



## **City of Keene Planning Board**

### **AGENDA**

**Monday, September 27, 2021**

**6:30 PM**

**City Hall, 2<sup>nd</sup> Floor Council Chambers**

**Note:** *The public may join the meeting online or at City Hall in the 2<sup>nd</sup> Floor Council Chambers. To access the meeting online, visit [www.zoom.us/join](http://www.zoom.us/join) or call (646) 558-8656 and enter the Meeting ID: 857 8338 6440.\**

I. **Call to Order** – Roll Call

II. **Minutes of Previous Meeting** – August 23, 2021

III. **Boundary Line Adjustments**

**S-07-21 – Boundary Line Adjustment – 56 & 0 Chapman Rd** – Applicants and owners Edward and Kathleen Burke propose a boundary line adjustment between their property at 56 Chapman Rd (TMP# 241-019-000) and 0 Chapman Rd (TMP# 241-018-000), which is owned by the City of Keene, NH. This adjustment would result in a transfer of 0.59-acres from the 27-acre parcel at 0 Chapman Rd to the 2.53-acre parcel at 56 Chapman Rd. Both properties are in the Rural District. The applicant is requesting a waiver from Subsections B.2.b.3 and B.2.c.2 of Section 25.10.5 of the Keene Land Development Code, which require the boundaries of all parcels subject to review be displayed on an existing conditions and a proposed conditions plan.

IV. **Public Hearing**

**S-05-21 – Subdivision – 152 Wyman Rd** – Applicant Russell Huntley of Huntley Survey and Design PLLC, on behalf of owners Tom and Tracy Borden, proposes to subdivide the existing 74.82-acre parcel at 152 Wyman Rd (TMP# 210-011-000) into a 5.77-acre lot and a 69.05-acre lot. The site is located in the Rural District.

V. **Community Development Director Report**

VI. **New Business**

VII. **Upcoming Dates of Interest –October 2021**

- Joint Committee of the Planning Board and PLD – TUESDAY October 12, 6:30 PM
- Planning Board Steering Committee – October 12, 11:00 AM
- Planning Board Site Visit – October 20, 8:00 AM – To Be Confirmed
- Planning Board Meeting – October 25, 6:30 PM

*\*A Zoom link and call in information is being provided as a public service; however, the public body will be meeting in person with a quorum present at the location, date and time contained in this notice. If for some reason the Zoom link or call in does not work, the public meeting will not be continued.*

**City of Keene**  
**New Hampshire**

**PLANNING BOARD**  
**MEETING MINUTES**

**Monday, August 23, 2021**

**6:30 PM**

**Council Chambers,  
City Hall**

**Members Present:**

Pamela Russell Slack, Chair  
David Orgaz, Vice Chair  
Mayor George S. Hansel  
Councilor Michael Remy  
Emily Lavigne-Bernier  
Tammy Adams, Alternate

**Staff Present:**

Rhett Lamb, Community Development  
Director/Assistant City Manager  
Tara Kessler, Senior Planner

**Members Not Present:**

Andrew Weglinski  
Roberta Mastrogiovanni  
Gail Somers  
Harold Farrington, Alternate

**I) Call to Order – Roll Call**

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

**II) Minutes of Previous Meeting – May 24, 2021**

A motion was made by Mayor George Hansel to approve the May 24, 2021 meeting minutes. The motion was seconded Councilor Michael Remy and was unanimously approved.

**III) Boundary Line Adjustment**

S-04-21 – Boundary Line Adjustment – 147 & 157 Gilsum St – Applicant Monadnock Land Planning, on behalf of owners Michael Pappas and Eunice Pappas of 147 Gilsum St (TMP# 530-057-000) and Michael Pappas of 157 Gilsum St (TMP# 530-056-000), proposes a boundary line adjustment between the two properties. This adjustment would result in a transfer of 3,777 square feet (sf) from the 13,658 sf parcel located at 147 Gilsum St to the 35,817 sf parcel located at 157 Gilsum St, and a transfer of 359 sf from the 157 Gilsum St parcel to the 147 Gilsum St parcel. Both properties are located in the Low Density District.

A. Board Determination of Completeness

Senior Planner Tara Kessler recommended accepting this application as complete.

A motion was made by Mayor George Hansel to recommend the Board accept Application S-04-21 as complete. The motion was seconded by Councilor Michael Remy and was unanimously approved.

B. Public Hearing

Mr. David Bergeron addressed the Board on behalf of the applicant and began with reference to an existing conditions plan which showed the current configuration of the lot on 147 Gilsum Street. The second plan he displayed was the boundary line adjustment and he drew attention to the proposed configuration of the lots. The small area on the rear of 147 Gilsum St will be added to 157 Gilsum Street and there will be a small portion of 157 Gilsum Street that will be added to 147 Gilsum Street.

Mr. Bergeron noted the applicant had requested a few exemptions from application submission requirements as there were no physical changes proposed to either property. At this time, the proposal is for a reconfiguration of property lines. Mr. Bergeron noted a fence that crosses over the property line of 147 Gilsum Street onto 157 Gilsum Street. The proposed adjustment would place the fence entirely on the 147 Gilsum Street property. There is some extra room being added to 157 Gilsum Street for the location of a garage that is proposed to be built sometime in the future. This concluded the applicant's comments.

Staff comments were next. Ms. Kessler provided a brief overview of the boundary line adjustment. She indicated when the abutter notices were mailed, it referenced a different amount of land area that was proposed to be transferred. She explained that the applicant submitted a revised plan after the notices were mailed. The mailed notice referenced a transfer of 1,382 sf of land, whereas the revised plan, which is before the Board this evening, references a transfer of 3,777 sf of land. Ms. Kessler noted that she consulted with the City Attorney as to whether the application should be re-noticed, and he did not think it was necessary.

Ms. Kessler noted that the proposal is in compliance with the Low Density District zoning requirements. If the adjustment is approved, both lots would be greater than 10,000 sf.

She noted that no new development is being proposed at this time, and that the owner is aware of the wetlands present on the 157 Gilsum Street property and the have been noted on the plan. If new development is proposed it would have to be in keeping with the surface water protection ordinance which calls for a 30-foot buffer from the edge of the wetlands.

The Chair asked for public comment next.

Karen Silverman and Warren Salzburg were the first to address the property from 142 Gilsum Street. She noted that they now live on Robbins Road but rent the two family home at 142 Gilsum Street. Ms. Silverman stated the surface water protection ordinance is their biggest issue. She indicated receiving a certified letter which contained mis-information is also of concern to them and felt their neighbors might not understand the extent of this adjustment because of what is outlined in the letter. The letter they received indicates 1,322 square feet which would go from 147 Gilsum Street to 157 Gilsum Street but the agenda refers to 3,777 square feet being transferred.

Ms. Silverman stated they were also under the impression that 147 Gilsum Street was .28 acres in size but the agenda has it at .31 acres.

She noted they were against this adjustment because of the surface water protection ordinance that will go into effect on September 1, 2021 – the property being transferred from 147 Gilsum Street to 157 Gilsum Street will allow for a building behind 147 Gilsum Street which would not be permitted prior to September 1, 2021. She recalled the owners being denied zoning to construct in the past and felt this was a way to get around that.

Ms. Silverman stated they do not believe the transfer is to construct a garage rather to construct a residential rental unit behind 147 Gilsum Street.

Chair Russell Slack asked for staff comments on the surface water protection ordinance. Ms. Kessler stated as of September 1 when the Land Development Code goes into effect the surface water protection ordinance as it exists today will continue to exist, except today all surface waters are to be excluded from the minimum lot size calculation. After September 1, this is no longer a requirement. Ms. Kessler noted what is before the Board today is a boundary line adjustment not a subdivision. If the property is to be subdivided, there would need to be adequate road frontage as well as minimum lot size. The current land area is over 30,000 square feet which meets the minimum lot size, but there could be additional dimensional restrictions for future a subdivision but this review would be for a different hearing.

With respect to the notice issue, staff did discuss this issue with the City Attorney, while there is a difference between the land area proposed to change in the notice and from what was included on the agenda for the meeting, the notice provided to abutters is to advise abutters that there is a matter before the Planning Board and it is up to the abutters to follow the application as it goes through the course. The Attorney did not feel it was a substantial difference to cause a re-notice.

As to whether another residential dwelling unit would be permitted on either on these lots – the answer would be in the negative. The owner would need to seek a variance from the Zoning Board to allow for any additional unites. If there was to be another lot proposed in the future that would be subject to a subdivision and at that time the Board would review a subdivision application which would also be a public hearing.

Ms. Silverman addressed the Board again and stated they agree with everything staff just stated. She felt abutters are being disadvantaged because the applicant had indicated they would like to place some sort of building on the adjacent lot.

She felt the applicants were good landlords but they do have some concerns but stated they would not like to see a sprawling apartment complex with multiple buildings etc.

Mr. Lamb in response stated there could be an additional structure on 157 Gilsum Street but it won't be a dwelling unit; it could be a garage or out building, which would not through Planning Board review – it would go through the zoning and building permit process.

Ms. Silverman asked whether the applicants would be permitted to construct an accessory dwelling unit on 157 Gilsum Street after the boundary line adjustment. Mr. Lamb stated it could not be a free standing building. Ms. Silverman noted the applicants have indicated they would like to construct a garage but there is already a garage on 157 Gilsum Street.

Mr. Bergeron added the applicant is aware this property is zoned low density and will require a variance from the zoning board if additional units are to be located. They are also aware the frontage on 157 Gilsum Street is about 95 feet and the low density zone requires 60 feet and to subdivide the lot that requirement would be 120 feet (which does not exist) and hence a variance from the zoning board would be required. Mr. Bergeron added the reason for this adjustment is to locate a garage not to construct a second unit

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

Mayor Hansel stated he did not want the public to have the impression the Planning Board is not listening but the Board has to look at what is directly in front of them not future intentions.

C. Board Discussion and Action

A motion was made by Mayor George Hansel that the Planning Board approve S-04-21, as shown on the plan entitled “Boundary Line Adjustment of Map/Lots Map-530 Lots-56 & 576, 147 & 157 Gilsum Street, Keene, NH” prepared by Graz Engineering, LLC at a scale of 1 inch = 30 feet on July 14, 2021 and last revised on August 12, 2021, with the following condition prior to signature by Planning Board Chair:

1. Owners’ signatures appear on plan

The motion was second by Councilor Michael Remy and was unanimously approved.

IV) Public Hearing

**SPR-04-21 – Site Plan – 122 & 124 Water St** – Applicant Hundred Nights Inc., on behalf of owner Green Diamond Group LLC, proposes to construct a 15,000-sf building for use as a homeless shelter and other associated site improvements on the properties located at 122 Water St (TMP# 585-027-000) and 124 Water St (TMP# 585-028- 000). The 122 Water St site is 0.33-ac in size. The 124 Water St site is 0.29-ac in size and is located in the Downtown Historic District. Both properties are located in the Business Growth and Reuse District, Sustainable Energy Efficient Development Overlay, and Downtown Railroad Property Redevelopment Districts.

A. Board Determination of Completeness

Senior Planner Tara Kessler recommended accepting this application as complete.

A motion was made by Mayor George Hansel to recommend the Board accept Application S-04-21 as complete. The motion was seconded by Councilor Michael Remy and was unanimously approved.

B. Public Hearing

Mr. Jim Phippard of Brickstone Landuse Consultants addressed the Board on behalf of 100 Nights Inc and Green Diamond Group. He noted this application is to construct a new homeless shelter in Keene. He referred to a proposed rendering, and to the location of the site at the corner of Water Street (city street) and Community Way (private road through the Railroad property).

Both parcels on this application are owned by Green Diamond Group and the intent is to sell both properties to 100 Nights. Both parcels are in the Business Growth and Reuse (BGR)

District. 124 Water Street (the eastern most parcel) is in the Historic District – both parcels are also in the SEED Overlay District and Railroad Land Development Overlay District as well. Both properties will be merged, and the existing building will be demolished. The property has a curb cut from Water Street as well as from Community Way.

The site plan being proposed is to remove the existing buildings, merge the lots and construct a three story building (15,000 square feet floor area) with a 5,000 sf footprint. The curb cut to Water Street will be closed leaving a pedestrian access only from the existing sidewalk. The driveway off Community Way will be expanded to the north and will lead to a proposed parking area. There will be 24 parking spaces on site. 48 beds are being proposed, the current parking requirement is one space per two beds.

Mr. Phippard noted this is not an expansion of 100 Nights but rather a consolidation of facilities located on Lamson Street, St. James Church, and the basement of the UCC Church. There will also be a resource center located on this new site. The site is half an acre in size and the applicant will be adding landscaping that does not exist today. Street trees are being proposed along the edge of Water Street and one on the edge of Community Way. During the site visit there was a suggestion to change the trees from pin oaks to linden which is better for pollination – the applicant has no objection to that. On site a variety of fruit trees are being proposed. Foundation plantings are being proposed around the building.

Mr. Phippard stated this property is not mapped as being located in the 100 year flood plain. He did not feel this was accurate as the property has flooded in the past. The FEMA flood map indicates the elevation of the rail trail prevents flood waters from Beaver Brook getting to this site. Because of the elevation of Water Street, flood waters do enter this site and have flooded this site in the past at elevation 475. The current ground elevation is 473 feet above sea level. Mr. Phippard stated because a flood permit is not required the applicant is raising the elevation of the first floor of the building to 476.1. They are also regrading around the site to balance the cut and fill.

Mr. Phippard noted to the large green space on the southeast corner of the property which would be a turned into a courtyard area for residents to congregate during the morning.

The applicant is proposing to surround the property with a six foot tall fencing except for the curb cut. On September 1 this is part of the land area that will be rezoned to downtown growth district which permits homeless shelters but there are specific regulations for this use and one of those is the installation of a six foot tall fence for outdoor activity areas.

There will be building mounted lights at each of the access points. There will also be five overhead lights on poles adjacent to the parking lot and one in the court yard. The lighting will be LED full cut off fixtures.

This site is serviced by city water and sewer and the lines on Water Street are adequately sized for this site. This building will have a sprinkler for fire protection.

Mr. Phippard review the differences in estimated traffic generation between the previous use of Tom's Auto (repair garage) versus the proposed use of 100 Nights (homeless shelter). He explained that 100 Nights will not generate a lot of traffic as most residents who visit this site don't own a car. Traffic will be generated by staff, volunteers and deliveries and this is about a third of the traffic generated by Tom's Auto use.

With respect to pedestrian access to the site, Mr. Phippard noted that the applicant does not want the residents to be encouraged to go into the residential neighborhood in the area. Most residents will be coming from downtown via Railroad Square, the Rail Trail/Railroad Development and into the site. As a result what was suggested is to install a midblock crosswalk to connect the existing sidewalk along Community Way to the site. This crosswalk would be approximately 150-feet to the north of the intersection of Water St and Community Way. However, staff indicated it is contrary to City policy to have a sidewalk mid-block. Mr. Phippard stated he in turn suggested one similar to what is located on Winchester Street with a speed table. He added the speed tables that exist now on Community Way are very effective. He added that after speaking to abutters, who are not in favor of the midblock crosswalk, they have decided to withdraw the request for a crosswalk on Community Way.

Mr. Phippard noted adjacent to the Railroad land is a site that has soil/groundwater contamination. In 2010 a phase 1 environmental site assessment was done and discovered MTBE and arsenic which exceeded allowable levels in the groundwater at this location. This year the phase 1 study was upgraded and a copy of the study has been submitted to city staff. This site is in the Brownsfield Program. A Phase 2 site assessment is underway which will outline the final remediation.

Mr. Phippard noted that there are no wetlands, stump dumps or surface waters on the property. He explained that a detailed drainage report was completed. There are no catch basins currently on this site. The applicant will be locating catch basins on the property with additional capacity to treat storm water. The location of the catch basins would increase the rate of runoff from 2.6 cubic feet per second to 2.8 cubic feet per second during the peak period, but the amount of runoff from the site will be reduced.

Mr. Phippard noted that the proposed architecture and visual appearance of the building is similar to City Side Apartments directly adjacent to the site. He noted that the Historic District approved the proposed design and appearance of the building. The first two floors would have painted cedar siding and the top floor would contain vinyl siding. It would be an energy efficient building to keep with the City's zoning requirement for 3-story buildings in the Business Growth and Reuse District.

This concluded Mr. Phippard's comments.

Councilor Remy asked whether there are any other requirements that would go into effect as of September 1 that are not included in this application. Mr. Phippard referred to staff to clarify but added the screening has been added, there is approval received from the Historic District and felt this site would be in compliance with the new zoning.

Mayor Hansel asked whether the applicant tried to match the siding with what exists on the City Side apartment building. Mr. Phippard stated they looked at surrounding buildings before the design was put in place and felt the architecture has found a good balance with what already exists. The Mayor asked about the material being used. Mr. Phippard stated the wood siding is similar to what is in the area and has a warranty of 50 years. He indicated only the top floor would have vinyl treatment. He felt this site balances well with City Side Apartments.

Chair Russell Slack asked whether there should not be more lighting at the rear of the site and wasn't sure about the lighting in the basketball courts and whether that would help this site. Mr. Phippard noted the light fixtures being proposed which are LED full cutoff fixtures match City Side Apartments – he indicated the lighting will be inside the fence. The Chair expressed concern with not having lighting outside the fence. Mr. Phippard stated this is not the applicant's land and locating lighting here would be in violation of the Board's development standards. He felt the applicant's property is lit adequately to address public safety.

Chair Russell Slack asked about the energy features on the property. Architect Christina O'Brien in response stated the plan for energy efficiency is still in design stage but some of the items being proposed are continuous air barriers and weather resistant barriers; high efficiency building envelope insulation; high efficiency HVAC system; air source heat pumps; energy recovery throughout the building; high efficiency LED fixtures; low flow plumbing; high performance windows and doors; and energy star appliances.

Chair Russell Slack asked whether there were plans to add solar. Ms. O'Brien stated the roof is being designed for solar, but this might not happen right away.

Ms. Adams referred to the north side of the property boundary and asked who owned that land and asked about lighting in this location. Mr. Phippard stated this land area was owned by Railroad Land Development and locating lighting here would need to be approved by this abutter.

Staff comments were next. Ms. Kessler addressed the Board and began by noting the variance for locating a hundred shelter use in this location was approved by the Zoning Board of Adjustment last year, and that the Historic District Commission approved the appearance of this building and the demolition of the existing buildings on site at its meeting in July. She noted that since this new building was reviewed by the Historic District, Standard 19 is not the purview of the Planning Board for this application.

With respect to drainage, Ms. Kessler stated that City staff agree with the applicant that there will be a reduction of stormwater on site and this standard has been met.

With respect to flooding, she explained that the applicant has indicated this property is not in the flood zone but has voluntarily agreed to raise the first floor of the building a foot above elevation, and this standard has been met.

With respect to landscaping, she noted that street trees are being proposed along Water Street and Community Way and a mixture of perennials and fruit trees are proposed for the interior of the site.

Ms. Kessler noted that a six-foot tall fence being proposed along the entire perimeter of the parcel and the applicant is doing this to be in compliance with the Land Development Code which will take effect September 1.

Ms. Kessler noted that the pole mounted lights and the fixtures and light levels proposed are in compliance with the Board's standards.

Ms. Kessler noted that the applicant has shown that there will be a reduction of vehicle trips coming in and leaving the site compared to the prior auto use that was on this site.

With respect to access management, Ms. Kessler noted that staff agrees the path of travel for this site is going to be via the Railroad property from downtown. Ms. Kessler explained the reason staff is not in support of the crosswalk on Community Way is because the crosswalk will be 150 feet from a controlled intersection and the City does not support mid-block crossing due to safety concerns. It is also because Community Way is a private road on City land, it is not a public right of way. Separate approvals would be required for this to happen from the both the City and the Railroad Land Development LLC.

Ms. Kessler noted that a Phase 1 assessment has been completed and Phase 2 is underway through the Brownfield Program.

Ms. Kessler noted that there will be trucks entering and exiting the site during construction and the applicant has noted their main route of travel via Community Way, Water Street, Grove Street to Marlboro Street, roundabout to Route 101 and south on Route 12 – this route has been reviewed and approved by the City's Engineering Division.

Ms. Kessler noted that the Historic District reviewed and approved the proposed design of the building at its July meeting, and hence standard 19 is not part of the Planning Board's review. She explained that this site is in the BGR District, and to have a third story it has to be built according to green building standards and the applicant has agreed to do so. Once construction is complete a third party review is necessary – this will need to be a condition of approval.

The Chair asked for public comment. Ms. Kessler noted there were emails from the public regarding this application that have been emailed to the Board. However, there was an email that came into the department from David and Judy Bell which is also in support of this application.

With no public comments, the Chair closed the public hearing.

Councilor Remy asked whether the gate could remain closed when it is not in use. Mr. Phippard clarified it was the gate on Water Street and agreed they had no problem having this gate closed when it is not in use. Mr. Lamb stated this item be added as a condition of approval.

**A. Board Discussion and Action**

A motion was made by Mayor George Hansel that the Planning Board approve SPR 04-21 as shown on the plan set entitled “Proposed Hundred Nights Shelter, 122 & 124 Water Street, Keene, New Hampshire” prepared by Brickstone Land Use Consultants on July 16, 2021 and last revised on August 9, 2021 at a scale of 1” equals 20’ with the following conditions:

1. Prior to signature by the Planning Board Chair:

- A. Submittal of security for landscaping, erosion control measures, and an “as-built” plan in a form and amount acceptable to the Community Development Director and City Engineer.
- B. Submittal of a revised plan set that removes the proposed mid-block crosswalk/speed table on Community Way.
- C. Submittal of documentation that the properties at 122 and 124 Water Street have been voluntarily merged.
- D. Submittal of documentation that Green Diamond Group LLC has granted the right to use the temporary right-of-way that is Community Way to Hundred Nights Shelter.
- E. Owner’s Signature of Plan.

2. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit documentation from a qualified third party reviewer that the as-built project has achieved the proposed green building rating system, which is a requirement to have a third story in the Business Growth and Reuse Zoning District per Sections 102-771.4 and 102-771.3 of the Zoning Ordinance.

3. That the gate to the interior of the site on Water Street remain closed when not in use.

The motion was seconded and was unanimously approved.

**Change to Planning Board Site Plan Regulations:**

The City of Keene Community Development Department proposes to amend the Keene Planning Board regulations related to the review of Major Site Plans to require that any Major Site Plan application for new buildings or additions to buildings, which are younger than 50 years old, that are located in the Downtown Historic District, be reviewed and commented on by the Historic District Commission prior to the Planning Board closing the public hearing on the application. This proposed amendment would affect Sections 25.1.10 and 25.12.8.B, and Table 25-1 of the adopted City of Keene Land Development Code, which will become effective on September 1, 2021.

Ms. Kessler stated this item is specifically to address a concern raised by the Historic District Commission during their review at their public hearing on proposed changes to their regulations as part of the Land Development Code. By the time this change was proposed, the Planning Board had concluded its public hearing on changes to their regulations that would be brought into the Land Development Code.

One of the changes made to the Historic District Regulations with the Land Development Code was that new construction and buildings younger than 50 years old located in the downtown

district would be exempt from the Historic District Regulations. The Historic District Commission asked however, that an added step be included by the Planning Board to give the Commission the opportunity to comment on Major Site Plan applications for new construction or additions to buildings younger than 50 years that are proposed to occur within the Historic District. Major Site Plan review would be required by the Planning Board for new buildings that would be over 5,000 square feet in gross floor area or new additions that are greater than 15% of the gross floor area. She reiterated that these Major Site Plan applications would go before the Historic District Commission for their review and comment prior to the Planning Board's public hearing.

Ms. Kessler noted a similar example exists with the Surface Water Ordinance, where Surface Water Protection Conditional Use Permits go to the Conservation Commission for a recommendation prior to the Planning Board's vote.

The proposed change would be added as a statement to the Historic District Commission's roles and responsibilities and also will be added under the section for major site plan review.

This proposed change would also be before the Joint Committee at its September session to review an ordinance proposing amendments to the Land Development Code.

The Mayor stated he was not in favor of this request and understands why the Commission wants this step. He felt this request goes against what has been done with the Land Development Code update; to streamline items and make things easier for developers and applicants. This process makes it necessary for the applicant to have to go before yet another Board.

Mr. Lamb stated the referral would be informal and the applicant would not necessarily have to attend this meeting. The Historic District Commission would play an advisory role to the Planning Board and even though it has the perception of another step it is not a binding step. Mr. Lamb stated this came up as the final step in the adoption process of the Land Development Code.

Chair Russell Slack stated she will not be in support of this request either. Councilor Remy asked whether there was a way to make this optional – if it would benefit the applicant in some way. Staff did not feel optional could be something that should be added in to the regulations.

The Chair asked for public comment – with no comment from the public, the Chair closed the public hearing.

A motion was made by Mayor George Hansel that the Planning Board amend Sections 25.1.10 and 25.12.8.B, and Table 25-1 of the adopted City of Keene Land Development Code related to the review of Major Site Plans to require that any Major Site Plan application for new buildings or additions to buildings, which are younger than 50 years old, that are located in the Downtown Historic District, be reviewed and commented on by the Historic District Commission prior to the Planning Board closing the public hearing on the application.

The motion was seconded by Councilor Remy.

The motion failed on a 1-5 vote with Tammy Adams voting in favor.

Mr. Lamb explained by the Board failing to pass this motion it equates to the Board taking no action. At this point the process stops. He further stated what the Board at this point needs to do is to take an affirmative action on it. Mayor Hansel asked why an affirmative action was necessary as this was a recommendation to the Board to change its own standards but the Board does not want to change them. Mr. Lamb stated what the Board did was it failed to pass motion and did not take action on this item, the item is being left to expire. Mr. Lamb felt this was adequate but will come back to the Board after reviewing this item with the City Attorney. Ms. Kessler stated this item will come back as part of the public workshop for the ordinance that was submitted to City Council. Councilor Remy asked if the item was rejected tonight, if it could left out of the Joint Committee agenda. Ms. Kessler stated at the Joint Committee it would be recognized that the Planning Board did not adopt this change.

A motion was made by Mayor George Hansel to reject the staff proposed changes of the Planning Board Regulations. The motion was seconded by Councilor Remy. The motion carried on a 5-1 vote with Tammy Adams voting in opposition.

- V) **Minor Project Review Committee**
  - a. Review of Committee Roles and Responsibilities
  - b. Appointment of Members

Ms. Kessler stated the Board has in its packet an overview of the role of the Minor Project Review Committee. She explained that the Planning Board created this Committee as part of the Land Development Code as a body to review and approve minor site plans. She reviewed the thresholds for minor and major site plans in the new code. These thresholds are included in Section 25.12 of the Land Development Code. She reminded the Board that this Committee would be composed of staff that currently have experience reviewing site plans. The purpose for this agenda items is for the Board to appoint members to serve on this Committee in time for September 1, when the Land Development Code becomes effective.

Chair Russell Slack stated a lot of work was put into this item. Councilor Remy asked what the makeup of this committee was going to be. Mr. Lamb stated it would consist entirely of staff as per the Statute. Mayor Hansel clarified this was a common practice in other municipalities. Ms. Kessler agreed that it is; some communities use this committee as an advisory body, whereas in other communities it serves as decision making body.

A motion was made by Mayor George Hansel that the Planning Board appoint the following individuals to serve on the City of Keene Minor Project Review Committee:

**Regular Members:**

1. John Rogers, Building / Health Official
2. Rhett Lamb, Community Development Director / Assistant City Manager
3. Don Lussier, City Engineer
4. Captain John Bates, Fire Prevention Officer
5. Med Kopczynski, Economic Development Director

**Alternates:**

1. Michael Hagan, Plans Examiner
2. Kürt Blomquist, Public Works Director
3. Tara Kessler, Senior Planner

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

**VI. Community Development Director Report**

Mr. Lamb stated the Land Development Code is becoming effective on September 1. He explained that the Planning Boards Regulation are in Articles 19, 20 and 25 of this Code. As there will be amendments to the Code in the near future, staff is waiting for these to be adopted before printing copies of the Code for the Board.

**VII. New Business**

No new business was addressed at the meeting.

**VIII. Upcoming Dates of Interest – September 2021**

- Planning Board Steering Committee – September 14, 11:00 AM
- Planning Board Site Visit – September 22, 8:00 AM – To Be Confirmed
- Planning Board Meeting – September 27, 6:30 PM
- Joint Committee – September 13, 6:30 PM

There being no further business, Chair Russell Slack adjourned the meeting at 8:25 PM.

Respectfully submitted by,  
Krishni Pahl, Minute Taker

Reviewed and edited by,  
Tara Kessler, Senior Planner

# STAFF REPORT

## S-07-21 – BOUNDARY LINE ADJUSTMENT – 0 & 56 CHAPMAN RD

**Request:**

Applicants and owners Edward and Kathleen Burke propose a boundary line adjustment between their property at 56 Chapman Rd (TMP# 241-019-000) and 0 Chapman Rd (TMP# 241-018-000), which is owned by the City of Keene, NH. This adjustment would result in a transfer of 0.59-acres from the 27-acre parcel at 0 Chapman Rd to the 2.53-acre parcel at 56 Chapman Rd. Both properties are in the Rural District. The applicant is requesting a waiver from Subsections B.2.b.3 and B.2.c.2 of Section 25.10.5 of the Keene Land Development Code, which require the boundaries of all parcels subject to review be displayed on an existing conditions and a proposed conditions plan.

**Background:**

The two properties that are the focus of this proposal are located on Chapman Rd near the intersection of Chapman Rd and Eastern Ave. The parcel at 56 Chapman Rd has an existing single family dwelling, and is 2.53-acres. The parcel at 0 Chapman Rd, which is owned by the City of Keene, is undeveloped and is 27-acres.

The request is to transfer 0.59-acres from the property at 0 Chapman Rd to the property at 56 Chapman Rd. This area of land is currently used by the City of Keene to access the lot at 0 Chapman Rd, and is the parcel’s only road frontage. The proposed boundary line adjustment would remove this access area/road frontage for 0 Chapman Rd, making it a land-locked parcel. If this proposal is approved, the City will need to (and is prepared to) voluntarily merge the 0 Chapman Rd parcel with the adjacent 105-acre parcel owned by the City (TMP# 239-007-000). An image of these parcels is included on the next page.

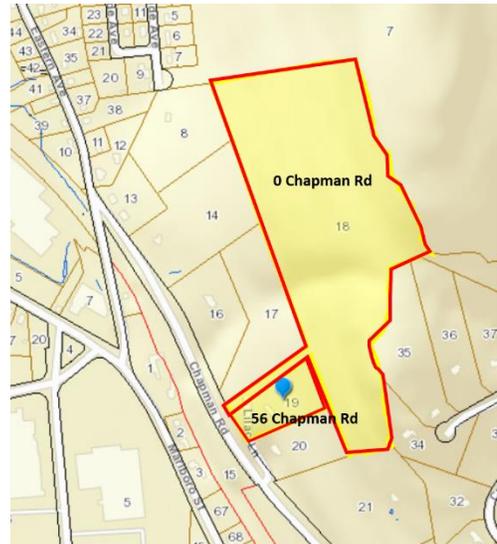


Figure 1. Aerial view of the properties located at 0 & 56 Chapman Rd, highlighted in yellow.

Both properties are located in the Rural Zoning District. The lot at 56 Chapman Rd would become more conforming with the minimum lot size requirement for this District (which is 5-acres) as a result of this proposal.

<i>Table 1. Area of Land Affected by Proposed Boundary Line Adjustment</i>		
	<b>56 Chapman Rd</b> (TMP# 241-019-000)	<b>0 Chapman Rd</b> (TMP# 241-018-000)
<b>Prior to Adjustment</b>	2.53 acres	27 acres
<b>After Adjustment</b>	3.12 acres	26.41 acres

**Completeness:**

The Applicant has requested exemptions from providing a separate grading plan, landscaping plan, lighting plan, and technical reports. After reviewing this request, Staff have determined that exempting the Applicant from submitting this information would have no bearing on the merits of the application, and recommend that the Board accept the application as “complete.”

## STAFF REPORT

The applicant is requesting a waiver from Subsections B.2.b.3 and B.2.c.2 of Section 25.10.5 of the Keene Land Development Code, which require the boundaries of all parcels subject to review be displayed on an existing conditions and a proposed conditions plan. Specifically, the Applicant is seeking a waiver from providing the full metes and bounds of the 27-acre property at 0 Chapman Rd (TMP#241-018-000). The portion of the parcel at 0 Chapman Rd impacted by the proposed adjustment is displayed on the submitted plans, along with the full metes and bounds for the property at 56 Chapman Rd.

The Board will need to vote on this waiver request prior to opening the public hearing for this application.

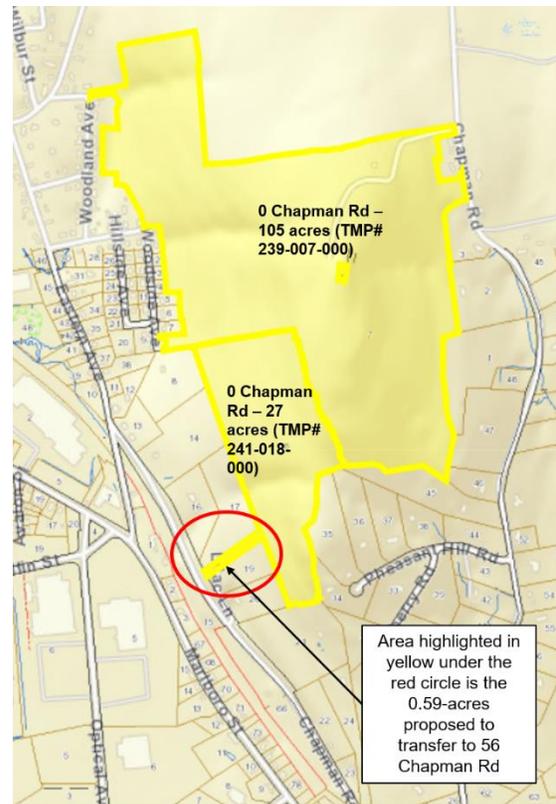
**Departmental Comments:** There were no departmental comments on this application.

**Application Analysis:** As no new development is proposed as part of this application, the analysis provided below is focused on the Planning Board's Site Development standards most relevant to this application.

- **Traffic & Access Management:** There are no changes proposed to the existing driveway at 56 Chapman Rd as part of this proposal. While there is not a driveway present on the undeveloped parcel at 0 Chapman Rd, this proposal would remove the only area of land that connects this parcel to a road. As noted earlier in this staff report, the City will need to merge this parcel with the 105-acre parcel located adjacent to it, which is also owned by the City of Keene (see image to the right). This merger would create a 131.41-acre lot with road frontage on Chapman Rd. At this time, the City has no plans to develop either parcel.

While Hillsides is no longer explicit Site Development Standards, there are regulations addressing step slopes in the City's Land Development Code. Included below is an overview of these features as they relate to the subject parcel.

- **Hillsides:** Although steep slopes are present on both parcels, no development to these slopes is proposed with this application.



### **Recommended Motion:**

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

**Approve S-07-21, as shown on the plan entitled “Boundary Line Adjustment Prepared for Edward J. Burke and Kathleen K. Burke and the City of Keene, 56 Chapman Road, City of Keene, County of Cheshire, State of New Hampshire” prepared by David A. Mann at a scale of 1 inch = 40 feet on October 30, 2021, with the following conditions:**

1. Prior to signature by Planning Board Chair, owners' signatures appear on plan.
2. The parcel at 0 Chapman Rd (TMP#241-018-000) will be merged with the adjacent 105-acre parcel (TMP# 239-007-000) owned by the City of Keene.

# CITY OF KEENE | PLANNING BOARD

## BOUNDARY LINE ADJUSTMENT 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> BURKE/CITY OF KEENE CHAPMAN ROAD B.L.A.	<b>Date Received/Date of Submission:</b> <div style="border: 1px solid black; padding: 5px; text-align: center;">                     RECEIVED                      AUG 23 2021                 </div>
	<b>Tax Map Parcel number(s)</b> 241 - 019 - 006 - 000 - 000 - BURKE 241 - 007 - 000 - 000 - 000 - CITY 241 - 018 - 006 - 000 - 000 - CITY	<b>Community Development Dept File #:</b> S-07-21
	<b>Project Address:</b> 56 CHAPMAN ROAD - BURKE 0 CHAPMAN ROAD - CITY	<b>Contact Name/Company: PLEASE PRINT:</b> EDUARDO + KATHLEEN BURKE
	<b>Acres/S.F. of Parcel:</b> 0 / .59 ACRES	<b>Address:</b> 56 CHAPMAN ROAD
	<b>Zoning District:</b> RURAL	<b>Telephone:</b> 352-6168 <b>E-mail:</b> BURKESLAW@NH.RR.COM (LORNA)
		<b>Signature:</b> <i>[Signature]</i> <b>Printed Name:</b> EDUARDO J. BURKE
<b>Owner # 1</b>	<b>Name/Company: PLEASE PRINT:</b> EDUARDO + KATHLEEN BURKE	<b>Applicant</b>
	<b>Address:</b> 56 CHAPMAN ROAD	
	<b>Telephone:</b> 352-6168 <b>E-mail:</b> (LC) BURKESLAW@NH.RR.COM	
	<b>Signature:</b> <i>[Signature]</i> <b>Printed Name:</b> EDUARDO J. BURKE	
<b>Owner # 2</b>	<b>Name/Company: PLEASE PRINT:</b> CITY OF KEENE (NH)	
	<b>Address:</b>	
	<b>Telephone:</b> <b>E-mail:</b>	
	<b>Signature:</b> <i>[Signature]</i> <b>Printed Name:</b> Elizabeth Dragon	
<b>B</b>	<b>Descriptive Narrative Including</b>	
	<input type="checkbox"/> Type of development <input type="checkbox"/> Sedimentation Control <input type="checkbox"/> Scope/scale of development <input type="checkbox"/> Proposed uses <input type="checkbox"/> Vegetation <input type="checkbox"/> Parcel size <input type="checkbox"/> Location of access points <input type="checkbox"/> Debris management <input type="checkbox"/> Proposed stormwater, drainage & erosion plan <input type="checkbox"/> Any other descriptive information <input type="checkbox"/> Disposal proposals for boulders, stumps & debris	
<b>C</b>	<b>A complete application must include the following</b>	
	<input checked="" type="checkbox"/> Two (2) copies of completed application forms signed and dated <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative <input checked="" type="checkbox"/> Notarized list of all owners of property within 200' - include owner and applicant <input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")	
	<input type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36") <input checked="" type="checkbox"/> Plans stamped/signed by reg. professional <input type="checkbox"/> Two (2) copies on <input type="checkbox"/> Three (3) copies of all technical reports <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	

# Narrative to Accompany Application for Boundary Line Adjustment

Applicants: Edward and Kathleen K. Burke

Location: 0 Chapman Road

## BRIEF SUMMARY OF PROPOSAL

This is a request for approval of a boundary line adjustment (BLA) between Chapman Road land owned by the applicants, Edward and Kathleen K. Burke, and land owned by the City of Keene.

The premises are all in the Rural District.

Specifically, the applicants seek to move the Burkes' northern boundary with the City land 50 feet farther north to become a new boundary between the Burke property and that of a neighbor, the Maureen Murray Baxley Trust (referred to herein as the Murray property). For survey purposes, to close off the area involved from the City's remaining parcel will only require the extension of the eastern line of the Burke property fifty (50) feet north from its northeast corner to meet the southeast corner of the Murray property. This is accomplished in the accompanying plan.

On the enclosed area map:

Murray lot is #17 (app. 5 acres)

City lot is #18 (app. 27 acres)

Burke lot is #19 (app 2.5 acres)

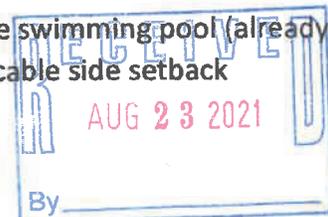
The northern boundary of the Burke property is over 500 feet long, and the area by which the Burke property is enlarged in this proposal is about six tenths of an acre.

## HISTORY

The properties in question are in a decades-old subdivision off Chapman Road not far from its intersection with Eastern Avenue. The original subdivision created four lots, two of which are about 2.5 acres and have had homes on them for more than thirty years; one of these has belonged to the Burkes since 1990. A third lot of 5 acres remained unimproved until the Murrays purchased it in 2020; a foundation for a new home there has just been installed and utilities are connected. The fourth lot in the subdivision, about 27 acres, was recently bought by the City from the Beauregard Trust; this is the City lot in question.

The portion of City property subject to this application lies between the Burke and Murray lots. Its western boundary is also the eastern boundary of the Burke and Murray lots. It is essentially a 50-foot wide strip of land.

Before the Burkes purchased their home, it was pointed out that the swimming pool (already installed on the property) was located in violation of the then-applicable side setback



requirement of 50 feet. The previous owner obtained a variance of 40 feet before the Burkes purchased the home. A result of the variance is that one side of the fence around the pool rests along the property line between us and the City. Approval of this BLA application will serve to ensure the privacy we have enjoyed for over thirty years as well as put the pool in full setback compliance with ten feet to spare.

GENERAL

There are no buildings or other structures on the property, nor are any contemplated, with the possible exception of a privacy barrier by the Burkes once the Trust home is erected.

The BLA property is entirely unimproved land, with no pools or streams.

There is one Eversource light pole lying within the 50 foot wide strip.

Beyond those listed above, the applicants do not believe any of the other items on the Existing Conditions Plan section of the application are to be noted. Nor are any additional changes to the lot being proposed. No grading is required, needed or proposed. The only possible "landscaping" contemplated is the Burkes removing the underbrush and other low growth. No lighting changes are proposed or contemplated. The applicants do not believe this proposal requires technical reports.

A private road begins at Chapman Road at the southern end of the subdivision; it is sometimes referred to as Lilac Lane. It is the driveway common to all four lots. Please note: the driveway is in serious disrepair at the moment, so any staff or board member should take care in visiting the property.

A purchase and sale agreement is being executed between the City and the Burkes. Its execution is conditioned on the approval of this application.

Respectfully submitted:

Date: August 23, 2021



Edward Burke



Kathleen Kennedy Burke

Co-applicant

Co-applicant



**NOTES RE: BURKE/CITY OF KEENE  
BOUNDARY LINE ADJUSTMENT APPLICATION FORM**

The following are comments regarding our application form, with reference to the various regulations sections cited on the application form, all in support of our request for waivers:

**Existing Conditions IV.D.2.f.3**

Any references to easements, rights of way, or private road, all should be taken to mean the right of way depicted on the plan, and known as Lilac Lane. It is a shared driveway.

The entire area subject to the BLA is wooded/ vegetated.

There is an Eversource power pole, with streetlight, situated within the BLA area. It is near the end of the R.O.W. depicted on the plan, but not within it.

**Proposed Conditions IV.D.2.f.3**

See above re: Eversource power pole, private roads, rights of way, and wooded/vegetated character of the area.

There are no structures on the land, and none are envisioned.

**Grading Plan IV.D.2.f.4**

No grading will occur

**Landscaping Plan IV.D.2.f.5**

No landscaping is proposed, but low, overgrown vegetation will be thinned out.

**Lighting Plan IV.D.2.f.6**

With the exception of the Eversource streetlight, no lighting will be installed.

**Technical Reports IV.D.2.f.g**

The proposed BLA does not implicate the need for technical reports of any kind.

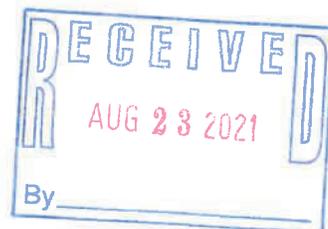


Edward J. Burke

August 23, 2021



Kathleen K. Burke



Re: Proposed Boundary Line Adjustment

Burke-City of Keene

Chapman Road

August 23, 2021

## REQUEST FOR WAIVER OF PLANNING BOARD'S 19 DEVELOPMENT STANDARDS

Edward J. and Kathleen K. Burke, simultaneously with this waiver request, are filing an application for a boundary line adjustment (BLA) between their home premises at 56 Chapman Road and abutting property of 27 acres belonging to the City of Keene.

The land in question is essentially a fifty foot wide by five hundred foot long strip approximately six-tenths of an acre in size. There are no improvement or changes contemplated to the premises, save the clearing of overgrown underbrush. The only existing "improvement" on the land in question is an Eversource utility pole/streetlight

Since the proposal is for a relatively straightforward and uncomplicated boundary line adjustment, resulting in no changes to the property in question, the applicants seek waiver of the Planning Board's 19 Development Standards.

Granting the waiver will not be contrary to the spirit and intent of the regulations;

Granting the waiver will not increase the potential for creating adverse impacts for abutters, the community or the environment; and

Granting the waiver will not diminish the property values of abutting properties.

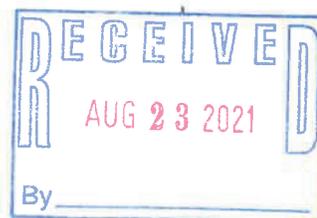
Respectfully submitted,

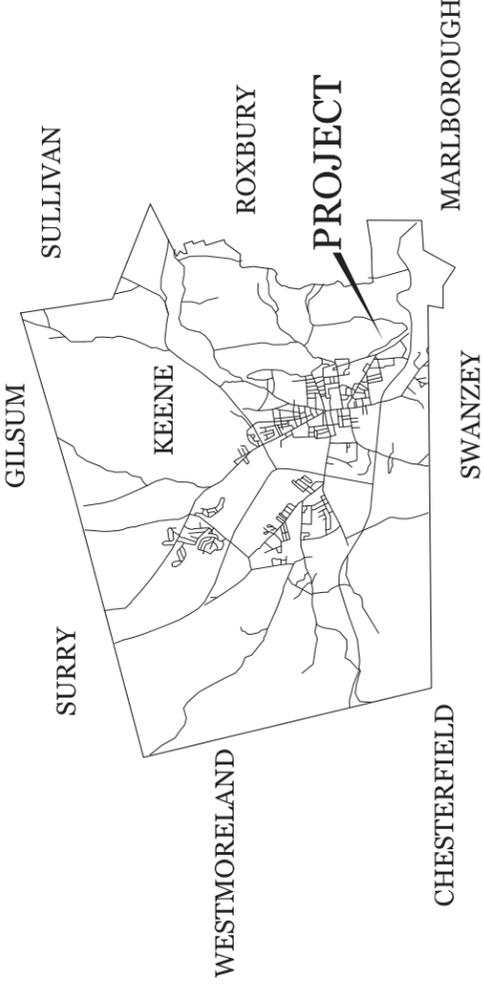


Edward J. Burke



Kathleen K. Burke

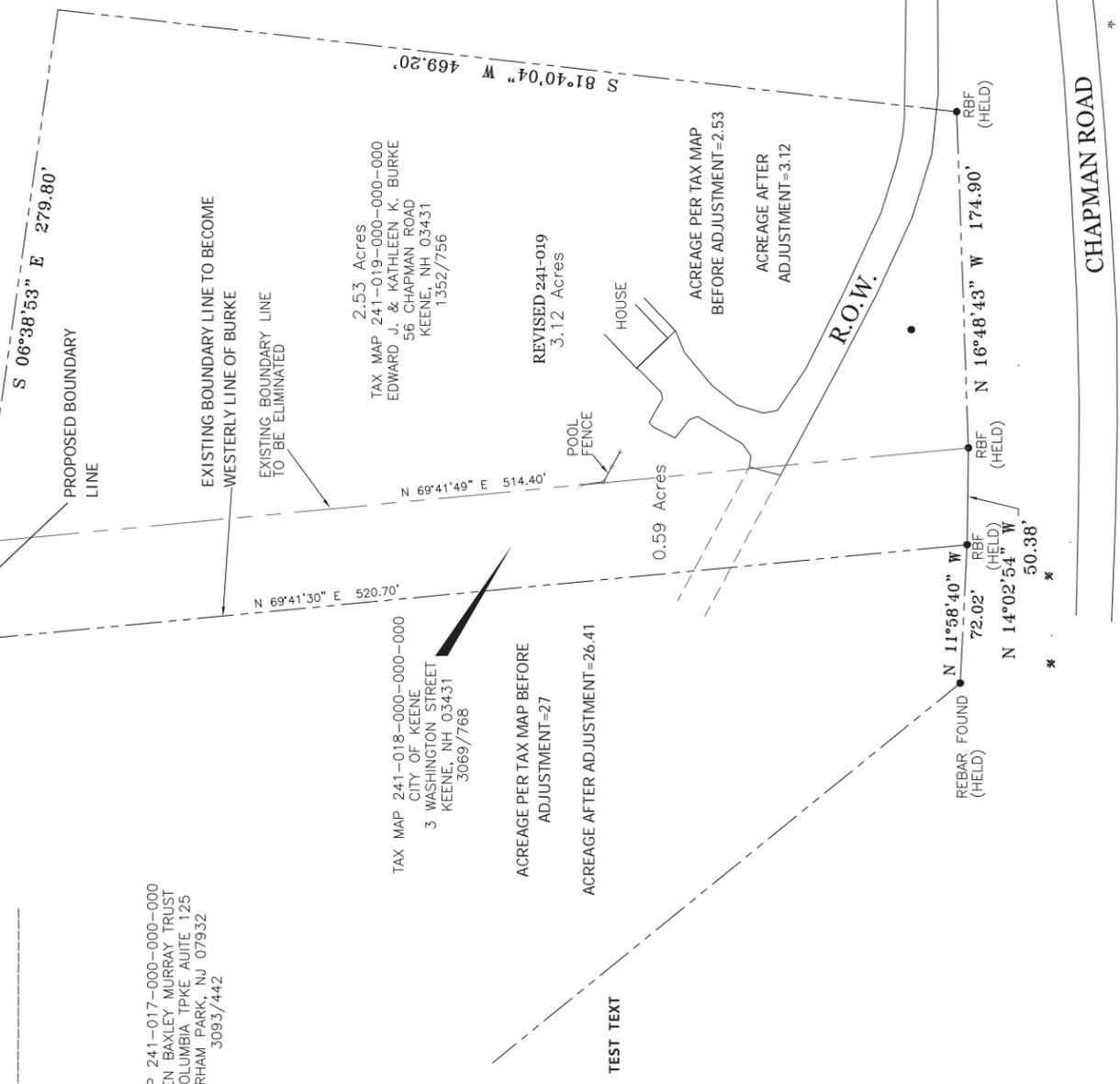




TAX MAP 241-018-000-000  
CITY OF KEENE  
3 WASHINGTON STREET  
KEENE, NH 03431  
3069/768

APPROVED BY THE  
KEENE PLANNING BOARD on \_\_\_\_\_  
CERTIFIED BY CHAIRMAN \_\_\_\_\_

TAX MAP 241-017-000-000-000  
MAUREEN BAXLEY MURRAY TRUST  
195 COLUMBIA TPKE. SUITE 125  
FLORHAM PARK, NJ 07932  
3093/442



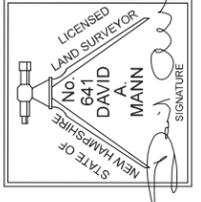
**LEGEND**

- RBF REBAR FOUND
- IRON PIN FOUND
- \* HYDRANT
- ⊕ MAN HOLE
- ⊗ SEWER MAN HOLE
- ⊞ CATCH BASIN
- UTILITY POLE
- ⊙ CLEAN OUT
- ⊛ CONIFEROUS TREE
- PROPERTY LINE
- - - OVER HEAD WIRE

TAX MAP 596-015-000-000-000  
STATE OF NEW HAMPSHIRE  
PO BOX 483  
CONCORD, NH 03302  
1530/715

THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET CONTROL TRAVERSE. THIS IS A RURAL STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.

DAVID A. MANN LLS 641



DAVID A. MANN SURVEY  
A DIVISION OF CURRIS AND KING INC.  
3 GREENBRIAR ROAD  
KEENE, N.H. 03431  
603.357.5904

REVISION BLOCK:

**NOTES**

1. BEARINGS ARE BASED ON THE PLAN IN NOTE 2A.
2. PLAN REFERENCES:  
A. A PLAN TITLED, SUBDIVISION OF TRACT 4, BY ROY K. PIPER SURVEYOR, DATED DEC. 11, 1985.
3. ASSESSOR INFORMATION BASED ON TOWN RECORDS:  
TAX MAP 241-019-000-000-000  
EDWARD J. & KATHLEEN K. BURKE  
56 CHAPMAN ROAD  
KEENE, NH 03431  
1352/756
4. THE RIGHT OF WAY OF CHAPMAN ROAD IS BASED ON PHYSICAL EVIDENCE FOUND i.e. IRON PINS AND THE PLAN REFERENCED IN NOTE 2 ABOVE.

**BOUNDARY ADJUSTMENT PLAN**  
PREPARED FOR  
**EDWARD J. BURKE & KATHLEEN K. BURKE**  
AND THE  
**CITY OF KEENE**

56 CHAPMAN ROAD  
CITY OF KEENE  
COUNTY OF CHESHIRE  
STATE OF NEW HAMPSHIRE  
SCALE: 1 INCH = 40 FEET  
OCTOBER 30, 2020

# STAFF REPORT

## S-05-21 – SUBDIVISION – 152 WYMAN RD

### **Request:**

Applicant Russell Huntley of Huntley Survey and Design PLLC, on behalf of owners Tom and Tracy Borden, proposes to subdivide the existing 74.82-acre parcel at 152 Wyman Rd (TMP# 210-011-000) into a 5.77-acre lot and a 69.05-acre lot. The site is located in the Rural District.

### **Background:**

The site at 152 Wyman Rd is currently 74.82 acres and is located on the west side of Wyman Rd, to the north of the Hillside Village Continuing Care Retirement Community. There is an existing single-family dwelling that was built in 2000 at the southerly end of the lot near the edge of the right-of-way. There is also a large maple sugaring barn located to the north of the existing dwelling. The parcel has been used as an agricultural sugaring orchard for the current owner.

The Applicant proposes to subdivide the property into two lots. One lot would be 5.77-acres and contain the existing residential dwelling at the south-east end of the property. The other would be 69.05-acres and would contain the remainder of the parcel including the sugaring house.

The Applicant is not proposing any new development with this proposal. The parcel is in the Rural Zoning District, and both lots would be conforming with this District's dimensional standards if subdivided as proposed.



*Above image: Highlighted in yellow is the parcel at 152 Wyman Rd.*

### **Completeness:**

The Applicant requests exemptions from providing a grading plan, a lighting plan, and a landscaping plan any any technical reports. Staff have determined that the requested exemptions would have no bearing on the merits of the application, and recommend that the Board accept the application as “complete.”

### **Departmental Comments:**

There were no issues found on this application from staff in the Community Development, Public Works, Fire, and Police Departments.

**Application Analysis:** Many of the Planning Board's Site Development Standards are not relevant to this application as there is no new construction or development proposed with this application. The following is a review of the Site Development standards relevant to this application.

- **Sewer and Water:** There are no City water or sewer services available in this area of the City. The existing residential dwelling is supported by an on-site septic system and well. This standard appears to be met.
- **Traffic & Access Management:** The proposed subdivision would not affect traffic generation to the site at this time, as no new development is proposed. If the subdivision is approved, and development is

## STAFF REPORT

proposed in the future, any new land use(s) may generate an increase in traffic to the site. However, development other than single- and two-family dwellings would require some form of planning review to ensure compliance with the City's Site Development Standards. This standard appears to be met.

- There are currently two driveways that access this parcel. No changes are proposed to the configuration or location of these driveways. The Applicant proposes to subdivide the lot in such a way that the driveway to the single-family dwelling would be entirely on the 5.77-acre lot, and the driveway to the sugaring barn would be entirely on the 69.05-acre lot. This standard appears to be met.
- Surface Waters & Wetlands: There are a number of wetland areas located on this site, and Black Brook runs north-south through the property. As the applicant is not proposing any development at this time, this standard appears to be met.

While Floodplain and Hillsides are no longer explicit Site Development Standards, there are regulations addressing these site features in the City's Land Development Code. Included below is an overview of these features as they relate to the subject parcel.

- Floodplain – A significant portion of this site is within the 100-year floodplain. The existing single-family dwelling is outside the floodplain, however. If the applicant were to develop in this area in the future, a floodplain development permit would be required.
- Steep Slopes – It appears that steep slopes are present on this parcel; however, they will not be impacted by this proposal.

### **Recommended Motion:**

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

**Approve S-05-21 for a 2-lot subdivision of the parcel located at 152 Wyman Rd (TMP# 210-011-000), as shown on the plan identified as “2 Lot Subdivision, Land of Thomas D. & Tracy J. Borden located at Tax Map Parcel No. 210-011, 152 Wyman Road, Cheshire County, New Hampshire” prepared by Huntley Survey & Design, PLLC at a scale of 1 inch = 20 feet, dated August 11, 2021 with the following condition prior to signature by Planning Board Chair: Owner’s signature appear on plan.**

# CITY OF KEENE | PLANNING BOARD

## SUBDIVISION APPLICATION



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

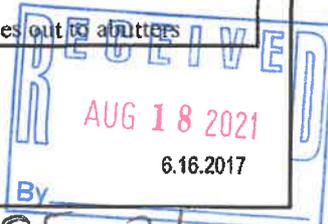
<b>A</b> Project Name		Date Received/Date of Submission:	
Tax Map Parcel number(s) 2 1 0 - 0 1 1		Date of pre-application meeting:	
		Date Application is Complete:	
		Planning Department File #:	
Project Address: 152 Wyman Road, Keene, NH	Owner	Name: Thomas D. & Tracy J. Borden	
		Address: 152 Wyman Road, Keene, NH 03431	
		Telephone/E-mail: maple1pgapro@gmail.com/603.588.2923 traceyjborden@gmail.com	
Acreage/S.F. of Parcel: 69.05 Ac / 3,007,818 Sq. Ft. 5.77 Ac / 251,523 Sq. Ft.		Signature: <i>Tracy J. Borden Thomas D. Borden</i>	
Zoning District: Rural surface water protection Hillside protection	Applicant	Name: Thomas D. & Tracy J. Borden	
		Address: 152 Wyman Road, Keene, NH 03431	
		Telephone/E-mail: maple1pgapro@gmail.com/603.588.2923 traceyjborden@gmail.com	
		Signature: <i>Tracy J. Borden Thomas D. Borden</i>	

### **B** Descriptive Narrative Including

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

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

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



5-05-21

Required Items for Submittal	N/A	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
<b>Soils report prepared by a licensed NH engineer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Documentation of all test pits	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bedrock within 48" of ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poorly drained soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Highly erosive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ADDITIONAL TECHNICAL REPORTS (Section IV.D.2.g)**

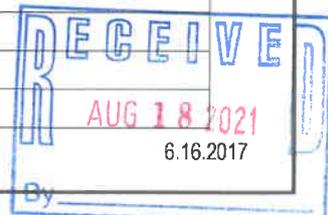
The Planning Board may request additional technical studies from the Applicant; including, but not limited to, Natural Heritage Documentation, Historic Evaluation, Screening Analysis, detailed Architectural Study.

**Waivers from the Planning Board's 19 Development Standards?**     Y     N

*(If yes, please provide a detailed list in the space below.)*

The Planning Board Development Standards are to be met for all applications. Please review the development standards and provide a brief narrative description for how your application addresses each and/or indicate where on the plan or in the application proof of compliance can be found. Applicants can either supply the information in the space provided, or attach a brief narrative (use of a separate sheet is recommended).

- 1) Drainage: NO changes in drainage or new structures proposed
- 2) Sedimentation & Erosion Control: No new construction, controls not necessary
- 3) Hillside Protection: NO impacts to the hillside zone
- 4) Snow Storage & Removal: Snow storage will be in driveway, lot areas as it is presently
- 5) Flooding: The house is not in a flood zone and while the sugar barn is slightly at the edge of the mapped zone, it is existing and not subject to flooding damage
- 6) Landscaping: No proposed landscaping or changes to landscaping
- 7) Noise: No changes in noise producing elements are proposed
- 8) Screening: No additional screening.



S-05-21

- |     |  |
|-----|--|
| 9)  | Air Quality: Air quality will remain the same  |
| 10) | Lighting: There is no proposed new lighting. Existing lighting will remain.                          |
| 11) | Sewer & Water: The house has on site sewer and water. The sugar barn is not served by septic system. |
| 12) | Traffic: Traffic will remain the same  |
| 13) | Driveways: Each proposed lot has an existing driveway curbcut, both of which are currently utilized. |
| 14) | Hazardous & Toxic Materials: No toxic or hazardous materials are produced or imported.               |
| 15) | Filling & Excavation: No proposed site work  |
| 16) | Wetlands: No impacts to wetlands are proposed  |
| 17) | Surface Waters: No impacts to surface water are proposed   |
| 18) | Stump Dumps: No stump dumps are proposed   |
| 19) | Architecture & Visual Appearance: No new construction is proposed.                                   |



S-05-21



# Huntley Survey & Design, PLLC

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

## Two lot Subdivision

Land of Thomas d. & Tracy J. Borden  
152 Wyman Road, Keene, NH

HSD Project No.H20-046

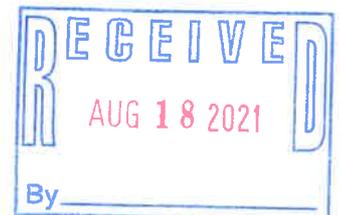
August 17, 2021

The subject of this project is a 74.82-acre parcel located at 152 Wyman Road in Keene, New Hampshire, owned by Tom & Tracy Borden. It consists of a fairly level portion of land directly off Wyman Road which is extensively covered by emergent and forested wetlands that form the beginning of Black Brook, and a steeper forested hillside to the rear of the parcel. The parcel is located in the rural zone.

The parcel has been improved with a house and yard, constructed around the year 2000, at the southerly end of the lot along the Wyman Road Frontage, and a large maple sugaring barn somewhat centrally located within the parcel. The parcel is extensively covered with maple trees and serves as an agricultural sugaring orchard for Mr. Borden.

The intent of the project is to subdivide the existing house along with 5 acres from the remaining sugar orchard. The existing developed area is on an upland fronting on Wyman Road and backed by a large wetland. No construction or further improvements are anticipated for with this project. Both the house lot and the sugar orchard current have active curb cuts, and the house is served by an on-site well and septic system.

Russell J. Huntley, LLS  
Applicant,  
Huntley Survey & Design, PLLC



5-05-21

659 West Road, Temple, New Hampshire 03084 \* (603) 924-1669 Office \* (603) 381-3227 Cell  
Email: Russ@huntleysurvey.com

D:\HSD\Projects\2020 Projects\H20-046 Borden Sub\Applications\2021-08-17 H20-046 Two lot Subdivision  
Narrative.docx

**[210-015]**  
 RICHARD AND NANCY  
 POWERS LIVING TRUST  
 370 Old Walpole Road  
 Keene, NH 03431  
 2614/51

**[210-007]**  
 THE CITY OF KEENE  
 3 Washington Street  
 Keene, NH 03431  
 1998/125

**[210-014]**  
 DAVID C. & JANICE KENYON  
 380 Old Walpole Road  
 Keene, NH 03431  
 1778/785

**[210-012]**  
 GLENN M. HART-MERCURE  
 NORMAN MERCURE  
 REVOCABLE TRUST OF 2011  
 188 Wyman Way  
 Keene, NH 03431  
 3075/744

**[210-045]**  
 ROBERT S. CUNNINGHAM AND  
 SANDRA W. CUNNINGHAM  
 REVOCABLE TRUST OF 2011  
 188 Wyman Way  
 Keene, NH 03431  
 2663/482

**[210-046]**  
 ZACHARY ERIC HILL  
 183 Wyman Way  
 Keene, NH 03431  
 3172/755

**[210-047]**  
 ROBERT L. FLEMING  
 178 Wyman Way  
 Keene, NH 03431  
 315-201-951-00418

**[210-048]**  
 JOHN R. & NICOLE J.  
 LAMONT  
 173 Wyman Way,  
 Keene, NH 03431  
 3134/001

**[576-011]**  
 Prior to Subdivision  
 74.82 Acre±  
 After Subdivision  
 69.05 Acre±  
 Remaining

**[210-008]**  
 THOMAS N. ALDRICH  
 52 Aldrich Lane  
 Walpole, NH 03098  
 1958/238

**[210-009]**  
 SAMISON ASSOCIATES LLC  
 32 Orpical Ave  
 Keene, NH 03431  
 2881/938

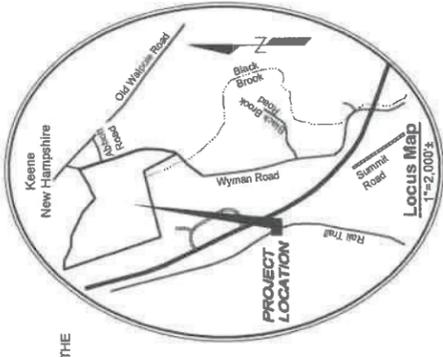
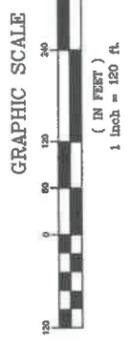
**[221-011]**  
 MONADNOCK ECONOMIC  
 DEVELOPMENT CORPORATION  
 PO Box 704  
 Keene, NH 03431  
 1552/578

**[210-010]**  
 THE PROSPECT-  
 WOODWARD HOME  
 95 Wyman Road  
 Keene, NH 03431  
 3002/151

**[210-011-0100]**  
 PROPOSED  
 6.77 Acre±  
 261,523 Sq.Ft.±

**[210-048]**  
 BRUCE L. BORDEN &  
 PHYLLIS R. BORDEN  
 REVOCABLE TRUST  
 152 Wyman Way  
 Keene, NH 03431  
 1864/180

Line #	Direction	Length
L1	N27°41'37"W	42.88
L2	S69°33'28"E	45.96
L3	S89°59'39"E	63.68
L4	S13°57'17"E	7.06
L5	S73°21'12"E	22.17
L6	S29°56'02"E	34.17
L7	S67°10'14"E	26.97
L8	S71°57'27"E	37.64
L9	S67°37'57"E	36.32
L10	S78°48'14"E	36.32
L11	N59°09'39"E	16.61
L12	S81°57'18"E	33.56
L13	S89°07'01"E	71.32
L14	S59°44'44"E	33.70
L15	S40°19'02"E	24.10



**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 \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**Owner of Record**  
**[576-011]**  
 THOMAS D. & TRACY J. BORDEN  
 152 Wyman Road, Keene, NH 03431  
 1728/891

**TOTAL AREA**  
 74.82 Acre±

**Plan References**

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS:

1. ALTAIANS LAND TITLE SURVEY, HILLSIDE VILLAGE, DATED APRIL 12, 2017, LAST REVISED JUNE 8, 2017, BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan Nos. 17089-72 CCRD)
2. TWO LOT SUBDIVISION PLAN, PREPARED FOR KENDALL LANE, DATED OCTOBER 24, 2005, BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Cdb.13 Dr.01 No. 140 CCRD)
3. PROPOSED SUBDIVISION PLAN FOR RICHARD D. & NANCY C. POWERS, DATED AUGUST 26, 2000, BY EDWARD C. GOODRICH (Cdb.12 Dr.06 No.033 CCRD)
4. 8 LOT SUBDIVISION OF LAND BELONGING TO KEENE ECONOMIC DEVELOPMENT AND REVITALIZATION CORPORATION, DATED SEPTEMBER 11, 1998, BY ROGER T. MONSELL, CHA (Cdb.12 Dr.02 No.018 CCRD)
5. 2 LOT SUBDIVISION OF LAND BELONGING TO THE MARY R. DODDS ESTATE, DATED SEPTEMBER 1986, BY ROGER T. MONSELL, CHA (Cdb.11 Dr.10 No.103 CCRD)
6. SURVEY PLAT PREPARED FOR ROBERT J. LANDRY & THERESA M. LANDRY, DATED JULY 23, 1990, BY ERIC MORSE, CONNECTICUT RIVER LAND SURVEYING, INC (Cdb.11 Dr.05 No.481 CCRD)

**Notes**

1. THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED FOR PLAN REFERENCE No.1 USING AN IGS5 GNSS RECEIVER.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM RECORD DEEDS, PLANS AND PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
3. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM NH LIDAR OBTAINED FROM NH GRANITE AND CONTROLLED WITH THE FIELD SURVEY REFERENCED IN NOTE 1. THE VERTICAL DATUM IS NAVD 88 OBTAINED FROM THE GPS SURVEY DESCRIBED IN NOTE No.1. CONTOUR INTERVAL IS FIVE (5) FEET.

**Surveyor's Certification**

PURSUANT TO RSA 676: 18 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVELING WITH A POSITIONAL TOLERANCE OF 0.10" + 100ppm THAT MEETS OR EXCEEDS NH LAM 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR RURAL 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.



**APPROVED BY THE KEENE PLANNING BOARD**  
 BY \_\_\_\_\_ CHAIRMAN  
 AND \_\_\_\_\_ SECRETARY  
 ON \_\_\_\_\_

**2 lot Subdivision**  
 LAND OF  
**Thomas D. & Tracy J. Borden**  
 located at  
 152 Wyman Road, Keene, Cheshire County, New Hampshire  
 Book 1728, Page 677

**RECEIVED**  
 Scale 1" = 120'  
 Sheet 1 of 3 **AUG 18 2021**  
 Surveyed 12/2020 Plan Prepared 08/17/2021  
 Project No. H20-046 Cdb File No. H20-0460.dwg

**Huntley Survey & Design, PLLC**  
 NH & VT Land Surveying, Wetlands & NH Septic System Design  
 659 West Road, Temple, NH 03094 (603) 924-1669 www.huntleysurvey.com

**ROW Notes**

WYMAN ROAD - A CLASS V PUBLIC WAY, RESURVEYED 1938 HIGHWAY BOOK 1, PAGE 52, 2 RDS (83') WIDE. THE LIMITS OF THE ROAD RIGHT OF WAY WAS DETERMINED BY THE WIDER OF:

- A. BEST FIT OF THE RECORD LAYOUT BASED ON STONE WALLS
- B. PHYSICAL EVIDENCE OF STONE WALLS WHERE WALLS INDICATE A WIDTH WIDER THAN 2 RDS (Hoban V. Bucklin, 68 N.H. 73 (1936) AND Hewes v. Bruns, 121 N.H. 32 (1891))
- C. OFFSET OF PAVED ROADS TO INCLUDE ROADWAY IMPROVEMENTS INCLUDING DITCHES AND SHOULDERS NECESSARY FOR CUSTOMARY ROADWAY MAINTENANCE AND USE.
- D. PREVIOUS RECORD PLAN AND SUBDIVISIONS THAT INDICATE THE LIMITS OF THE WYMAN ROAD RIGHT OF WAY.
- E. WHERE THE 1938 RE-SURVEY DID NOT PRACTICALLY FIT THE EXISTING ROADWAY, STONE WALLS AND IMPROVEMENTS WERE USED TO DEFINE

**Symbol Legend**

- STONE WALL
- BARBED WIRE FENCE
- EDGE OF WATER
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- IRON PIPE/PIPE
- IRON PIN/PIPE
- NAIL
- STONE/CONCRETE BOUND
- DRILL HOLE
- ANGLE IRON
- DISK
- 5/8" REBAR WITH CAP (SET)
- TREE WITH BARBED WIRE
- BLAZED TREE
- KEENE ENGINEERING DEPARTMENT
- CHESHIRE COUNTY REGISTRY OF DEEDS
- TAX MAP PARCEL NUMBER
- DEED VOLUME & PAGE
- UTILITY POLE W/QU
- WIRES, OVERHEAD
- LINE AND NUMBERS

**[1-2-3]**  
 12046  
 RSH  
 2

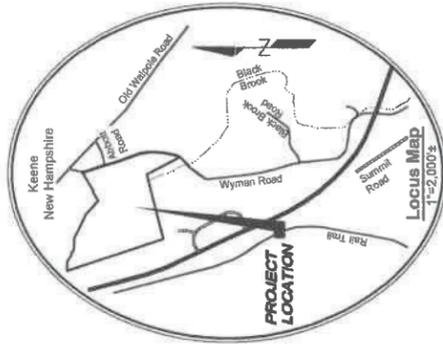
NO.	DATE	REVISION	BY

**Zoning Districts**  
 ZONER (Rural)  
 29

- MIN. HEIGHT 2 STORIES±
- LOT SIZE 5.00 Acres
- FRONTAGE 50'
- BUILDING SETBACKS FRONT 50'
- SIDE 50'
- REAR 50'
- MAX BUILDING COVERAGE 36%
- MAX IMPERMEABLE COVERAGE 45%
- OVERLAY DISTRICTS SURFACE WATER PROTECTION DISTRICT: 75' SETBACKS FROM SURFACE WATERS
- HILLSIDE PROTECTION DISTRICT: PRECAUTIONARY - SLOPES BETWEEN 15 & 25% - 50% COUNTS TOWARD MIN. LOT SIZE PROHIBITIVE - SLOPES 25% OR GREATER - 0% COUNTS TOWARD MIN. LOT SIZE

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

S-05-21



**Plan References**

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS:
1. ALTAPINS LAND TITLE SURVEY, HILLSIDE VILLAGE, DATED APRIL 12, 2017, LAST REVISED JUNE 8, 2017, BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan No. 17069-72 CCRD)
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  5. 2 LOT SUBDIVISION OF LAND BELONGING TO THE MARY R. DODDS ESTATE, DATED SEPTEMBER 1995, BY ROGER T. MONSELL, CHA (Cab. 11 Dt. 10 No. 103 CCRD)
  6. SURVEY PLAT PREPARED FOR ROBERT J. LANDRY & THERESA M. LANDRY, DATED JULY 23, 1990, BY ERIC MORSE, CONNECTICUT RIVER LAND SURVEYING, INC (Cab. 11 Dt.05 No. 481 CCRD)

**Notes**

1. THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED FOR PLAN REFERENCE No. 1 USING AN (GS35 GNSS RECEIVER).
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM RECORD DEEDS, PLANS AND PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
3. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM NH LIDAR OBTAINED FROM NH GRANITE AND CONTROLLED WITH THE FIELD SURVEY REFERENCED IN NOTE 1. THE VERTICAL DATUM IS NAVD 88 OBTAINED FROM THE GPS SURVEY DESCRIBED IN NOTE No. 1. CONTOUR INTERVAL IS FIVE (5) FEET.
4. JURISDICTIONAL WETLANDS WERE NOT DELINEATED FOR THIS PROJECT. WETLANDS SHOWN ARE FROM NH GRANITE GIS MAPPING.
5. PORTIONS OF THE PARCELS SHOWN ARE LOCATED IN ZONE A AND ARE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 330050252E EFFECTIVELY DATED MAY 23, 2008. FLOOD LINES AND AREAS WERE IMPORTED FROM GIS DATA OBTAINED FROM THE FEMA.GOV WEB SITE.
6. SOILS LINES AND TYPES SHOWN WERE OBTAINED FROM NRCS WEB SOIL SURVEY ONLINE PROGRAM, SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY, AVAILABLE ONLINE AT HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV. ACCESSED AUGUST 11, 2021.

**Surveyor's Certification**

PURSUANT TO RSA 676:18 III AND RSA 672:14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVELING WITH A POSITIONAL TOLERANCE OF 0.10" ± 100ppm THAT MEETS OR EXCEEDS NH LAN 800 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR RURAL AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 900.1. "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 PLAT AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PROPORTIONATE TO THE PERIMETER AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PROPORTIONATE TO THE PERIMETER.

**Supplemental Existing Conditions**

**2 lot Subdivision**

Thomas D. & Tracy J. Borden

152 Wyman Road, Keene, Cheshire County, New Hampshire  
Book 1724 Page 10

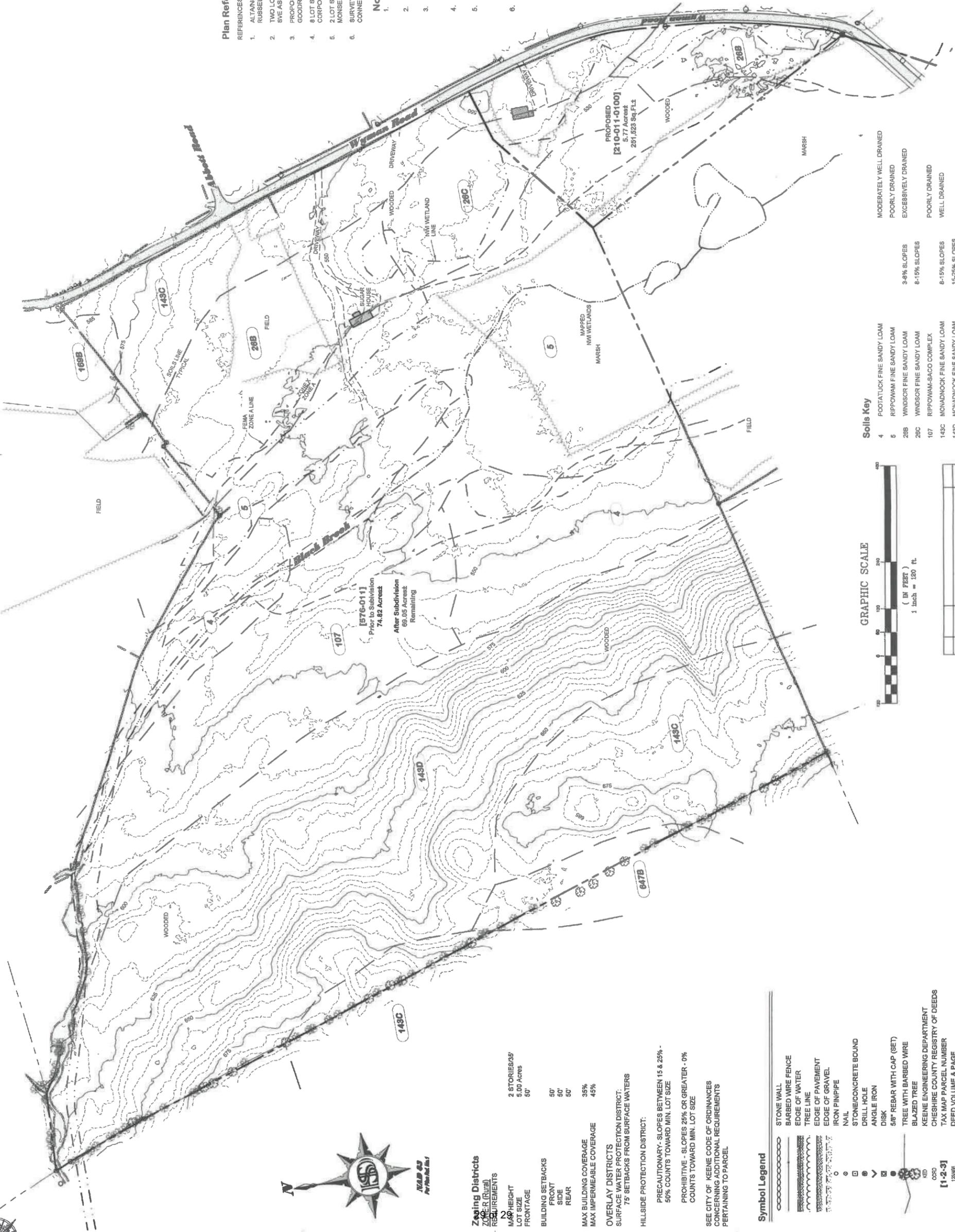
Scale 1" = 120'

Surveyed 12/2020  
Project No. H20-046



**Huntley Survey & Design, PLLC**

NH & VT Land Surveying, Wetlands & NH-Septic-System Design  
659 West Road, Temple, NH 03084 (603) 924-1666 www.huntleysurvey.com



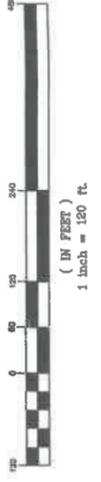
**[576-011]**  
Prior to Subdivision  
74.82 Acres  
After Subdivision  
69.05 Acres  
Remaining

**[210-011-0100]**  
5.77 Acres  
291,329 Sq. Ft.

**Soils Key**

4	FOOTLICK FINE SANDY LOAM	MODERATELY WELL DRAINED
5	RIPPOWAM FINE SANDY LOAM	POORLY DRAINED
28B	WINDSOR FINE SANDY LOAM	EXCESSIVELY DRAINED
28C	WINDSOR FINE SANDY LOAM	POORLY DRAINED
107	RIPPOWAM-SACO COMPLEX	WELL DRAINED
143C	MONADNOCK FINE SANDY LOAM	MODERATELY WELL DRAINED
143D	MONADNOCK FINE SANDY LOAM	POORLY DRAINED
168B	SUNAPEE FINE SANDY LOAM, VERY STONY	MODERATELY WELL DRAINED
647B	PILLSBURY FINE SANDY LOAM, VERY STONY	POORLY DRAINED

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 120 ft.



NO.	DATE	REVISION	BY

**Zoning Districts**

- Z-99-R (Rural)**  
REQUIREMENTS
- MAP HEIGHT: 2 STORIES/35'
  - LOT SIZE: 5.00 Acres
  - FRONTAGE: 50'
  - BUILDING SETBACKS: FRONT 50', SIDE 50', REAR 50'
  - MAX. BUILDING COVERAGE: 35%
  - MAX. IMPERMEABLE COVERAGE: 45%
- OVERLAY DISTRICTS**  
SURFACE WATER PROTECTION DISTRICT:  
75' SETBACKS FROM SURFACE WATERS
- HILLSIDE PROTECTION DISTRICT:**  
PRECAUTIONARY - SLOPES BETWEEN 15 & 25% - 50% COUNTS TOWARD MIN. LOT SIZE  
PROHIBITIVE - SLOPES 25% OR GREATER - 0% COUNTS TOWARD MIN. LOT SIZE
- SEE CITY OF KEENE CODE OF ORDINANCES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

**Symbol Legend**

- STONE WALL
- BARBED WIRE FENCE
- EDGE OF WATER
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- IRON PIPE/PIPE
- NAIL
- STONE/CONCRETE BOUND
- DRILL HOLE
- ANGLE IRON
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- LINE AND NUMBERS
- SOILS KEY LABEL