDINGS SHALL BE AS WIDE AS THE RAMP AND AT LEAST 60 IN. LONG.
  - TRANSITIONS FROM RAMPS SHALL BE FLUSH, FREE OF ABRUPT CHANGES IN ELEVATION (1/4 IN. MAX.) OR GRADE (1:20 MAX. COUNTER-SLOPE).
  - OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE GRADED SO THAT WATER WILL NOT ACCUMULATE ON ANY WALKING SURFACES.
  - SIDEWALKS OR CURB RAMPS AT STREET CROSSINGS OR HIGH TRAFFIC DRIVES SHALL HAVE A CAST IRON DETECTABLE WARNING PANEL THE FULL WIDTH OF THE SIDEWALK AND TWO FEET PERPENDICULAR TO THE DIRECTION OF TRAVEL.
  - IN THE EVENT THAT THESE REQUIREMENTS CONFLICT WITH DESIGN PLANS, OR IF FIELD CONDITIONS RENDER THESE UNATTAINABLE, CONTACT THE ENGINEER PRIOR TO BEGINNING WORK.

**6 VERTICAL GRANITE CURB & SIDEWALK**  
N.T.S. (CITY OF KEENE DETAIL)



- NOTES**
- CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.
  - PROVIDE TOOLED CONTROL JOINTS AT A MINIMUM SIX (6) FEET ON-CENTER AND EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.
  - ALL WOODEN FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, INSTALLED TO THE DIMENSIONS SHOWN ON THE DRAWING.
  - POSTS SHALL MAINTAIN A DEPTH OF 3'-0" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE.
  - LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.

**7 DUMPSTER PAD WITH ENCLOSURE**  
N.T.S.



- NOTES**
- PAVEMENT SECTIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON THE RESULTS OF GEOTECHNICAL INVESTIGATIONS. FINAL CONCRETE PAVEMENT SECTION SHALL CONFORM WITH GEOTECHNICAL RECOMMENDATIONS.
  - CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.
  - PROVIDE EXPANSION JOINTS AT A MINIMUM 30 FEET ON-CENTER WITH PRE-FORMED EXPANSION JOINT FILLER AND SEALER.
  - PROVIDE TOOLED CONTROL JOINTS AT A MINIMUM SIX (6) FEET ON-CENTER.
  - PROVIDE BROOM FINISH IN DIRECTION PARALLEL TO BUILDING.

**8 CONCRETE PAD**  
N.T.S.

**Table of Dimensions**

DUMPSTER DESIGNATION	L <sub>1</sub>	L <sub>2</sub>	W <sub>1</sub>	W <sub>2</sub>
DUMPSTER 1	12'-0"	9'-0"	12'-0"	11'-0"

**SUBMITTAL & REVISION RECORD**

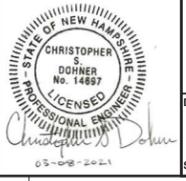
NO.	DATE	BY/PT	DESCRIPTION

**CEC**  
Civil & Environmental Consultants, Inc.  
333 Baldwin Road - Pittsburgh, PA 15205  
412-429-2324 - 800-365-2324  
www.cecinc.com

**CMG**  
152 DAVIS STREET  
KEENE, NH

**SITE DETAILS PLAN (SHEET 2 OF 2)**

DATE: FEBRUARY 12, 2021  
DRAWN BY: MUT  
DWG SCALE: CSD  
PROJECT NO: 306-555  
APPROVED BY: KPS

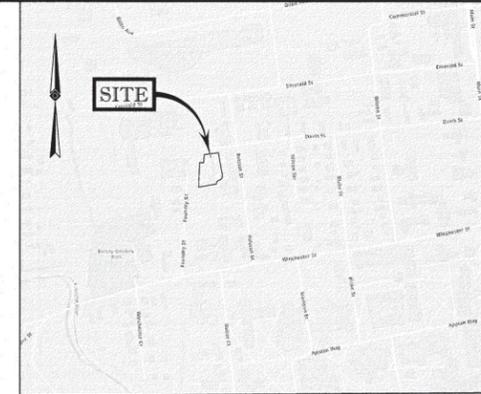
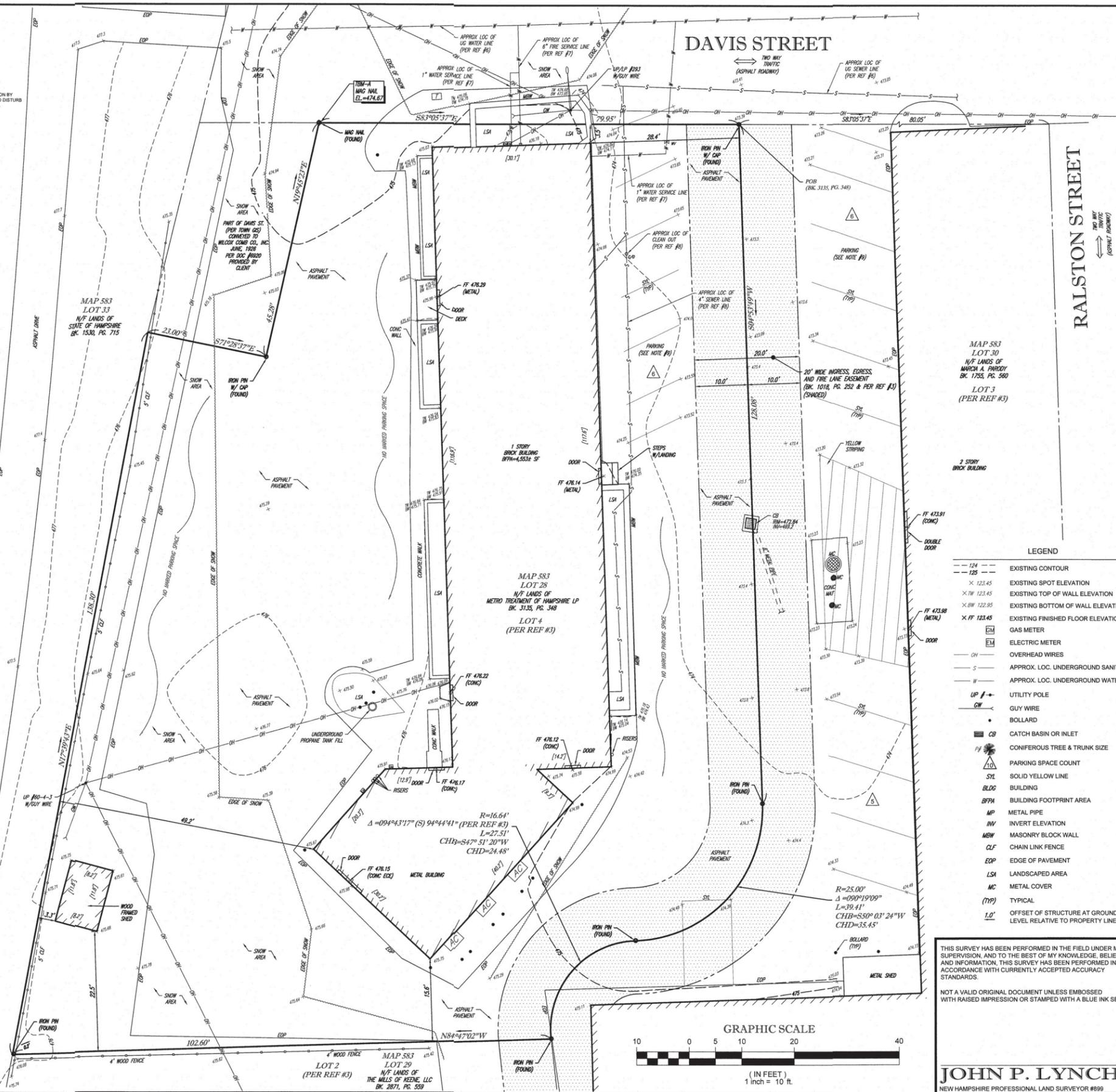




THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



REFERENCE #3



LOCUS MAP  
© 2013 ESRI WORLD STREET MAPS  
NOT TO SCALE

- NOTES:
- PROPERTY KNOWN AS LOT 28 AS SHOWN ON THE CITY OF KEENE, CHESHIRE COUNTY, STATE OF NEW HAMPSHIRE MAP NO. 583.
  - LOT 28 AREA = 19,730 SQUARE FEET OR 0.453 ACRES
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCHMARKS SET:
- TBM-A: MAG NAIL FOUND AT NORTHWEST LOT CORNER, ELEVATION = 474.67
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - LOT 28 (AKA LOT 4) HAS ACCESS AND PARKING RIGHTS IN DEED BOOK 1018, PAGE 252. LOT 4 HAS RIGHTS TO USE PARKING ON LOT 2 AND 3 FOR PARKING DURING NORMAL BUSINESS HOURS. LOTS 2 AND 3 ALSO HAVE RECIPROCAL PARKING RIGHTS ON LOT 4 FIRE LANE TO BE KEPT CLEAR OF OBSTRUCTIONS.
  - THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE VISIBLE ON THE DATE OF THE FIELD SURVEY. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.

LEGEND

---	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
x 70 123.45	EXISTING TOP OF WALL ELEVATION
x 60 123.45	EXISTING BOTTOM OF WALL ELEVATION
x FF 123.45	EXISTING FINISHED FLOOR ELEVATION
EM	GAS METER
EM	ELECTRIC METER
OH	OVERHEAD WIRES
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
UP / -	UTILITY POLE
GW	GUY WIRE
•	BOLLARD
CB	CATCH BASIN OR INLET
CT	CONIFEROUS TREE & TRUNK SIZE
PC	PARKING SPACE COUNT
YL	SOLID YELLOW LINE
BLDG	BUILDING
BFFA	BUILDING FOOTPRINT AREA
MP	METAL PIPE
INV	INVERT ELEVATION
MW	MASONRY BLOCK WALL
CLF	CHAIN LINK FENCE
EDP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

- REFERENCES:
- THE GIS MAP OF CITY OF KEENE, CHESHIRE COUNTY, MAP 583.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 286 OF 610," MAP NUMBER 33005268E, EFFECTIVE DATE: MAY 23, 2006.
  - MAP ENTITLED "SUBDIVISION OF THE LAND OF PERKINS REALTY CO., INC. KEENE, N.H.," PREPARED BY: HOLDEN ENGINEERING & SURVEYING INC., DATED: APRIL 2, 1982, LAST REVISED: APRIL 21, 1982, RECORDED WITH THE CHESHIRE COUNTY REGISTRY OF DEEDS IN PLAN ROLL 673, CABINET 4, PLAN 64.
  - MAP ENTITLED "SITE PLAN FOR PERKINS REALTY CO., INC. KEENE, N.H.," PREPARED BY: HOLDEN ENGINEERING & SURVEYING INC., DATED: APRIL 2, 1982, LAST REVISED: APRIL 21, 1982, RECORDED WITH THE CHESHIRE COUNTY REGISTRY OF DEEDS IN PLAN ROLL 674, CABINET 4, PLAN 65.
  - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY MADE FOR COLONIAL MANAGEMENT GROUP, LP 2500 MATLAND CENTER PKWY, SUITE 250 MATLAND, FL 32751 OF PROPERTY LOCATED ON DAVIS STREET KEENE, CHESHIRE COUNTY, NEW HAMPSHIRE BOOK 1087 PAGE 775 KEENE PROPERTY MAP 283 LOT 28", PREPARED BY: HORIZONS ENGINEERING, DATED: OCTOBER 28, 2020, LAST REVISED: NOVEMBER 19, 2020, PROVIDED BY CLIENT.
  - UTILITY INFORMATION PER THE CITY OF KEENE GIS.
  - WATER TIE CARDS OF 152 DAVIS STREET PROVIDED BY THE CITY OF KEENE ENGINEERING DEPARTMENT.
  - SEWER TIE CARDS OF 152 DAVIS STREET PROVIDED BY THE CITY OF KEENE ENGINEERING DEPARTMENT.

1	CONTOURS ADJUSTED IN AREA SOUTHEAST OF BUILDING	S.P.P.	J.P.L.	01-19-21
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

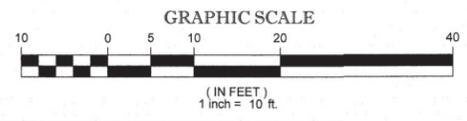


**JOHN P. LYNCH**  
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

DATE: 01-19-2021

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
152 DAVIS STREET  
LOT 28, MAP 583  
CITY OF KEENE, CHESHIRE COUNTY  
STATE OF NEW HAMPSHIRE

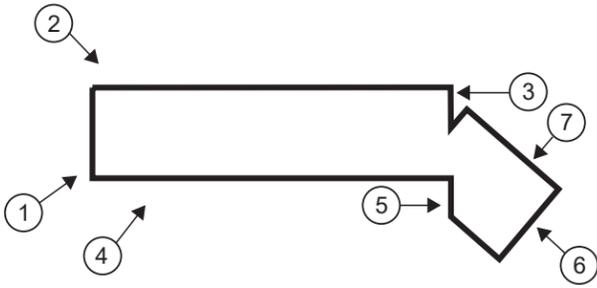
FIELD CREW S.B.H. & J.D.O.	ALBANY, NY 518-217-5010 CHAFFONT, PA 215-712-8600 HAUTPAULKE, NY 631-850-2645 MANHATTAN, NY 646-790-0411 MT LAUREL, NJ 609-857-2699 WARREN, NJ 908-668-0099
DRAWN: B.A.V.	352 TURNPIKE ROAD SOUTH BOROUGHS, MA 01772 508.948.3000 - 508.948.3003 FAX WWW.CPASURVEY.COM
REVIEWED: S.P.P.	APPROVED: J.P.L.
DATE: 12-31-2020	SCALE: 1" = 10'
FILE NO. 03-200276-00	DWG. NO. 1 OF 1



CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



# EXTERIOR BUILDING PHOTOS



KEY PLAN





February 12, 2021

Mr. Jim Horwitz  
Metro Treatment of New Hampshire, LP  
2500 Maitland Center Parkway  
Suite 250  
Maitland, Florida 32751

Dear Mr. Horwitz:

Subject: Summary of Results of Trip Generation Comparison  
Proposed 152 Davis Street Reuse  
City of Keene, Cheshire County, New Hampshire  
CEC Project 306-555

Civil & Environmental Consultants, Inc. (CEC) has performed a trip generation comparison for the reuse of the building located at 152 Davis Street in the City of Keene, Cheshire Count, New Hampshire. The purpose of this correspondence is to provide you with a summary of the results of this trip generation comparison.

It is CEC's understanding that the building located at 152 Davis Street in the City of Keene was most recently used as a small office building. The proposed use of the building is a clinic. Both the estimated vehicular trip generation of the building under its previous use as a small office building and the anticipated trip generation of the building under its proposed use as a clinic were calculated based upon data published by the Institute of Transportation Engineers (ITE) in their *Trip Generation*, Tenth Edition, 2017. Land Use Code 712, *Small Office Building*, was used to estimate the trip generation of the former 4,510 small office building and Land Use Code 630, *Clinic*, was used to estimate the anticipated trip generation of the proposed 4,510 square foot clinic. Copies of the trip generation calculations performed for the reuse of the building located at 152 Davis Street in the City of Keene have been included with this correspondence.

Using this methodology, the former 4,510 square foot small office building was estimated to generate approximately 73 vehicular trips during a typical weekday, with approximately nine (9) of these trips occurring during the weekday A.M. peak hour (seven (7) trips entering/two (2) trips exiting) and approximately 11 of these trips occurring during the weekday P.M. peak hour (four (4) trips entering/seven (7) trips exiting).

Similarly, the proposed 4,510 square foot clinic can be anticipated to generate approximately 172 vehicular trips during a typical weekday, with approximately 17 of these trips occurring during the weekday A.M. peak hour (13 trips entering/four (4) trips exiting) and approximately 21 of these trips occurring during the weekday P.M. peak hour (six (6) trips entering/15 trips exiting).

Therefore, the proposed reuse of the building located at 152 Davis Street as a clinic can be anticipated to generate an additional 99 vehicular trips during a typical weekday than the former small office building, with approximately eight (8) of these additional trips occurring during the weekday A.M. peak hour (six (6) additional trips entering/two (2) additional trips exiting) and approximately ten (10)

Mr. Jim Horwitz  
CEC Project 306-555  
Page 2  
February 12, 2021

of these additional trips occurring during the weekday P.M. peak hour (two (2) additional trips entering/eight (8) additional trips exiting). A summary of the estimated trip generation of the former small office building, the anticipated trip generation of the proposed clinic, and the anticipated increase in trip generation, has been included in Table 1, a copy of which has been included with this correspondence.

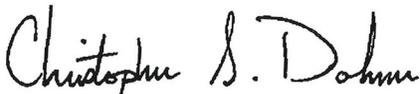
Subsection (b) of Section 12, *Traffic*, of the City of Keene Development Standards indicates, “Any commercial, office or industrial project involving 100 or more vehicle trips per day, or residential projects involving 15 or more units, as determined by the most recent published version of the Trip Generation Manual, must demonstrate to the Planning Department that their project will not diminish the capacity or safety of existing City Streets, bridges and/or intersections, prior to the issuance of a building permit”.

As previously detailed, the proposed reuse of the building located at 152 Davis Street as a clinic can be anticipated to generate an additional 99 average weekday trips, with approximately eight (8) of these additional trips occurring during the weekday A.M. peak hour and approximately ten (10) of these additional trips occurring during the weekday P.M. peak hour. Therefore, the proposed reuse of the building located at 152 Davis Street as a clinic is not anticipated to exceed 100 additional vehicular trips per day and is not anticipated to satisfy the requirements of the City of Keene Development Standards for the submission of a complete traffic study.

This completes our trip generation comparison for the reuse of the building located at 152 Davis Street in the City of Keene, Cheshire County, New Hampshire. Should you have any questions or require anything additional, please do not hesitate to contact us.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Chris S. Dohner, P.E.  
Project Manager



Jeffrey M. DePaolis, PTOE  
Principal

Enclosures

306-555-L-TRIP GENERATION-02-12-21.docx

## VOL. 475

Phillip H. Faulkner, Clerk.

Received Nov. 30, 1937. A true record.

Attest. *Winifred M. Chapman* Register.

Rev. Stamp  
\$2.50  
T.H.C. to G.K.C.  
11/30/37

KNOW ALL MEN BY THESE PRESENTS That The Hampshire Corporation, a corporation duly organized and located at Keene in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of one and more dollars, to it in hand, before the delivery hereof, well and truly paid by Golding-Keene Company, a corporation duly organized and located at said Keene, the receipt whereof it does hereby acknowledge, have given, granted, bargained, sold and by these presents do give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Grantee and its successors and assigns, forever:-

A certain tract of land with the buildings thereon situated on the westerly side of Ralston Street and the southerly side of Davis Street in said Keene and bounded and described as follows: Beginning at the intersection of said Streets; thence westerly 90.65 feet to an iron pin; thence continuing westerly 69.42 feet to an iron pin; thence continuing westerly 23.5 feet to an iron pin on the line of the right of way of the Boston & Maine Railroad; thence southerly on a curve, the same as the curve in the center line of the location of said Railroad 40.68 feet to an iron pin; thence southerly 163 feet to an iron pin being the northwest corner of other land of the grantee; thence easterly on other land of the grantee 128.8 feet to an iron pin; thence easterly continuing on the land of the said grantee 100 feet to said Ralston Street; thence northerly on said Ralston Street 200 feet to the place of beginning.

Being tracts numbered 4, 5, 6 and 7 in a foreclosure deed, The Keene National Bank et als to the Hampshire Corporation, dated July 31, 1934, recorded in Vol. 462, Page 11.

Together with all the grantor's interest in the railroad siding and subject to any burdens created by said railroad siding.

Also excepting any buildings which may be situated on said premises and belonging to the grantee.

Said premises, with other premises belonging to the grantor now or formerly, are subject to a mortgage in the amount of \$12,700.00 payable to the Savings Bank of Walpole, the entire amount of which mortgage the grantee hereby assumes and agrees to pay as part of the consideration for this deed.

Part of said premises are subject to a lease to the Conway Shoe Company. Being - of the premises conveyed to - the said Grantor by deed of - dated - 1 - recorded in Vol. - Page - of the Cheshire Registry:-

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Grantee and its successors and assigns, to their only proper use and benefit forever. And it the said Grantor and its successors and assigns, does hereby covenant, grant and agree to and with the said Grantee and its successors and assigns, that until the delivery hereof it is the lawful owner of the said premises, seized and possessed thereof in its own right in fee simple; and



thence Northerly on said Pearson's land 80 feet to a stone bound on the Southerly side of Davis Street; thence Easterly on Davis Street 207.2 feet to a stone bound on the Westerly side of Wilcox Terrace, so-called; thence Southerly on Wilcox Terrace 192.6 feet to an iron pin at the land now or formerly of William Coughlin; thence Westerly on said Coughlin's land 100 feet to an iron pin; thence Southerly on said Coughlin's land 100 feet to an iron pipe; thence Easterly on said Coughlin's land 100 feet to an iron pin on the Westerly side of said Wilcox Terrace; thence Southerly on said Wilcox Terrace 60 feet to a stone bound; thence Westerly 250.35 feet to the place of beginning.

This release and discharge shall in no manner affect the lien of said Trust Indenture of Mortgage as to the remainder of the premises described therein and not hereby specifically released.

IN WITNESS WHEREOF, said First National Bank of Concord has caused its name to be subscribed and its seal to be affixed hereto on the first day of August, 1947, by Carl H. Foster, its Executive Vice-President, hereunto duly authorized.

In the presence of:

Robert H. Reno

FIRST NATIONAL BANK OF CONCORD (SEAL)

By

Carl H. Foster  
Executive Vice-President

The State of New Hampshire Merrimack, ss. On this the first day of August, 1947, before me personally appeared Carl H. Foster who acknowledged himself to be the Executive Vice-President of First National Bank of Concord, and that he, as such Executive Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice-President.

IN WITNESS WHEREOF I have hereunto set my hand.

Robert H. Reno Justice of the Peace

Received Aug 4 1947 4-45 P. M. A true record.

Attest: *W. W. Field* N.H. *C. H. Foster* . . . Register.

Rev. Stamp  
\$55.00  
8/4/47

KNOW ALL MEN BY THESE PRESENTS THAT The Golding-Keene Company, a corporation, located at Keene in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of one and more Dollars, to it in hand, before the delivery hereof, well and truly paid by PERKINS REALTY CO., INC., a New Hampshire corporation, duly organized and having its principal place of business in said Keene, the receipt whereof it does hereby acknowledge, has given, granted, bargained, sold and by these presents does give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Grantee and its successors and assigns, forever,-

A certain tract of land situated in KEENE, County of Cheshire and State of New Hampshire on the Westerly side of Ralston Street and bounded and described as follows:

Beginning at the Northeast corner of the premises hereby conveyed at the intersection of Ralston and Davis Streets, thence Westerly on said Davis Street 160 feet to an iron pin, said pin being 72.5 feet Easterly of the center line of the main tract of the Ashuelot Division of the Boston & Maine Railroad; thence southerly 45.28 feet to an iron pin; thence Westerly 23 feet to an iron pin, said iron pin being 49.5 feet Easterly of the main line of said Ashuelot Division of the Boston and Maine Railroad; thence Southerly continuing 49.5 feet Easterly of said center line to a stone bound at

the land now or formerly of one Wheeler; thence Easterly on land now or formerly of said Wheeler 121.6 feet to an iron pipe; thence Southerly on said Wheeler's land 184 feet to an iron pin at the land now or formerly of one Coughlin; thence Easterly on said land now or formerly of said Coughlin 143.0 feet to said Ralston Street; thence Northerly on said Ralston Street about 693 feet to the place of beginning. Together with all rights, if any, in and to the land occupied by the Boston and Maine Railroad right of way.

Subject to a certain easement given to the Public Service Company of New Hampshire by the Grantor dated March 9, 1944 recorded in Volume 507, Page 253 of the Cheshire Registry of Deeds.

Also a certain other tract of land situated in said Keene on the Easterly side of Ralston Street and bounded and described as follows:

Beginning at the Southwesterly corner of the premises described on the Easterly side of Ralston Street; thence Northerly 273.68 feet to a stone bound at the land of Fred T. Pearson; thence Easterly on said Pearson's land 60 feet to an iron pin; thence Northerly on said Pearson's land 80 feet to a stone bound on the Southerly side of Davis Street; thence Easterly on Davis Street 207.2 feet to a stone bound on the West-erly side of Wilcox Terrace, so-called; thence Southerly on Wilcox Terrace 192.6 feet to an iron pin at the land now or formerly of William Coughlin; thence Westerly on said Coughlin's land 100 feet to an iron pin; thence Southerly on said Coughlin's land 100 feet to an iron pipe; thence Easterly on said Coughlin's land 100 feet to an iron pin on the Westerly side of said Wilcox Terrace; thence Southerly on said Wilcox Terrace 60 feet to a stone bound; thence Westerly 250.35 feet to the place of beginning.

Being all of the premises conveyed to the said grantor by the following deeds:

The Hampshire Corporation to The Golding Keene Company dated November 29, 1937 recorded Vol. 475, Page 453 of the Cheshire Registry.

The Keene National Bank to The Golding Keene Company dated June 24, 1940 recorded Vol. 487 Page 568 of the Cheshire Registry.

Keene Mica Company to The Golding Keene Company dated March 24, 1930 recorded Vol. 440 Page 567 of the Cheshire Registry.

Keene Mica Products Company to The Golding Keene Company dated May 1, 1923 recorded Vol. 407 Page 331 of the Cheshire Registry.

Intending to convey all of the real estate owned by the grantor situated on both the easterly and westerly sides of Ralston Street in said Keene.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Grantee and its successors and assigns, to their only proper use and benefit forever. And - the said Grantor and its successors and assigns do hereby covenant, grant and agree to and with the said Grantee and its successors and assigns, that until the delivery hereof it is the lawful owner of the said premises, seized and possessed thereof in its own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; except as herein stated.

And that it and its successors and assigns shall and will warrant the same to the said Grantee and its successors and assigns, against the lawful claims and demands of any person or persons whomssoever, except as aforesaid.

WITNESS the hand and the corporate seal of the Corporation this 30th day of July Anno Domini one thousand nine hundred and forty-seven.

Signed, Sealed and Delivered  
in presence of us:

Philip H. Faulkner

By THE GOLDING-KEENE COMPANY (SEAL)  
J. Alfred Dennis

State of New Hampshire County of Cheshire On this the 30th day of July 1947, before me, - the undersigned officer, personally appeared J. Alfred Dennis who acknowledged himself to be the Vice President of The Golding Keene Company, a corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

In witness whereof I hereunto set my hand and official seal.

Philip H. Faulkner Justice of the Peace.  
Title of Officer.

I hereby certify that the following is a true copy of a vote of the Directors of The Golding-Keene Company passed at a meeting held on July 25, 1947, at which meeting a quorum was present:

"Voted to authorize the Vice-President, J. Alfred Dennis, to execute a deed on behalf of the Company conveying the Company's land and buildings to Perkins Realty Co. Inc., on both sides of Ralston Street, Keene, as shown on a plan made by W.E. Hammond, October 8, 1940".

Philip H. Faulkner Clerk.

Received Aug 4 1947 4-45 P.M. A true record.

Attest: *Winnifred A. Jefts* . . Register.

Rev. Stamp  
\$5.50  
8/4/47

KNOW ALL MEN BY THESE PRESENTS THAT I, Samuel S. Craig of Alstead in the County of Cheshire and State of New Hampshire, for and in consideration of the sum of one and more Dollars, to me in hand, before the delivery hereof, well and truly paid by LONA LAGASSEY of Charlestown in the County of Sullivan and said State of New Hampshire the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and by these presents do give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Grantee and her heirs and assigns, forever,

A certain tract of land with the buildings thereon situated in ALSTEAD, N. H. and bounded and described as follows, viz: Beginning at the end of a wall on Warren Pond, thence westerly on said wall and on land formerly of Ella L. Banks to land of Nettie Messer, thence southerly on a wall and on said Messer land, 10 3/4 rods to a stake and stones, thence easterly about 15 rods on land formerly of Erastus P. Kidder and W. Angier to a stake and stones at Warren Pond, thence northerly on Warren Pond to the place of beginning: containing one acre more or less.

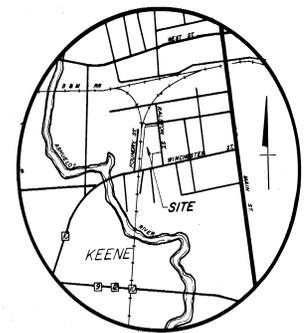
Subject to a highway across said premises westerly of the high water mark of the said pond and known as the Pine Cliff Road.

Being all of the premises conveyed to Winnie A. Jefts (correct name Winnifred A. Jefts) by deed of Margaret Dora Scott dated Mar. 26, 1924, recorded May 15, 1924, Vol. 414, Page 177 of the Cheshire Registry. The grantor herein holds the title as surviving husband of Winnifred A. Jefts, deceased, having released his courtesy and Homestead and claimed all of the real estate on Nov. 16, 1944, said release having been filed by the Register of Probate Dec. 8, 1944 in the Cheshire County Register of Deeds.

Also another certain tract or parcel of land situated in said East Alstead, bounded and described as follows, to wit:- Beginning at a point in the wall separating lands of Heman Chase and Samuel S. Craig, the grantor herein, being four (4) feet West of the West side of the barn of the said grantor, and also being eighty-seven and one-half (87 1/2) feet East of the corner of the walls standing at the Northwest corner of land of the grantor and the Northeast corner of land of Fannie Wilson; thence North 2° East ten and one-half (10 1/2) feet passing parallel to the West side of the said barn and four

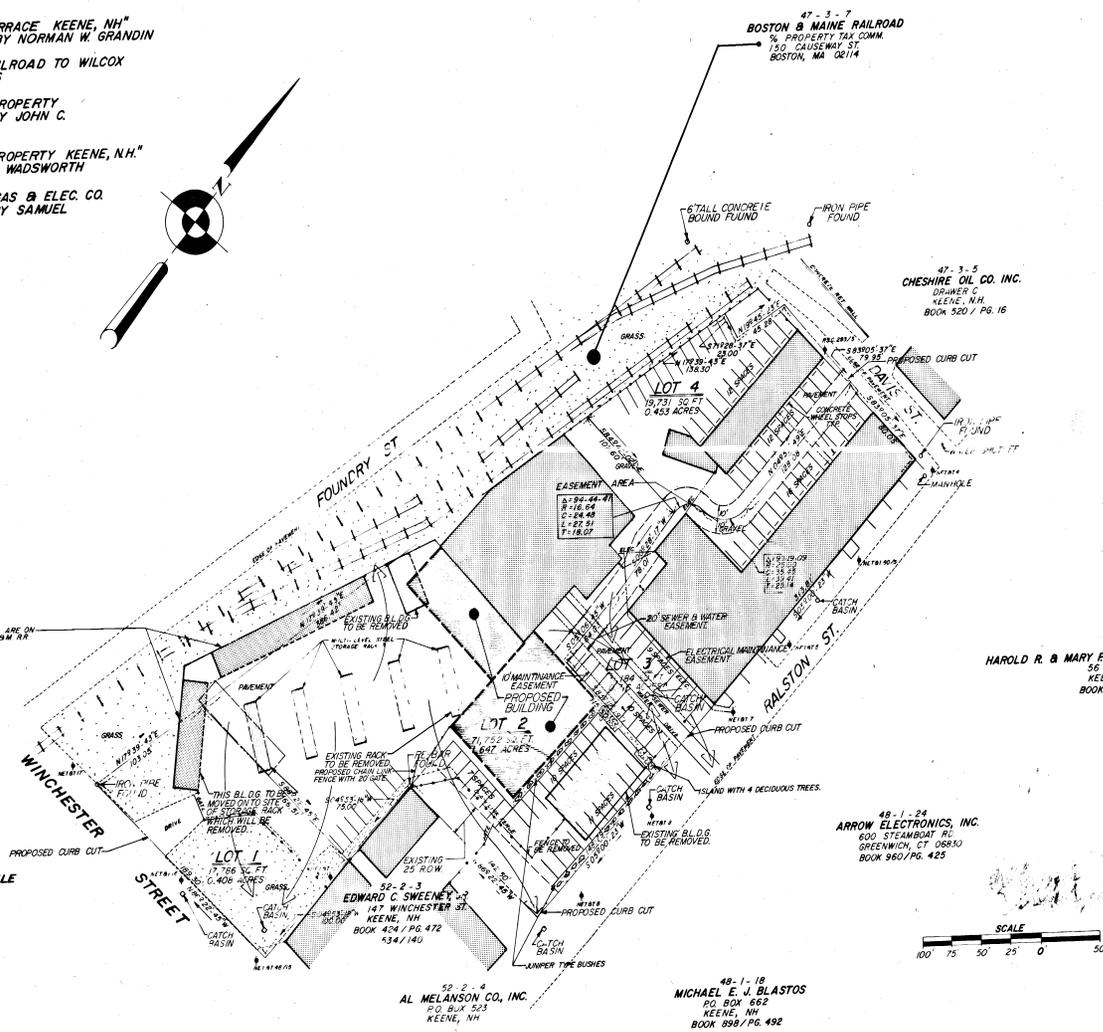
**PLAN REFERENCE:**

- 1) "SUBDIVISION LAYOUT OF JOHN L. & GLADYS R. WHITE PROPERTY" DATED 4/11/1975 BY JOHN C. CALHOUN JR.
- 2) "MORAN REALTY INC. WILCOX TERRACE KEENE, NH" REVISED THROUGH 10/15/1976 BY NORMAN W. GRANDIN
- 3) "LAND IN KEENE, NH. B & M. RAILROAD TO WILCOX COMB CO, INC." DATED FEB. 1926
- 4) "BOUNDARY SURVEY OF HATHORN PROPERTY KEENE, NH" DATED 7/9/1974 BY JOHN C. CALHOUN, JR.
- 5) "PLAN OF THE ASHUELOT MILL PROPERTY KEENE, N.H." DATED APRIL 1896 BY SAMUEL WADSWORTH
- 6) "PLAN OF LAND OF THE KEENE GAS & ELEC. CO. KEENE, NH" DATED SEPT 1909 BY SAMUEL WADSWORTH



**LOCATION MAP**

NOTE: BUILDINGS IN THIS AREA ARE ON LAND LEASED FROM THE B&M RR



52-3-10  
R. K. DRAGON, INC.  
160 WINCHESTER ST  
KEENE, NH  
BOOK 997/Pg. 203

52-3-9  
ROMEO A. & JUDITH A. PAPILE  
631 MAIN ST  
KEENE, NH  
BOOK 753/Pg. 73

54-4-13  
JOHN C. BERGLUND  
RFD 2, BOX 313  
KEENE, NH

54-4-12  
VENA & MOLLY A. DILUZIO  
144 WINCHESTER ST  
KEENE, NH

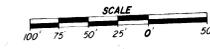
52-2-4  
AL MELANSON CO, INC.  
P.O. BOX 523  
KEENE, NH

49-1-18  
MICHAEL E. J. BLASTOS  
P.O. BOX 662  
KEENE, NH  
BOOK 898/Pg. 492

49-1-24  
ARROW ELECTRONICS, INC.  
600 STEAMBOAT RD.  
GREENWICH, CT 06860  
BOOK 960/Pg. 425

49-1-17  
HAROLD R. & MARY P. & HAROLD G. & JANE B. JOHNSON  
56 RALSTON ST  
KEENE, NH  
BOOK 819/Pg. 230

48-1-16  
MORAN REALTY, INC.  
P.O. BOX 297  
KEENE, NH  
BOOK 892/Pg. 457



ARROWS INDICATE DIRECTION OF STORM WATER FLOW.

APPROVED BY THE KEENE PLANNING BOARD

DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

- NOTE:**
- 1.) LOT CORNER MONUMENTS TO BE SET AFTER APPROVAL OF THE SUBDIVISION BY THE CITY OF KEENE.
  - 2.) FIRE LANE INGRESS & EGRESS TO BE COVERED IN SEPERATE COVENANT.



Job No. 82-83

**HOLDEN** Engineering & Surveying Inc.

7 Perley Street  
P.O. Box 249  
Concord, N.H. 03301  
603-223-0449

*Received June 30, 1983*

**SITE PLAN FOR PERKINS REALTY CO, INC. KEENE, N.H.**

*Roll 674  
Cab 4-65*

Owner:  
PERKINS REALTY CO, INC  
29 RALSTON STREET  
KEENE, NH 03431

Date	Revised	Discipline
11.2.82	REMOVE EXIST. & PROPOSED BLDGS.	
11.2.82	RETRACTED AT 50' SCALE	
11.2.82	ADD EASE, CHANGE ANGLES, ETC.	

Book 8 Page 15

Date: 4/2/82

Scale: 1" = 50'

Sheet No. 1 of 1

E Doc # 2009761 11/02/2020 08:31:15 AM  
Book 3135 Page 348 Page 1 of 3  
Register of Deeds, Cheshire County  
LCHIP CHA96657 25.00  
*Anna Z. Tift* TRANS TAX CH850057 4,275.00

Return to:  
Metro Treatment of New Hampshire LP  
2500 Maitland Center Parkway, Suite 250  
Maitland, FL 32751

**WARRANTY DEED**

**Transfer Tax: \$4,275.00**

I, **ELIZABETH B. DINOWITZ**, single, of 268 Gilsum Road, Surry, New Hampshire 03431, for consideration paid, do hereby grant to

**METRO TREATMENT OF NEW HAMPSHIRE LP, A Delaware LIMITED PARTNERSHIP**, with an address of 2500 Maitland Center Parkway, Suite 250, Maitland, Florida 32751

with **WARRANTY COVENANTS**

A certain parcel of land, with the buildings thereon, situated Southerly of Davis Street, in Keene, County of Cheshire and State of New Hampshire, shown as Lot #4, 19,731 Sq. Ft., 0.453 Acres, on a plan entitled "Site Plan for Perkins Realty Co., Inc., Keene, N.H." by Peter D. Holden dated April 2, 1982, revised April 6, April 13, and April 21, 1982, approved by the Keene Planning Board on May 11, 1982 and recorded on June 30,, 1982 at Plan Roll 674 of the Cheshire County Registry of Deeds, bounded and described as follows:

Beginning at the Northeast corner of the within described premises at the center line of an easement which runs Southerly from Davis Street; thence South 04 degrees 53' 49" West one hundred twenty-eight and eight hundredths (128.08) feet, more or less, along the center line of the easement, to a point; thence along the center line of the easement on a curve to the right, the radius of which is 25.00 feet, a distance of thirty-three and forty-one hundredths (39.41) feet,

more or less, to a point; thence along the center line of the easement on a curve to the left, the radius of which is 16.64 feet a distance of twenty-seven and fifty-one hundredths (27.51) feet, more or less, to a point; thence North 84 degrees 47' 02" West one hundred two and sixty hundredths (102.60) feet, more or less, to a point on the East side of a railroad tract; thence North 17 degrees 39' 43" East one hundred thirty-eight and thirty hundredths (138.30) feet, more or less, along the railroad tract to a point; thence South 71 degrees 28' 37" East twenty-three (23.00) feet, more or less, to a point; thence North 19 degrees 45' 23" East forty-five and twenty-eight hundredths (45.28) feet, more or less, to a point; thence South 83 degrees 05' 37" East seventy-nine and ninety-five hundredths (79.95) feet, more or less, to the point of beginning.

Subject to any and all matters as shown on Plan at Roll 674 (Cabinet 4-65) and Roll 673 (Cabinet 4-64).

Subject to the rights and restrictions contained in a Declaration of Easements dated and recorded on June 30, 1982 at Vol. 1018, Page 252 of the Cheshire County Registry of Deeds.

Also subject to any rights conveyed to Frank M. Pardy, et al (including any rights to tie into electric, sewer and water lines) as set forth in a deed recorded on August 11, 1982 at Vol. 1020, Page 269 of the Cheshire County Registry of Deeds.

Also subject to any rights of the Public Service Company of New Hampshire (vol. 507, Page 253), and any rights of Keene Gas & Electric Company (Vol. 359, Page 482).

Meaning and intending to describe the premises conveyed to Arnold T. Dinowitz and Elizabeth B. Dinowitz by deed of Perkins Lumber Company, Inc. dated July 27, 1984 and recorded in the Cheshire County Registry of Deeds at Vol. 1067, Page 775. The said Arnold T. Dinowitz is deceased. See death certificate recorded herewith.

This is not homestead property.

Executed under seal this 30 day of October, 2020.

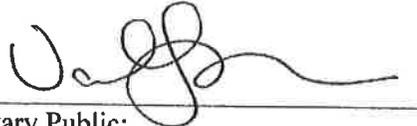
  
ELIZABETH B. DINOWITZ

STATE OF NEW HAMPSHIRE

Hillsborough, ss.

October 30, 2020

Then personally appeared the above named Elizabeth B. Dinowitz and acknowledged the foregoing instrument to be her free act and deed before me.



Notary Public:  
My commission expires:



DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS dated as of this 30<sup>th</sup> day of June, 1982, by Perkins Lumber Company, Inc., a New Hampshire corporation with a principal place of business in Keene, New Hampshire, hereinafter called "Perkins", and having a mailing address at 29 Ralston Street, Keene, New Hampshire 03431.

W I T N E S S E T H

WHEREAS Perkins owns certain property on Winchester and Ralston Streets in Keene, New Hampshire, shown as Lots 1, 2, 3, and 4 on a plan entitled "Subdivision of the land of Perkins Realty Co., Inc., Keene, New Hampshire. Scale 1" = 50' dated April 2, 1982, revised to April 21, 1982, by Holden Engineering and Surveying, Inc." recorded in the Cheshire County Registry of Deeds as Plan # 611693 Bk. 4-64 (hereinafter called the "Subdivision Plan") and also on another plan entitled "Site Plan for Perkins Realty Co., Inc., Keene, New Hampshire". Scale 1" = 50', dated April 2, 1982, revised to April 21, 1982, by Holden Engineering and Surveying, Inc." recorded in the Cheshire County Registry of Deeds as Plan # 611694 Bk. 4-64 (hereinafter called the "Site Plan"), and

WHEREAS Perkins hereby intends to create certain reciprocal appurtenant easements for access and parking, benefiting portions of its aforesaid property;

NOW, THEREFORE, Perkins hereby agrees that the following easements are hereby created and granted.

1. The right and easement appurtenant to Lot 2 in common with others entitled thereto to use the parking spaces shown on the Site Plan on Lot 3 and Lot 4 for the purpose of parking for customers and other business invitees during the normal business hours of the businesses being operated from time to time on lot 3 and lot 4.

2. The right and easement appurtenant to Lot 3 in common with others entitled thereto to use the parking spaces shown on the Site Plan on Lot 2 and Lot 4 for the purpose of parking for customers and other business invitees during the normal business hours of the businesses being operated from time to time on lot 2 and lot 4.

3. The right and easement appurtenant to Lot 4 in common with others entitled thereto to use the parking spaces shown on the Site Plan on Lot 2 and Lot 3 for the purpose of parking for customers and other business invitees during the normal business hours of the businesses being operated from time to time on lot 2 and lot 3.

4. The right and easement appurtenant to lot 2, in common with others entitled thereto, to utilize the 20' easement running through lot 3, through lots 2 and 3, and through lots 3 and 4, all as shown on the Site Plan, for use for ingress to and egress from lot 2 and for further use as a fire lane; said 20' easement to be kept free and clear of all obstructions at all times with the limited exception of necessary excavation to install, repair or replace utilities.

5. The right and easement appurtenant to lot 3, in common with others entitled thereto, to utilize the 20' easement running through lot 3, through lots 2 and 3, and through lots 3 and 4, all as shown on the Site Plan, for use for ingress to and egress from lot 3 and for further use as a fire lane; said 20' easement to be kept free and clear of all obstructions at all times with the limited exception of necessary excavation to install, repair or replace utilities.

6. The right and easement appurtenant to lot 4, in common with others entitled thereto, to utilize the 20' easement running through lot 3, through lots 2 and 3, and through lots 3 and 4, all as shown on the Site Plan, for use for ingress to and egress from lot 4 and for further use as a fire lane; said 20' easement to be kept free and clear of all obstructions at all times with the limited exception of necessary excavation to install, repair or replace utilities.

7. The right and easement appurtenant to lot 2 to utilize the 10' strip of land on lot 3 immediately adjacent to the northerly boundary of lot 2 and the southerly boundary of lot 3 for the purpose of constructing, maintaining, and repairing any building hereafter placed on lot 2; said easement being shown as the 10' maintenance easement on the Site Plan.

8. All of the above easements herein granted are expressly granted with the obligation on the part of each owner of any Lot exercising or entitled hereunder to exercise said right and

easement to (a) repair any damage arising from such exercise; (b) comply with all applicable laws, statutes, regulations, and ordinances now or hereafter in effect; and (c) hold the owner of the burdened Lot, its successors and assigns, harmless against any liability resulting from any exercise to the said right and easement. Further, all of the above easements herein granted are expressly granted with the obligation on the part of the owners of the Lots burdened by any easement to maintain said easement in good repair and condition, including but not limited to the removal of snow and ice.

9. The easements hereby created shall inure to the use and benefit of the present and future owners and lawful occupants of the Lots and shall be appurtenant to burden and run with the Lots and each and every successor and assign of Perkins agrees by accepting an interest in any Lot, to recognize all of the respective obligations contained in this declaration.

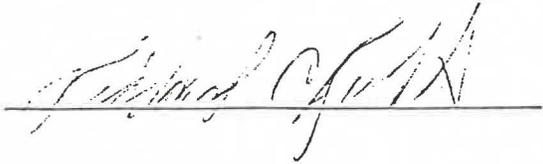
10. The rights, duties, easements and agreements herein contained shall be appurtenant to and shall run with the land shown on the plans identified above and shall be binding upon and inure to the benefit of Perkins and its successors and assigns, provided, however, that the provisions hereof shall be binding upon Perkins and its successors and assigns only with respect to breaches occurring during Perkins or its successors or assigns ownership of an interest in the land which is the subject hereof.

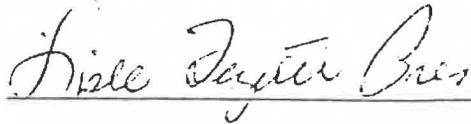
IN WITNESS WHEREOF Perkins Lumber Company, Inc. has hereunto

set its hand and seal the day and year first above written.

Witness:

PERKINS LUMBER COMPANY, INC.

  
\_\_\_\_\_

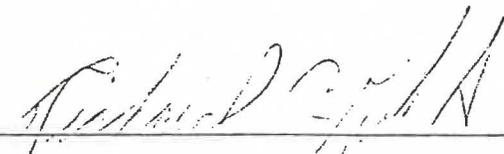
By   
\_\_\_\_\_  
President

The State of New Hampshire

*Chapter 55*

Then personally appeared the above named Lisle Fezette,  
President of Perkins Lumber Company, Inc., and acknowledged the  
foregoing to be the free act and deed of the corporation.

Before me,

  
\_\_\_\_\_  
Notary Public/Justice of Peace

JUN 30 PM 3:52

RECORD OFFICE  
REGISTER OF DEEDS  
EVELYN S. IDELL #250PA

**CHESHIRE COUNTY**  
REGISTER OF DEEDS  
NORRIS, NEW HAMPSHIRE

Received JUN 30 1982  
at 3:52 o'clock P  
Registered Vol. 1018 Page 252  
By Evelyn S. Idell Registrar

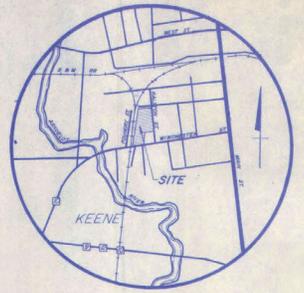
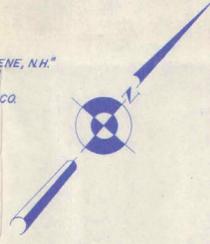
Wodlugh, Stair, ...  
95 Market St.  
Manchester, N.H.  
attn: Mr. Kohls

① 03101

(2nd row)

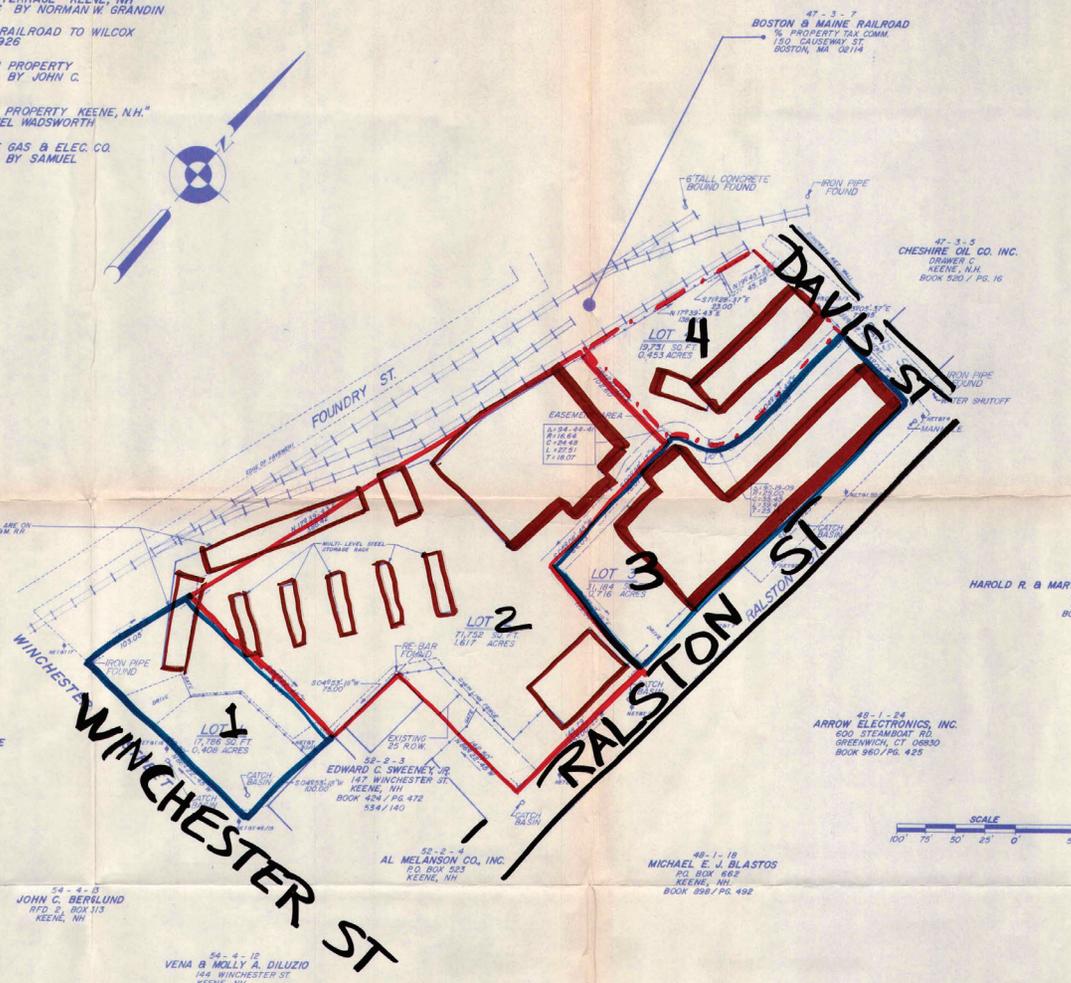
**PLAN REFERENCE:**

- 1) "SUBDIVISION LAYOUT OF JOHN L. & GLADYS R. WHITE PROPERTY" DATED 4/1/1975 BY JOHN C. CALHOUN JR.
- 2) "MORAN REALTY INC. WILCOX TERRACE KEENE, NH" REVISED THROUGH 10/15/1976 BY NORMAN W. GRANDIN
- 3) "LAND IN KEENE, NH. B. & M. RAILROAD TO WILCOX COMB CO, INC." DATED FEB. 1926
- 4) "BOUNDARY SURVEY OF HATHORN PROPERTY KEENE, NH" DATED 7/9/1974 BY JOHN C. CALHOUN, JR.
- 5) "PLAN OF THE ASHUELOT MILL PROPERTY KEENE, N.H." DATED APRIL 1896 BY SAMUEL WADSWORTH
- 6) "PLAN OF LAND OF THE KEENE GAS & ELEC. CO. KEENE, NH" DATED SEPT 1909 BY SAMUEL WADSWORTH



**LOCATION MAP**

NOTE: BUILDINGS IN THIS AREA ARE ON LAND LEASED FROM THE B&M R.R.



52-1-10  
R. K. DRAGON, INC.  
160 WINCHESTER ST  
KEENE, NH  
BOOK 997/P. 203

52-3-9  
ROMEO A. & JUDITH A. PAPILE  
631 MAIN ST.  
KEENE, NH  
BOOK 753/P. 73

54-4-5  
JOHN C. BERLUND  
870 S. BOX 113  
KEENE, NH

54-4-12  
VENA & MOLLY A. DILUZIO  
144 WINCHESTER ST.  
KEENE, NH

52-2-3  
EDWARD C. SWEENEY, JR.  
147 WINCHESTER ST.  
KEENE, NH  
BOOK 424/P. 672  
534/140

52-3-2  
AL MELANSON CO., INC.  
P.O. BOX 523  
KEENE, NH

50-1-19  
MICHAEL E. J. BLASTOS  
P.O. BOX 662  
KEENE, NH  
BOOK 498/P. 492

48-1-24  
ARROW ELECTRONICS, INC.  
600 STEAMBOAT RD.  
GREENWICH, CT 06830  
BOOK 980/P. 423

48-1-17  
HAROLD R. & MARY P. & HAROLD G. & JANE B. JOHNSON  
56 RALSTON ST.  
KEENE, NH  
BOOK 819/P. 230

48-1-16  
MORAN REALTY, INC.  
P.O. BOX 897  
KEENE, NH  
BOOK 892/P. 437

47-3-7  
BOSTON & MAINE RAILROAD  
% PROPERTY TAX COMM.  
100 CAUSEWAY ST.  
BOSTON, MA 02114

47-3-5  
CHESHIRE OIL CO. INC.  
DUNBAR C.  
KEENE, N.H.  
BOOK 520 / P. 16



APPROVED BY THE KEENE PLANNING BOARD

DATE: May 11, 1982  
CHAIRMAN: Neal D. Russell

SECRETARY: recorded 1/15/82  
*subject to signed maintenance and parking easements; subject to approval of parking easements by zoning board of adjustment.*

NOTE:  
1.) LOT CORNER MONUMENTS TO BE SET AFTER APPROVAL OF THE SUBDIVISION BY THE CITY OF KEENE.



Job No. 82-83

**HOLDEN Engineering & Surveying inc.**

7 Perley Street  
P.O. Box 247  
Concord, N.H. 03301  
603-225-6449

**SUBDIVISION OF THE LAND OF PERKINS REALTY CO., INC. KEENE, N.H.**

Owner:  
PERKINS REALTY CO., INC.  
29 RALSTON STREET  
KEENE, NH 03431

Revised	Description
1	5/15/82 REMOVE EXIST. & PROPOSED BLDGS
2	4/22/82 RE-DRAWN AT 30' SCALE
3	11/22/82 ADD EASE. CHESHIRE OIL CO., ETC.
4	
5	

Book 8 Page 15  
Date: 4/2/82  
Scale: 1" = 50'  
Sheet No. 1 of 1

**CITY OF KEENE**  
**NEW HAMPSHIRE**

**MEMORANDUM**

Date: March 11, 2021  
To: Planning Board  
From: Tara Kessler, Senior Planner  
Re: Proposed Amendment to the Planning Board Legal Notice Fee

**Overview**

At the Planning Board meeting on Monday, March 22, 2021, there will be a public hearing on a proposed amendment to the Planning Board's Legal Notice Fee, which was last revised in May of 2017, from \$25 to \$62 to account for 1) additional costs related to noticing of remote meetings due to the COVID-19 state of Emergency and 2) to reflect increases in the per-line cost of legal advertisements. The proposed Fee Schedule, dated March 9, 2021, is attached to this memo.

**Background**

Staff recently became aware that the FY20 budget for advertising is close to being exhausted due to increased advertising costs related to noticing of remote meetings during the Covid-19 State of Emergency as well as increases in the per-line cost of legal advertisements. Staff conducted an analysis of the impact that remote meeting language has had on the average cost of a legal notice and determined that, on average, this language adds approximately 23.5 lines per application, or \$16.00 per application to the cost of the legal notice. There are an average of two applications per legal notice.

In addition, the per-line cost of legal advertisements has increased from \$1.35 per line in 2017 to \$1.50 per line today, and the per-line cost is going to increase again to \$1.60 per line starting on April 1, 2021.

In total, an average legal notice currently costs \$58.00 per application, and with the expected increase in the per-line cost going up to \$1.60, the average cost of a legal notice fee is expected to be \$62.00 per application.

Staff will conduct a presentation on the proposed change to the Legal Notice Fee at the March meeting.

**CITY OF KEENE**  
**PLANNING BOARD FEES**

**SITE PLAN APPLICATION**

❖ Advice & Comment	\$25.00
❖ Formal Review	\$250.00 + \$0.05 per sq. ft. of new construction
❖ Request for Modifications to an approved Site Plan	\$250.00 + \$0.05 per sq. ft. of new construction
❖ Request to extend expiration of conditionally approved Site Plan	\$25.00 for 1st request, \$50 for each request thereafter
❖ Postage for Certified mail	Current USPS certified mail rate
❖ Printing fee for legal ad in newspaper	\$25

**SUBDIVISION APPLICATION**

❖ Advice & Comment	\$25.00
❖ Formal Review	\$200.00 + \$100.00 per lot
❖ Formal Review for Boundary Line Adjustment	\$100.00 + \$20.00 per lot
❖ Boundary Line Survey (RSA 676:18)	\$25.00
❖ Request to extend expiration of conditionally approved Subdivision	\$25.00 for 1st request, \$50 for each request thereafter
❖ Postage for certified mail	Current USPS certified mail rate
❖ Printing fee for legal ad in newspaper	<del>\$25</del> \$62
❖ Filing mylar with Cheshire County Registry of Deeds made payable to Cheshire County Registry of Deeds. Due after approval when mylar and paper copies are submitted.	Cheshire County Registry of Deeds Fee (Includes LCHIP fee)

**ADMINISTRATIVE REVIEW**

❖ Administrative Review - Minor Projects & Minor Modifications	\$125
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**CONDITIONAL USE PERMIT (CUP) APPLICATION**

❖ Telecommunication CUP	\$300.00
❖ Accessory Dwelling CUP	\$100.00
❖ Hillside CUP	\$100.00
❖ Surface Water Buffer CUP	\$100.00
❖ Conservation Residential Development CUP	\$200.00 + \$100.00 per lot
❖ Postage for certified mail	Current USPS certified mail rate
❖ Printing fee for legal ad in newspaper	\$25

**DRIVEWAY-CURB CUT APPLICATION**

❖ New Driveway Curb-Cut	\$50.00
❖ Expansion of existing Driveway Curb-Cut	\$50.00

**VOLUNTARY MERGER APPLICATION**

❖ Application Fee	\$50.00
❖ Recording fee	Cheshire County Registry of Deeds Fee

**Notes:**

- ❖ 1) All abutter mailing costs, legal notifications and recording fees are to be paid by the applicant.
- ❖ 2) All fees are requested in a check made payable to The City Of Keene, **except for recording fees** which should be made out to the Cheshire County Registry of Deeds.

**March 9, 2021 PROPOSED Revisions to Planning Board Fee Schedule:**

-Amend "Printing Fee for Legal Ad in Newspaper" to \$62 from \$25