



City of Keene Planning Board

AGENDA - AMENDED

Monday, August 22, 2022 6:30 PM City Hall, 2nd Floor Council Chambers

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – July 25, 2022
- III. **Final Vote on Conditional Approvals**
- IV. **Continued Public Hearing**

EXP-01-22 & CUHP-01-22 – Earth Excavation Permit & Hillside Protection Conditional Use Permit – 0 Rt 9 – Applicant TFMoran Inc., on behalf of owner G2 Holdings LLC, proposes to operate a gravel pit on the undeveloped property located at 0 Rt 9 (TMP# 215-007-000-000-000). A Hillside Protection Conditional Use Permit is requested for impacts to steep slopes. Waivers are requested from the following sections of Article 24 of the Land Development Code: 24.3.1.A (200' public ROW setback), 24.3.1.C (150' access driveway setback), 24.3.1.D (surface water resource setbacks), 24.3.4 & 24.3.5 (Groundwater Quantity & Quality Baseline Measurements), 24.3.13 (Maximum Excavation Area), and 24.3.15.D (Annual Noise Monitoring). The site is 84.71 acres in size and is located in the Rural District.

V. **Public Hearings**

S-07-22 – 2-lot Subdivision – 91 Sullivan St - Applicant Huntley Survey & Design PLLC, on behalf of owner Venture Residential LLC, proposes to subdivide the 0.74-ac parcel at 91 Sullivan St (TMP# 516-013-000) into a 0.23-ac lot and a 0.5-ac lot. The property is located in the Low Density District.

S-08-22 – 2-lot Subdivision – 284-288 Hurricane Rd – Applicant Cardinal Surveying & Land Planning, on behalf of owners Cory & Pamela Graves, proposes to subdivide the 13.04-ac parcel at 284-288 Hurricane Rd (TMP# 106-010-000-000-000) into a 7.94-ac lot and a 5.10-acre lot. The property is located in the Rural District.

VI. **Updates to the Planning Board Rules of Procedure**

VII. **Staff Updates**

VIII. **New Business**

IX. **Upcoming Dates of Interest – August 2022**

- Joint Committee of the Planning Board and PLD – September 12, 6:30 PM
- Planning Board Steering Committee – September 13, 11:00 AM
- Planning Board Site Visit – September 21, 8:00 AM – To Be Confirmed
- Planning Board Meeting – September 26, 6:30 PM

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

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

8 **Monday, July 25, 2022**

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
Armando Rangel
Harold Farrington
Roberta Mastrogiovanni Kenneth Kost,
Alternate

Staff Present:

Jesse Rounds, Community Development
Director
Mari Brunner, Senior Planner

Members Not Present:

Gail Somers, Alternate
Tammy Adams, Alternate

9
10 **I) Call to Order – Roll Call**
11

12 Chair Russell-Slack called the meeting to order at 6:30 PM and a roll call was taken.
13

14 **II) Minutes of Previous Meeting – June 27, 2022**
15

16 Harold Farrington offered the following corrections:

17 Line 92 – add the word “a” before month

18 Line 288 – replace the word “one” with “wood” at the end of the sentence

19 Line 591 – the name should be “Fuller School” not Fuller Street

20 Line 610 – the word “park” at the end of the sentence

21 Line 627 – add the word “is” before “going”

22 Line 647 - add the word “to” before “runoff”

23 Line 678 – add the word “is” after “logging”

24 Line 679 – should read “an intent to cut”

25 Line 728 – correct the spelling of Mr. Kost’s name
26

27 A motion was made by Mayor George Hansel that the Planning Board approve the June 27, 2022
28 meeting minutes as amended. The motion was seconded by Councilor Remy and was unanimously
29 approved.
30

31 **III) Extension Request**
32

33 **SPR-423, Modification #4 – Site Plan – Corning Specialty Materials, 69 & 0 Island St**
34 – Applicant Leighton A. White Inc., on behalf of owner Island Mill Realty Group, proposes
35 to install electrical equipment and modify the parking on the properties located at 69 Island
36 St (TMP# 583- 010-000-000-000) and 0 Island St (TMP# 582-048-000-000-000). These
37 combined parcels are 9.2-ac in size and are located in the Commerce District.
38

39 Operations Manager, Kevin Miller, stated that Corning is requesting an extension to the deadline
40 to satisfy their conditions of approval because they have not been able to meet the condition related
41 to the parking lease agreement between the City of Keene and the landlord. The parties are still in
42 negotiation regarding the parking spaces between the bike trail and the parking lot.
43

44 The Chair asked for staff comments. Senior Planner, Mari Brunner, stated that this is the first
45 extension request to meet the conditions of approval for this project. The Planning Board
46 regulations specify that the Board may grant a first extension, if the Applicant demonstrates the
47 need for an extension and provides an update on the nature of the project and its status. She
48 indicated that because this is a first extension request and the Applicant has provided a status
49 update on the project and the explained need for the extension, City Staff feels that the extension
50 requirements have been met.
51

52 A motion was made by Mayor George Hansel to grant a six month extension to the timeframe to
53 meet the conditions of approval for site plan application for SPR-423, Modification #4. The motion
54 was seconded by Councilor Michael Remy and was unanimously approved.
55

56 The Chair asked to move up the item regarding Staff Updates. The Board did not have an objection
57 to this change.
58

59 **IV) Staff Updates**
60

61 a. **Overview of Administrative & Minor Project approvals issued from January-June 2022**
62

63 Ms. Brunner explained that the Administrative Planning Applications approved by the Community
64 Development Director and the Minor Projects approved by the Minor Project Review Committee
65 between January-June 2022 are included in the Board's packet. She asked that any questions about
66 these approvals be directed to the Community Development Department. Ms. Brunner noted that
67 the Board has granted authority to the Minor Project Review Committee to approve site plans and
68 to Planning Staff for administrative planning approvals.
69

70 Ms. Brunner went on to say that the second update from City Staff is regarding a Supreme Court
71 Decision that was issued last week - *George Stergiou v. City of Dover*. She indicated that the reason
72 for raising this issue is because the Board is going to see a slight change to language for motions

73 to reflect the new interpretation of state law regarding conditional approvals. Ms. Brunner stated
74 that the City Attorney will be at the Planning Board meeting next month to provide legal advice
75 on this item.

76

77 **V) Boundary Line Adjustment**

78

79 **S-06-22 – Boundary Line Adjustment – 1 Ralston St & 0 Emerald St** - Applicant Nancy
80 Sheldon, on behalf of owners Shalldu Ltd., the City of Keene, and Braden Property
81 Holdings, LLC proposes a lot line adjustment between the 0.39-ac property at 1 Ralston St
82 (TMP #583-032-000-000), the 0.73-ac property at 0 Emerald St (TMP #583-033-001-
83 000-000), and the 0.37-ac property at 19 Ralston St (TMP #583-031-000-000) to
84 accommodate the purchase of a 0.11-ac parcel known as a “railroad spur” from the City of
85 Keene to be incorporated into the 1 Ralston St and 19 Ralston St properties. The properties
86 are located in the Downtown Growth District.

87

88 **A. Board Determination of Completeness**

89 Community Development Director, Jesse Rounds, stated that the Applicant has requested
90 exemptions from providing a grading plan, landscaping plan, lighting plan, and technical reports.
91 After reviewing this request, staff have determined that exempting the Applicant from submitting
92 this information would have no bearing on the merits of the application and recommend that the
93 Board accept this application as “complete.”

94

95 A motion was made by Mayor George Hansel to recommend the Board accept application, S-06-
96 22, as complete. The motion was seconded by Councilor Michael Remy and was unanimously
97 approved.

98

99 **B. Public Hearing**

100 Wendy Pelletier of Cardinal Surveying, representing one of the property owners Shalldu Ltd,
101 referred to a plan showing Emerald Street, the Center of Keene, Ralston Street, a warehouse
102 building, and the Brayden Printing property. She noted that the parcel owned by the City was
103 shown in blue and also referred to where the current entrance to the rail trail is located. She referred
104 to the Railroad Spur, which Shalldu Ltd is looking to purchase from the City of Keene. Once the
105 purchase is complete, Shalldu Ltd will be selling a small portion of the property to Brayden
106 Printing, so their building and parking area will be on one parcel, which will help provide access
107 to their rear parking lot from Davis Street.

108

109 Staff comments were next. The Community Development Director addressed the issue of
110 encroachments and indicated that staff recommends the submittal of easement documents for
111 review by the City Attorney be included as a condition of approval. There is no new development
112 proposed, hence there will no impacts to traffic, access management, surface waters, or wetlands.

113

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

116

117 **C. Board Discussion and Action**

118 A motion was made by Mayor George Hansel that the Planning Board approve S-06-22, as shown
119 on the plan identified as “Boundary Line Adjustment Lots 583-032-000, 583- 033-001 & 583-031-
120 000 1 Ralston Street & Emerald Street Keene, NH 03431” prepared by Cardinal Surveying & Land
121 Planning at a scale of 1”=20’, dated July 12, 2022, with the following conditions prior to the
122 signature of the Planning Board Chair:

- 123
- 124 1. Owner’s signature appears on the plan.
 - 125 2. Submittal of a draft easement document, which shall be subject to review by the City Attorney.
- 126

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

128

129 **V. Continued Public Hearing**

130

131 **S-04-22 – Conservation Residential Development Subdivision & SPR-04-22 – Site**
132 **Plan – 0 Drummer Road** – Applicant and owner Christopher Farris proposes to subdivide
133 the 13.1-ac parcel located at 0 Drummer Rd (TMP #515-015-000-000-000) into 6 lots and
134 construct 5 multifamily buildings. Four of the lots are proposed to be developed into 5-unit
135 multifamily residences, one lot is proposed to be developed as a 6-unit multifamily
136 residence, and the remaining lot would be conserved as open space. The developable lots
137 are proposed to have access from Timberlane Dr via a shared private driveway and vary in
138 size from 0.3 to 1.2 acres. The open space lot is 9.5 acres. Waivers are requested from
139 Section 25.10.8.B.2 of the Land Development Code regarding the requirement to prepare
140 a survey that shows all metes and bounds of the revised parcels, Section 20.14.3.D
141 regarding the requirement that all off-street parking be located to the side or rear of
142 buildings, and Section 19.3.5.A.3.a regarding the requirement that all structures be
143 accessed from interior streets. The site is in the Low Density District.

144

145 A. Public Hearing

146 Applicant and property owner, Christopher Farris, addressed the Board first and stated that he
147 understands that this agenda item will be continued; however, he stated that he would like to get
148 the Board’s input on the new proposed architectural elevations. Mr. Farris called the Board’s
149 attention to a rendering and explained that the new roof being proposed has a gable element to it.
150 He indicated that the decks would be similar to the width shown on the prior plan and the color
151 scheme would be grey and white. Mr. Farris also referred to two letters submitted by Fieldstone
152 Land Consultants, both of which are dated July 11, 2022. He referred to a wetland area at the
153 bottom of this site where all wetlands from the surrounding neighborhood drain into. He referred
154 to language from Fieldstone Land Consultants in the letter regarding stormwater, which stated that,
155 “... *As part of the site plan application, we submitted a Stormwater Management Report, which*
156 *included an outline of how stormwater will be handled and the correlating Hydro-CAD models.*
157 *The drainage systems are designed to treat stormwater and reduce the rate of runoff during*
158 *rainfall events. This is done by modeling how water flows off the site in the pre-development*
159 *condition and designing the stormwater systems to match or decrease these amounts of rainwater*
160 *in the post-development condition. The model takes into account the surface conditions of the land,*
161 *where the pre-development land is woods and the post-development land is a combination of*
162 *pavement, grass lawns, and building roofs. These models are completed for three storm events;*
163 *the 2-Year, 10-Year and 50-Year. These are the storm events that must be modeled if a project*

164 *requires an Alteration of Terrain permit with the New Hampshire Department of Environmental*
165 *Services (NHDES). This project is under the threshold and does not require an Alteration of*
166 *Terrain permit, however, the stormwater systems are designed to these same state standards...”*

167
168 With reference to traffic, the Fieldstone Land Consultants states that, “...*there would be an*
169 *increase of 5-6 vehicles/hour to the north of the intersection and 5-7 vehicles/hour to the south of*
170 *the intersection...”* Mr. Farris felt that any new construction is most likely going to have an
171 increase to traffic and did not feel that this is a high traffic area.

172
173 Mr. Kost asked for the location of the AC units. Mr. Farris stated they would be located on the
174 ground, perhaps to the rear of the site.

175
176 Staff comments were next. Ms. Brunner stated that at the last meeting, there were concerns raised
177 by abutters regarding traffic & parking, architecture & visual appearance, and drainage & runoff.
178 Since the last meeting, the Applicant has submitted new information and Planning Staff followed
179 up with the engineering department to see if they had concerns with drainage, runoff, and traffic.

180
181 With reference to drainage & stormwater management, Planning Staff confirmed with Engineering
182 Staff that the Applicant has exceeded the City standards when it comes to demonstrating that the
183 proposed development will not increase runoff volume or velocity from the site. As designed, if it
184 is built and maintained properly it will result in a decrease of runoff leaving the site. This is because
185 the detention basin has been designed to hold water and slowly infiltrate it into the ground. They
186 also use a 50-year storm event where the City only requires a 25-year storm event. As result, this
187 standard appears to have been met.

188
189 With respect to screening, there is no new information that has been received; however, given the
190 concerns raised by abutters as to the visual impact of this development – staff continues to
191 recommend that a no cut buffer be placed over the 30 foot vegetative buffer between the road and
192 the development. This is already shown on the plan, but this is an added assurance that if the buffer
193 were to be cut down in the future, the City could require the Applicant to replant it.

194
195 Lighting – At the last meeting, staff noted that lighting cut sheets had not been submitted, so they
196 could not determine if the Lighting Standards had been met. Since that meeting, cut sheets for a
197 different light fixture have been submitted and they meet the Planning Board’s Lighting Standards.

198
199 With respect to traffic and access management, Ms. Brunner apologized for not including the letter
200 from Fieldstone Land Consultants in the agenda packet. She indicated that she had discussed this
201 issue with City staff, who explained that the City’s requirement is a 200 foot all season safe sight
202 distance at any access point. Engineering Staff felt that this location exceeds that requirement and
203 noted that this road has no barriers when someone pulls out.

204
205 Another concern raised at the last meeting was overflow and on street parking. Ms. Brunner noted
206 that the Board does not have a standard for parking and stated that the amount of parking a
207 developer is required to provide is outlined in the zoning ordinance. According to the zoning
208 ordinance, the requirement is two spaces per dwelling unit and this requirement has been met.
209 With respect to overflow parking and parking on the street, this is regulated under Chapter 94

210 Article 3 of City Code, which falls under the purview of City Council. This section prohibits on
211 street parking that would obstruct the movement of traffic in travel lanes and also prohibits parking
212 in a public right-of-way where the wheel of a parked vehicle is behind painted lines in the roadway.
213 Based on staff's understanding of this section, parking could occur on the opposite side of
214 Timberlane Drive (the side that does not have the sidewalk), as there seems to be space for a car
215 to park on the shoulder of the road without impeding the travel way.

216
217 In regards to architecture and visual appearance, the Applicant has submitted a revised design
218 concept for the front façade in an attempt to address some of the concerns raised by the Board at
219 the last meeting. Ms. Brunner stated that at this time, staff still does not have the necessary
220 information to determine whether the proposed buildings are in compliance with the two story
221 maximum height requirement in the Low Density District.

222
223 Ms. Brunner stated that another item has come to staff's attention today. During a meeting with
224 the City Attorney, Planning Staff realized that there is an issue with zoning compliance with this
225 application. Prior to the adoption of the Land Development Code, the Conservation Residential
226 Development (CRD) subdivision option was reviewed through the Conditional Use Permit (CUP)
227 application process. Conditional Use Permits live in the zoning ordinance. With the Land
228 Development Code, staff thought it would be simpler to make it a subdivision application;
229 however, but when that change was made, the connection between the zoning ordinance and
230 subdivision regulations was "broken". At the present time, the uses that are allowed in the CRD
231 subdivision regulations are not reflected in the zoning ordinance. Staff considers this to be a glitch
232 that needs to be fixed before this application can be approved. This is entirely staff's fault and an
233 ordinance has been submitted to fix this issue. The ordinance process takes a minimum of two
234 months. Until this is completed, the Board cannot act on this application; however, with the
235 Applicant's approval this application will need to be continued.

236
237 Councilor Remy asked what the resolution for the two-story height requirement and parking issue
238 was. Ms. Brunner stated that in talking to the Applicant, it looks like the Applicant has met the
239 two-story requirement, they just have to submit documentation. There are still some minor changes
240 to grading that need to be completed so that the lower parking level meets the definition of a
241 "basement," which would not count toward the two-story height limit.

242
243 Ms. Lavigne-Bernier referred to drainage and asked if the standard for drainage has been met by
244 the Applicant. She also asked for clarification as to what "built well and maintained properly"
245 meant. Ms. Brunner stated that ensuring the drainage was "built properly" would be handled
246 through site inspection during the construction process. With respect to maintenance, this would
247 be the responsibility of the Home Owner's Association. The City would also be requiring
248 documentation of an easement. From that point, if it is not maintained properly, it would be a
249 complaint-driven process.

250
251 The Chair asked for public comment next.

252
253 Ms. Teresa Quigley of 9 Drummer Road was the first speaker. Ms. Quigley stated that she has
254 concerns with respect to drainage and questioned asked who will be responsible for this in the
255 future when abutter basements start flooding. She indicated that she challenges the adequacy of

256 the water and traffic studies that have been completed. She also expressed concern about Fuller
257 School being at capacity with 25 extra families potentially being introduced into the school system.
258 Chair Russell-Slack noted that as a Planning Board, they have no say about the school system.
259

260 Mr. Mark Van Saun of 62 Meetinghouse Road addressed the Board next. Mr. Van Saun noted
261 whether it is the CRD regulations or the Land Development Code, 35 feet is the maximum height.
262 He stated that he felt that the basement does not look like it is below grade, but added that he
263 understands that this item is still being clarified.
264

265 With reference to traffic, Mr. Van Saun stated that staff had indicated that parking could be
266 permitted on the shoulder of the road. He explained that at the present time on Timberlane Drive,
267 there are two traffic lanes, but noted that he did not feel that the shoulder had adequate room for
268 parking. He also added that there is no parking permitted on Timberlane Drive or Meetinghouse
269 Road between November 1 and the end of April for snow removal purposes. He felt that trying to
270 accommodate overflow parking on Timberlane Drive is not feasible. Mr. Van Saun added that
271 with the way Timberlane Drive and Meetinghouse Road are laid out at the present time, you cannot
272 pass if there is a car parked on the shoulder of the road.
273

274 Mr. Dave Ploppert of 10 Drummer Road asked for clarification on water flow and waste water. He
275 questioned whether this was based on two people per unit. In response, Ms. Brunner stated that
276 the sewer flow calculations were done based on two bedrooms per unit with a total of 26 units.
277 Each building has five units with one building having six units (26 units with two bedrooms each).
278 Ms. Brunner stated that she wasn't sure whether it was assumed there would be two people per
279 unit or two bedrooms per unit. Ms. Brunner stated she will follow up with Engineering Staff on
280 this item.
281

282 Dr. Paul Koutras of 59 Meetinghouse Road was the next speaker. Dr. Koutras stated everyone
283 agrees that we need housing in Keene, but felt that there are appropriate ways to do this depending
284 on where you live in Keene. He stated that this is an apartment complex in a region surrounded by
285 single-family dwellings. Dr. Koutras felt that this type of development is more suited for the center
286 of Keene and felt that this development was an eye sore. He said that he would not have an issue,
287 if these were single-family dwellings or even duplexes.
288

289 Dr. Koutras further stated this is large concentration of people for this neighborhood.
290 There would be approximately 50 cars exiting through one point of egress on to Timberlane Drive.
291 He referred to the traffic study that was done which averages approximately eight cars per hour.
292 He indicated traffic between 2:00 am to 3:00 am is not his concern, but more during peak hours
293 from 7:00 am to 9:00 am when people take kids to school or go to work. He also noted that
294 Timberlane Drive can be very icy during winter months. Dr. Koutras stated that he is also
295 concerned about increasing the population by 50% without any enhancement to existing
296 infrastructure.
297

298 Mr. Charles Ferrando of 83 Timberlane Drive began referring to pictures shared by Nate Carbone,
299 which show the stream behind his property during normal water levels. He referred to a picture of
300 a culvert that he has seen overflow in the past. He also referred to a picture taken last August after
301 a rain storm where that stream was nearly overflowing. He stated that these pictures show the

302 concerns of people who live on Drummer Hill and Drummer Road. He stated that studies that are
303 being referred to, but those studies are overriding what people who live in these neighborhoods
304 have experienced. Mr. Ferrando stated he is a member of the Goose Pond Subcommittee and has
305 walked some of these trails and the committee is discussing how to get water off these trails due
306 to erosion. The trailhead on Drummer Road is going to need maintenance due to how wet it is
307 getting.

308
309 Mr. Ferrando went on to say that in regards to parking, the additional spaces are not adequate for
310 overflow parking. In addition, even if people can pull over to the opposite side of Timberlane Drive
311 for parking, this won't be possible in the winter due to snow and also felt there is the possibility
312 cars will park in a manner where the sidewalk will be blocked.

313
314 Mr. Ferrando referred to pages 56 and 57 of the Office of Strategic Initiatives "Planning Board
315 Handbook" (chapter 5), which indicates that the Planning Board should assess whether existing
316 schools can accommodate the anticipated increase or whether expanded transportation services or
317 whether additional classrooms will be necessary. He felt that this was something that needs to be
318 considered as this is per the State.

319
320 Mr. Ferrando went on to talk about water usage – as per the same document – 100 new dwelling
321 units may draw 40,000-50,000 gallons of water per day and the document indicates that the
322 Planning Board should determine the effect of this increased use on municipal and private supply
323 and on groundwater wells. He noted that this would mean on a daily basis 10,000-12,000 gallons
324 of water would have to come out of the water cistern and asked if staff knows if the cistern would
325 be able to handle this. Chair Russell-Slack asked for staff's response to this question. Ms. Brunner
326 stated with respect to water supply there is sufficient water supply per the Engineering Department.
327 With respect to impact on the school system, the City does have a standard as it pertains to scattered
328 and premature development geared towards development happening in the outskirts of the City. In
329 this instance, it is in-fill development and the City does not have a standard with respect to in-fill
330 development and its impact on the school system.

331
332 Mr. Ferrando went on to say the streams in this neighborhood are always quite wet and the catch
333 basin is always full of ice.

334
335 Mr. Ferrando compared the Applicant's traffic study to what the State has outlined. The State has
336 outlined that for 100 dwelling units about 200 trips per day can be expected. He said that he felt
337 what is stated in the Applicant's report seems to be rather low. He went on to say that he does not
338 question the integrity of the report, but the reports that have been presented are intended to favor
339 the Applicant and if the Board does not address some of these issues, such as traffic, water, and
340 parking, the neighborhood could face some issues. He added that he is not against development
341 and if this was four or five homes he would not be opposed to it. Mr. Ferrando felt that what is
342 being proposed is too much for this area and is not in keeping with the character of this
343 neighborhood.

344
345 Chair Russell-Slack reminded the public that the Board makes its decision based on the 13
346 Development Standards. The Board relies on staff to provide that information and each person on
347 the Board makes a decision based on the information he or she receives.

348
349 With no further comment, the Chair closed the public hearing.
350

351 B. Board Discussion and Action

352 A motion was made by Mayor George Hansel that the Planning Board continue the public hearing
353 for S-04-22 SPR-04-22 to the September 26, 2022 Planning Board meeting.
354

355 The motion was seconded by Councilor Michael Remy and was unanimously approved.
356

357 **VI. Public Hearings**
358

359 **SPR-898, Modification #1 – Site Plan – EVS Metal Addition, 50 Optical Ave -**
360 Applicant Brickstone Land Use Consultants, on behalf of owner, 50 Optical Avenue LLC,
361 proposes to construct a 25,200 sf addition on the existing 28,932 sf building on the property
362 located at 50 Optical Ave (TMP #241-007-000). The site is 4.94 ac in size and is located
363 in the Industrial District.
364

365 A. Board Determination of Completeness

366 Community Development Director, Jesse Rounds, stated that the Applicant has requested
367 exemptions from submitting a traffic analysis, soil analysis, historic evaluation, screening analysis,
368 and architectural and visual appearance analysis. After reviewing each request, staff has
369 determined that exempting the Applicant from submitting this information would have no bearing
370 on the merits of the application and recommends that the Planning Board grant these exemptions
371 and accept the application as “complete.”
372

373 A motion was made by Mayor George Hansel to recommend that the Board accept application
374 SPR-898, Modification #1 as complete. The motion was seconded by Councilor Michael Remy
375 and was unanimously approved.
376

377 B. Public Hearing

378 Mr. Jim Phippard of Brickstone Land Use Consultants addressed the Board on behalf of EVS
379 Metal. He noted that the Applicant’s site is located on the east side of Keene in the Industrial Park
380 at 50 Optical Avenue. With reference to a plan, Mr. Phippard stated that across from this site is
381 Mountain Corporation, to the northeast is Sunset Tool, and to the north is Samson Manufacturing.
382 The current site is approximately 28,000 square feet in size and the Applicant is proposing to add
383 25,200 square feet of additional space to the rear of the site. This would be manufacturing and
384 warehouse space. The existing office space to the front is not changing with this proposal.
385

386 The existing parking lot will be removed and moved to the east side and will contain 56 new
387 spaces. The office area has existing parking spaces. During the site visit, there were questions
388 about cars parking in the grassy area to the north side of the site. The Applicant will be
389 discontinuing this practice and that area will be restored with loam and seed.
390

391 Mr. Phippard stated that this site is serviced by City water and sewer, which will be extended to
392 the new area. The new addition will also be sprinkled.
393

394 With respect to drainage, Mr. Phippard stated that a series of four test pits were completed and as
395 expected it has clean soil with no groundwater to a depth of seven feet, which is ideal for an
396 infiltration system. The new runoff from the roof and the parking area will be collected on site and
397 drained to the east of the parking area into an infiltration basin system that is designed for a 25
398 year storm
399

400 It was further stated the Applicant is looking to add 20 more employees. The business currently
401 operates with two employee shifts from 6:00 am to 2:30 pm five days a week and 2:30 pm to 1:00
402 am four days a week. Any additional employees will be arriving at 6:00 am or 2:30 pm, which is
403 off peak hours and hence the additional traffic won't have an impact on the safety and capacity of
404 Optical Avenue and Route 101.
405

406 Mr. Phippard noted that the two existing curb cuts will remain. The Fire Department requested
407 that the Applicant submit a plan that shows an adequate turning radius for emergency vehicles and
408 this plan has been submitted to Planning Staff.
409

410 In regards to lighting, Mr. Phippard stated that wall-mounted lights will be installed 15 feet above
411 the ground and there will be 20 foot light poles with full cut off LED fixtures. When the lighting
412 is on, the lighting level will be about 1.5 footcandles. After 1:00 am, lighting levels will be reduced
413 by 50%.
414

415 Mr. Phippard went on to explain that the landscaping plan was revised. He explained that parking
416 spaces at the northeast corner were eliminated and a striped area to the north was also eliminated.
417 Landscape islands have been added to those areas instead. The northeast corner is about 300 square
418 feet in size, although the recommended size is a minimum of 95 square feet, and the area to the
419 north is close to 700 square feet in size. There will be four trees in the large area and two in the
420 smaller area. Mr. Phippard stated that this parking lot does not resemble a retail parking area where
421 long medians can be provided with trees planted. Medians protect trees, however, when trees are
422 dispersed throughout the site they are not protected due to snow plowing, snow being piled onto
423 them etc. Snow will be plowed to the north and south ends of this parking lot. As a result, Mr.
424 Phippard explained that he is proposing this layout for landscaping, as it will do the best job of
425 protecting those trees and will meet the intent of the regulations.
426

427 Mr. Phippard explained that 30 feet of trees are being preserved along the southern and eastern
428 boundaries to screen the site from the public right-of-way and adjacent uses, as well as the newly
429 planted trees. There will be rooftop units on the new building and those will be screened as well.
430

431 There will be no impact to wetlands, as there are no wetlands on this site.
432

433 In regards to architecture and visual appearance, Mr. Phippard explained that the new building will
434 match the appearance of the existing building. He referred to an elevation of the existing building
435 facing the south, which shows that the existing office area is finished with brick and the existing
436 manufacturing area is made concrete CMU block painted white. He explained that the new portion
437 of the building will be 28 feet higher than the existing building. There will be louvers added for
438 air handling and it will be a flat roof. This concluded Mr. Phippard's presentation.
439

440 Staff comments were next. Mr. Rounds addressed the Board and stated that the Applicant's
441 presentation was thorough, but stated that he wanted to address landscaping. He indicated that the
442 Planning Board regulations specify that, "*more than 50% of the required parking lot landscaping*
443 *shall be in continuous landscape strips or in large planting islands at a minimum of 95 square feet*
444 *located entirely within the paved area of the parking lot to break up the visual impact of the parking*
445 *area.*" Section 9.4.5 of the LDC states that the, "*Planning Board may approve an alternative*
446 *design for interior landscaping of parking lots as part of the site plan review, if they determine the*
447 *proposed design generally meets the intent of this article.*" If the Applicant decides not to provide
448 interior landscaping or provides a landscape plan that in the opinion of the Board does not meet
449 the intent of the zoning ordinance, a variance would be required from the Zoning Board of
450 Adjustment.

451
452 Chair Russell-Slack stated that she has visited this site and cannot see where this property fits into
453 the ordinance and asked whether this is something the Board needs to look into. Ms. Brunner stated
454 that this would be a modification to the Land Development Code. She indicated that at the present
455 time, an Applicant can request a waiver from this requirement from the Planning Board and noted
456 that it can be requested at the same meeting at which the site plan is being reviewed. With parking
457 regulations being located in the zoning ordinance, it complicates situations like this. Staff is going
458 to see if a provision can be added to the LDC that would allow an Applicant to obtain a waiver
459 versus a variance when they are coming before the Board for an alternate parking lot landscaping
460 design. For tonight, it is up to the Board to decide whether or not this proposed design meets the
461 intent of this standard.

462
463 The Chair stated that she would like to approve the plan as presented by Mr. Phippard. Chair
464 Russell-Slack noted that the asphalt goes right up to the building and on the opposite side is a
465 wooded area. She stated that she felt adding trees in the middle of this lot is just not going to work.
466 She asked Mr. Phippard to show the Board the area on the plan to which she was referring. Mr.
467 Phippard pointed to the area where the pavement meets the building. The area right outside the
468 building is being used for storage so as not to take up space inside the building. He added that the
469 ordinance makes sense the way it is written; however, it does not fit this type of facility.

470
471 Mr. Farrington felt that this site was adequately screened from the road, as this road is not used by
472 the public too much and he did not feel there was an issue with the trees.

473
474 Mr. Kost felt that if more trees were added, the parking lot might be expanded into the drainage
475 area and he noted that with this design there is less pavement on the site. He felt that the tree line
476 provides a solid screen and stated that he was in favor of what was being proposed.

477
478 Vice-Chair Orgaz stated that he too agreed with what is being proposed.

479
480 The Chair asked for public comment. With no comment from the public, the Chair closed the
481 public hearing.

482
483 Councilor Remy thanked the Applicant for bringing development to this area and for adding jobs
484 to the City. He felt that it was a great use of this property.

485

486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531

C. Board Discussion and Action

A motion was made by Mayor George Hansel that the Planning Board approve SPR-898, Mod. 1, as shown on the plan identified as “EVS Metal Addition 50 Optical Avenue, Keene, New Hampshire” prepared by SVE Associates and Brickstone Land Consultants at a scale of 1”=30’, dated June 15, 2022 and last revised July 6, 2022 and the architectural elevations prepared by DB Architects LLC at a scale of 1/16”=1’, dated June 13, 2022 with the following conditions prior to the signature of the Planning Board Chair:

1. Owner’s signature appears on the plan.
2. Submittal of security for landscaping, sedimentation and erosion control, and “as built” plans in a form and amount acceptable to the City Engineer.

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

EXP-01-22 & CUHP-01-22 – Earth Excavation Permit & Hillside Protection Conditional Use Permit – 0 Rt 9 – Applicant TFMoran Inc., on behalf of owner G2 Holdings LLC, proposes to operate a gravel pit on the undeveloped property located at 0 Rt 9 (TMP# 215-007-000-000-000). A Hillside Protection Conditional Use Permit is requested for impacts to steep slopes. Waivers are requested from the following sections of Article 24 of the Land Development Code: 24.3.1.A (200’ public ROW setback), 24.3.1.C (150’ access driveway setback), 24.3.1.D (surface water resource setbacks), 24.3.4 & 24.3.5 (Groundwater Quantity & Quality Baseline Measurements), 24.3.13 (Maximum Excavation Area), and 24.3.15.D (Annual Noise Monitoring). The site is 84.71 acres in size and is located in the Rural District.

A. Public Hearing

Mr. Jeff Kevan of TFMoran addressed the Board and explained that they had previously requested a continuance for this project. The owner however, had started work and when the developer was made aware of this, they informed NHDES as to what was going on. An application had been filed with NHDES, which then had to be amended. The developer met with staff on site and reviewed some stabilization options. He asked for this item to be continued until the next meeting so that some of the outstanding issues can be resolved.

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

C. Board Discussion and Action

A motion was made by Mayor George Hansel that the Planning Board continue the public hearing for EXP-01-22 & CUHP-01-22 to the August 22nd Planning Board meeting.

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

532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577

VII. Updates to the Planning Board Rules of Procedure

Ms. Brunner addressed the Board and explained that the Rules of Procedure included in the Board’s packet were last updated in 1990. She explained that the requirements in the State Statute for Planning Board rules of procedure are minimal, but the one requirement is that, *“The rules of procedure shall include when and how an alternate may participate in meetings of the land use board.”*

Ms. Brunner began with the topic of *“Authority, Adoption, & Amendment.”* She indicated that currently the Rules of Procedure indicate where the authority comes from in the RSA, but don’t outline the process for adoption or the process for amendment. Hence, staff is proposing to add more clarification for the process.

With respect to *“Membership,”* the current Rules of Procedure indicate that there are nine members and five are needed for a quorum; however, there is no mention of alternate members, terms, or how vacancies will be filled. There is the mention of a Chair and Vice Chair, who are elected by majority vote in January. What is being proposed is to be a little more specific. The proposed changes align with a requirement in the RSA, which states that there has to be nine members, one of which has to be the Mayor or their designee, one of which has to be an administrative official, a City Councilor, and six regular members consisting of Keene residents. They have to serve three-year terms and you can have up to five alternates. Vacancies can be filled by appointment from the Mayor for the remainder of the term for the position being filled

There is also a change proposed to the position of Officers, including the Chair and Vice-Chair, who should be elected at the first regular meeting of the calendar year.

Chair Russell-Slack clarified that if someone filled a vacancy for the unexpired balance of a term whether that would count toward their term. Ms. Brunner stated she will get clarification on this item for the Chair.

Ms. Brunner next addressed *“Steering Committee & Subcommittees.”* At the present time, the Planning Board has a Steering Committee which is comprised of the Chair, Vice-Chair and a third member elected by the Board. The role of the Steering Committee is to conduct monthly meetings with staff to review the agenda and determine if there is going to be a site visit. The current Rules of Procedure don’t address the Steering Committee, hence it has now been added. In addition, a section on *“Subcommittees”* has been added which states that the Board can vote to create a subcommittee for a specific purpose. The subcommittee would be a public body and would be advisory to the Planning Board.

Ms. Brunner stated that *“Meetings”* is the largest section in the Rules of Procedure. Currently, the language states that regular meetings will be held on the 4th Monday of month, although other meetings may be held as needed. Ms. Brunner explained that the Roberts Rules of Order will cover

578 anything that is not covered under the Rules of Procedure. The current Rules of Procedure also
579 refer to “*Executive Sessions*,” which used to be in City Code but no longer exist. This is not
580 relevant anymore, but what is relevant is something called “Non-Public Sessions,” which is
581 covered under RSA 91-A:3, which is part of the Right to Know Law.
582

583 Ms. Brunner noted that with reference to “*Agenda*,” the current Rules of Procedure indicate that
584 an agenda will be, “*prepared by Planning Director, but may be amended by Board during*
585 *meeting.*” Staff is proposing that, “*The meeting agenda shall be prepared by the Community*
586 *Development Director or their designee (‘Director’) in consultation with the Steering Committee*
587 *or the Chair, although the Board shall retain the right to adjust that agenda during the course of*
588 *its meeting.*”
589

590 Mayor Hansel asked why it says, “*may be amended by Board during the meeting.*” He asked
591 whether the Board would not have to vote to suspend the rules to modify the agenda. The Mayor
592 did not feel this language was necessary as there were provisions in the Rules to allow for changes
593 to the Agenda or you can suspend the Rules. He also felt that the Chair has the authority to move
594 things up or down on an agenda. Ms. Brunner stated that language can be removed, in which case
595 the section would read as follows: “*The meeting agenda shall be prepared by the Community*
596 *Development Director or their designee (‘Director’) in consultation with the Steering Committee*
597 *or the Chair. Items to be placed on the agenda must be received by the Director a minimum of five*
598 *business days prior to the scheduled meeting. No subject matter that is not on the agenda shall be*
599 *discussed at the meeting, but shall be referenced under New Business and shall be placed on the*
600 *agenda for discussion at the next regular meeting.*
601

602 Ms. Brunner addressed the topic of “*Quorum*” next. The current Rules of Procedure refer to the
603 requirement to have five members but alternates are not mentioned. The proposed language refers
604 to the requirement to have five members and specifies that alternates can be designated by the
605 Chair to act in the place of an absent or disqualified member. This section also states that “*Unless*
606 *the appointed alternate member becomes unable to continue to participate, the alternate member*
607 *so appointed should continue to serve in the place of the absent regular member if a matter under*
608 *consideration by the Board extends over multiple meetings, and/or until that matter has been*
609 *completed.*”
610

611 The Mayor felt the language, “*Alternates should continue to serve in the place of a regular member*
612 *if business extends over multiple meetings,*” should be deleted, as he did not want this to be the
613 expectation for a Petitioner. Councilor Remy felt this language was a good suggestion for Best
614 Practice. He suggested perhaps adding the words, “*at the discretion of the Chair*” at the end of
615 that sentence. Councilor Remy asked if the language is not included in the Rules of Procedure, is
616 the Board allowed to excuse a regular member because they were not in attendance when a public
617 hearing was first opened. Ms. Brunner stated she would seek clarification from the City Attorney
618 on this item. Ms. Lavigne-Bernier stated she would not feel comfortable sitting in on an
619 application, if an alternate had been at a prior meeting listening to all testimony and would respect
620 the Chair’s authority to say that the alternate was a voting member over her.
621

622 Ms. Brunner addressed “*Remote Participation*” next. She indicated that the current Rules of
623 Procedure do not address this item. Staff is proposing the following language: “*A Board Member*

624 *may participate by telephone or other electronic communication ('remotely') with the approval of*
625 *the Board when the member's attendance is not reasonably practical and the reason for the*
626 *absence is stated in the minutes, the remote member states where they are physically located, and*
627 *who is present in the location with them. All participants, including the public, must be able to*
628 *hear, read, and discern the meeting of discussion. Members participating remotely may vote, but*
629 *shall not count toward quorum. All votes must be taken by roll call. The presiding officer shall be*
630 *physically present at the meeting location as specified in the meeting notice."* Ms. Brunner
631 explained the last portion indicates the person who is the Chair of the meeting has to be physically
632 present and cannot attend remotely. Remote participation has been the Board's practice since after
633 the emergency order was lifted after COVID, when there was the option of hybrid meeting
634 participation where there had to be a quorum physically present at City Hall with some members
635 participating remotely.

636
637 Ms. Brunner stated that the "*Order of Business*" is not currently addressed under the existing Rules
638 of Procedure. The general "*Order of Business*" has been added to the Rules of Procedure to address
639 this and will be ordered as follows: "*1. Call to order 2. Roll call of attendance 3. Acceptance of*
640 *minutes 4. Non-binding consultations, application reviews public hearings, discussions, &*
641 *decisions 5. Reports and other business, including advice and consideration 6. Adjournment*"

642
643 Councilor Remy noted the Board usually has a New Business section in the agenda. Ms. Brunner
644 indicated New Business can be added before Adjournment.

645
646 Ms. Brunner went on to say that under the "*Presiding Officer*," section of the existing Rules of
647 Procedure, there is nothing to address what should be done in the event that both the Chair and
648 Vice-Chair are unable to be present. Staff is proposing that, "*If both the Chair or the Vice-Chair*
649 *are not present and a quorum is present, the members present shall elect a temporary chair until*
650 *the Chair or Vice-Chair joins the meeting.*"

651
652 Councilor Remy stated the language "*until the presiding officer appears*," is confusing and felt
653 that it should be changed to, "*until the Chair or the Vice-Chair appears.*"

654
655 Ms. Brunner stated that "*Right of Floor*" is another item not addressed in the current Rules of
656 Procedure. This refers to the conduct at meeting such as "*Presiding officer (chair) controls the*
657 *meeting • All comments go through the chair. • Comments must be related to the question under*
658 *debate. • Comments shall not be personal in nature and may not impugn motives of any*
659 *individual's vote. • Chair shall act on all proper motions for which there is a second.*"

660
661 *Motions, Voting, & Conflict of Interest* – Ms. Brunner stated the current Rules of Procedure don't
662 address motions at all. Staff is proposing the following: "*Motions – if duly seconded, will carry by*
663 *a majority vote unless otherwise specified.*" For a "*Tie Vote – motion shall be deemed defeated.*"

664
665 *Conflict of Interest* – Ms. Brunner explained that the Planning Board is a quasi-judicial Board and
666 any time a member has a direct personal or pecuniary interest in the outcome, which differs from
667 the interest of other citizens, or if that member would be disqualified for any cause to act as a juror
668 in the trial of the same matter in any action at law, then a Board member should be recusing
669 themselves. If there is uncertainty, it should be brought to the Board before a public hearing is

670 opened and then the Board can take an advisory vote as to the recusal. If a member is disqualified,
671 the Chair shall designate an alternate to act in the member's place.

672
673 Ms. Brunner explained that the current Rules of Procedure say that the Planning Director is
674 responsible for taking the minutes and keeping them. It says that "*official minutes are in writing*
675 *and reviewed and voted on by the Board,*" but does not say specify how they should be filed. There
676 is also reference to tape recordings being for convenience only, and a requirement that they should
677 be retained for three years. City Staff is proposing that minutes be taken in accordance with RSA
678 91-A:2, which states that, "*Official minutes are in writing and reviewed and voted on by the*
679 *Board. • Filed with City Clerk • Recordings are for convenience only (not official)*" (deleted the
680 reference to tape recording). Staff did not feel it was necessity to add a timeframe to retain the
681 recordings, especially because they are for convenience only. Ms. Brunner added that this is
682 standard across other Boards and Committees in the City. The Chair asked that staff clarify with
683 the City Attorney as to whether the recordings need to be retained to not. Ms. Brunner stated that
684 the City Attorney did not feel there needed to be a timeframe to retain the recordings because it is
685 only for the convenience of the minute taker. The Chair asked for clarification from the Attorney.

686
687 *Electronic Communication* – The current Rules of Procedure do not address this issue. The updated
688 Rules of Procedure propose that standard language be brought in from other Rules of Procedure
689 related to email and other communication among Board members or between the Board and staff
690 liaisons. Electronic Communication should only be used for the transmittal of administrative
691 information and should not to be used to discuss the content of an application on the agenda outside
692 of a public hearing.

693
694 *Board Conduct* – The current Rules of Procedure state that, "*Members shall use caution in entering*
695 *into any discussion of a project other than at a meeting • Members shall not accept information*
696 *(calls, packets), unless at a meeting • Information to the Board shall be provided through the*
697 *Planning Department*"

698
699 Staff did not feel that the current language which states that a, "*Quorum of Board members shall*
700 *not meet outside a regular meeting to discuss matters before the Board*" was necessary, as this
701 topic is covered elsewhere in City Code.

702
703 Staff also didn't feel that the language stating that, "*All deliberations (except Executive Session)*
704 *shall be open to the public,*" was necessary, as it is also covered elsewhere in City Code.

705
706 *Coordination with Other Boards* – Current language states that the, "*Board shall meet with the*
707 *Finance Committee to discuss CIP & Annual operating budget at least a year.*"

708 "*Board shall review all zoning ordinance & map changes, and present comments to City Council*".
709 "*Board shall have at least one meeting per year with ZBA, Conservation Commission, Planning,*
710 *Lands, & License Committee, & City Manager.*"

711
712 Ms. Brunner stated that even though this is a good practice, she had checked with the former
713 Community Development Director about whether or not this was something that had been done
714 and he stated it had not been a practice. As a result, to be more realistic staff is suggesting that the
715 word "shall" be replaced with "may".

716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761

The Mayor asked for clarification about how the Steering Committee meetings are handled. Ms. Brunner stated the Steering Committee is not considered a public body, as they only discuss administrative matters. She added that there is a section under the Rules of Procedure related to Steering Committee membership and role.

Statutory Duties – Ms. Brunner stated that after the 1990 Rules of Procedure were adopted, the City created a new process where zoning ordinance amendments were handled by the Joint Committee. The way it is written in the old Rules of Procedure, the Planning Board would review the proposed amendments and the Chair would then present the Board’s recommendations to the City Council. City Council would then hold a public hearing. Since then, the City has created a new process where the Joint Committee holds a public workshop and the recommendation from that workshop is sent to City Council. Staff updated the Rules of Procedure to reflect this process.

Master Plan – The existing Rules of Procedure state that the Master Plan should be updated every five years, with two sections addressed per year, and that it shall be retained in a notebook form. The Board would seek City Council review and adoption and hold a public hearing prior to adoption. Ms. Brunner noted that the Master Plan was last updated in 2010 and was a comprehensive update of the entire document, not updates to stand alone chapters as the Board used to do. Staff is proposing is to review the Master Plan every five years and make best efforts to update every 10 years. The Board would work with Community Development, PLD, and City Manager to maintain a schedule to update the plan. The Board will also seek City Council review and adoption and shall hold a public hearing prior to adoption. Ms. Brunner stated this item is scheduled in the CIP for FY24.

Capital Improvement Plan – The rules currently state that the Board shall review the Capital Improvement Plan (CIP) annually and recommend revisions to City Council. The Board shall hold one meeting with Finance Committee to review the plan and the purpose of the review is to ensure that the CIP reflects the principals and priorities of the Master Plan. Ms. Brunner noted that City Council recently changed the CIP from an review annual process to a biannual review process where it will be reevaluated every two years. The Rules of Procedure have been updated to reflect this change and eliminate the requirement to hold a meeting with the Finance Committee, as this had not been happening. Instead, the Finance Director will be presenting the details of the CIP at a Planning Board meeting.

Minor Project Review Committee – This is a new technical review committee that was created as part of the Land Development Code. Under State Statute RSA 674:43(III), the Board has the authority to delegate site plan review authority to a committee of qualified personnel, such as staff. The duties of this committee are to hear and decide on minor site plan applications, to review and comment on proposed projects for site plan review or subdivision review prior to formal application submission, and to hear requests for extensions to minor site plan approvals.

With respect to membership, the Board has been appointing specific individuals from City Staff. In the instance of staff turnover, this process has caused some issues. Moving forward, the recommendation is instead to appoint a City Staff position, instead of a specific individual. The individuals being proposed to serve on the committee are as follows:

- 762 1. *Public Works Director or designee*
763 2. *Community Development Director or designee*
764 3. *Zoning Administrator or designee*
765 4. *Fire Chief or designee*
766 5. *Designee of City Manager.*
767

768 Councilor Remy clarified that the committee needs to consist of City staff and not members of the
769 public. Ms. Brunner stated she will need to check into this. The Councilor stated he would like
770 someone from the public to serve on this committee. It was indicated that City Staff serving on
771 this committee is required per State Statute.
772

773 *Miscellaneous – Roberts Rules of Order govern points not covered* – Staff is suggesting having a
774 clause that talks about Suspension of the Rules of Procedure, as long as it is not covered under
775 State Law or City Ordinance. However, this requires a two thirds (2/3) vote. It also cannot affect
776 the substantive rights of persons coming before the Board. Staff is also proposing to include a
777 “*Severability Clause*,” if at some point a portion of the Rules of Procedure become invalid, then
778 the entire document would not be invalidated. Currently, there is language that requires the
779 Planning Director to present an annual budget and work program to the Planning Board for review.
780 Ms. Brunner stated that this has not been the practice and hence City Staff are proposing to delete
781 this language.
782

783 Councilor Remy noted there is reference to three year terms. Staff suggested adding the language
784 elected with reference to the three year term.
785

786 **IX. New Business**

787 None
788

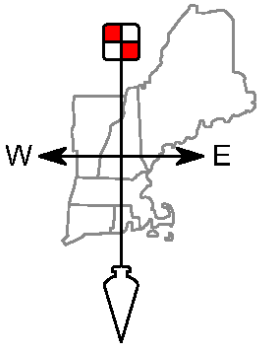
789 **X. Upcoming Dates of Interest – August 2022**

- 790 • Joint Committee of the Planning Board and PLD – August 8, 6:30 PM – it was indicated by staff
791 there is a likelihood this meeting will be canceled but staff is working with the Chairs to see if
792 one could be scheduled for August 15th.
793 • Planning Board Steering Committee – August 9, 11:00 AM
794 • Planning Board Site Visit – August 17, 8:00 AM – To Be Confirmed
795 • Planning Board Meeting – August 22, 6:30 PM
796

797 There being no further business, Chair Russell-Slack adjourned the meeting at 8:56 PM.
798

799 Respectfully submitted by,
800 Krishni Pahl, Minute Taker
801

802 Reviewed and edited by,
803 Mari Brunner, Senior Planner
804 Megan Fortson, Planning Technician



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

August 18, 2022

City of Keene – Planning Board
Community Development Department
3 Washington Street
Keene, NH 03431
Attn: Mari Brunner, Senior Planner

RE: G2 Holdings LLC - Excavation Permit Package Review
Tax Map 215 Lot 7 – Route 9 – Keene, NH
Review Letter #4

Dear Board Members,

As requested, Fieldstone Land Consultants, PLLC has performed a review of the documents submitted for the above referenced project for completeness and conformance to the applicable City of Keene regulations and standard engineering practices. The following documents have been submitted for our review:

- Transmittal Letter prepared by TFMoran, dated March 18, 2022.
- Excavation Permit & Hillside CUP Application Forms with fees, dated March 18, 2022
- Project Narrative /Cover Letter, dated March 18, 2022
- Abutters List & Labels, dated March 18, 2022
- Preliminary Observations Well Reports, dated March 18, 2022
- Waiver Request, dated March 18, 2022
- Wildlife Habitat Assessment, dated March 18, 2022
- Drainage Calculations, dated March 18, 2022
- Traffic Memorandum, dated March 18, 2022
- NHB Datacheck Results, dated March 18, 2022
- Site Specific Soils Report, dated March 18, 2022
- Site Photographs, dated March 18, 2022
- Plan Set, dated March 18, 2022
- Updated Stormwater Management Report, dated April 8, 2022
- Updated Plan Set, dated April 8, 2022
- Transmittal Letter prepared by TFMoran, dated June 7, 2022.

- Project Narrative /Cover Letter, dated June 6, 2022
- Narrative & Waiver Requests, dated June 13, 2022
- Response to Review Comments, dated June 6, 2022
- Truck Turning Exhibit, dated June 3, 2022
- Revised Plan Set, dated June 6, 2022
- Updated Stormwater Management Report, dated June 6, 2022
- Transmittal Letter prepared by TFMoran, dated August 1, 2022.
- Response Letter to Completeness Review, dated August 1, 2022
- Impact Control and Monitoring Report, dated June 30, 2022
- Reclamation Report, dated June 30, 2022
- Revised Plan Set, last revision dated August 1, 2022
- Updated Stormwater Management Report, dated June 6, 2022

Section 25.19.4 Earth Excavation Completeness Review:

See letter prepared by our office dated August 12, 2022.

Article 24 Earth Excavation Regulations Review:

1. Section 24.3.1.A: The excavation perimeter along the front of the property does not appear to meet the 200-foot setback from the public right-of-way. The applicant has submitted a waiver to this Section.
2. Section 24.3.1.D: The 250-foot setback appears to be missing from the wetland area along the front of the property. Please revise plans and design accordingly. The 150-foot setback from this same wetland to the access roadway is not met with the proposed design. The applicant has submitted a waiver request for the 150-foot setback to the access road.
3. Section 24.3.4: The project is not proposing excavations below the seasonal high ground water table per the soil boring data.
4. Section 24.3.4.A.1: We have reviewed the soil logs and their proximity on the property. The number of observations appear to be appropriate for the site as long as the reports utilize this information.
5. Section 24.3.5: The project is not proposing excavations into bedrock or below the seasonal high ground water table per the soil boring data.
6. Section 24.3.6: The project is not proposing excavations into bedrock or below the seasonal high ground water table per the soil boring data.
7. Section 24.3.7: The design plans should be modified to detail the grading of the proposed site to ensure proper slope stabilization and stormwater management is being implemented. The plan set does not accurately depict existing disturbances on-site especially areas within jurisdictional buffers. The grading and disturbed areas observed on-site during a site inspection was in some areas too steep, unstable with buried vegetation and in many locations there was no erosion control measures. Plans should clearly detail how these areas are going to be mitigated and restored with design slopes, stabilization measures, erosion and sedimentation controls, etc..

8. Section 24.3.8: Dust control measures are addressed on the Impact Control & Monitoring Plan. We would recommend adding a note to this section addressing that visual monitoring of airborne dust shall be done on an ongoing basis.
9. Section 24.3.9: The wildlife report submitted for this project addresses the important habitat on-site. A NHFG review will be completed as part of the Alteration of Terrain permit. Copies of any NHFG requirements should be shared with the city and appropriately documented on the design plans. The design engineer has added protected species information on reclamation plan for informational purposes.
10. Section 24.3.11: The plans do not detail any cultural resources as outlined in this section.
11. Section 24.3.12: Per this section the engineer has added a fence to be erected along the top of the proposed retaining wall. All other slopes are proposed to be less than 1:1.
12. Section 24.3.14: The proposed hours of operation have been added to the Grading and Drainage plan. The Saturday hours shall be limited to the sale and loading of stockpiled materials only as no other excavation activities shall be permitted on this day. The plans should also not that there can be no excavation activities, including the sale of stockpiled materials on Sundays, legal holidays, or times restricted by Section 24.3.14 unless prior written consent to temporarily operate is provided by the Community Development Department due to a local or regional need.
13. Section 24.3.15: The submission package address noise monitoring on the Impact Control & Monitoring Plan and in the Impact Control and Monitoring Report. The ongoing monitoring portions of the plan and report should be revised to include the noise monitoring when new or additional noise generating equipment is placed into operation on-site.
14. Section 24.3.17: This section pertains to access driveway standards. The proposed access width of 18 feet seems narrow for truck traffic to safely pass along the length of the access road. This could pose a safety hazard. The southern slopes off the access drive appear to be unstable and eroding over the steep slope. This should be stabilized and an appropriate barrier should be provided along the southern side of the access driveway. There should be a speed limit sign posted on the project side of the access driveway as well per Section 24.3.17.F.
15. Section 24.3.21: This project has been revised to eliminate blasting.
16. Section 24.3.22: This project has been revised to eliminate blasting.
17. Section 24.3.24: The plans have been revised to incorporate notes addressing hazardous materials per this section.
18. Section 24.3.25: The plans should be revised to incorporate notes addressing record keeping per this section.
19. Section 24.4: The reclamation plan should be revised to incorporate notes from this section to ensure compliance with the City Code. This includes notes pertaining to incremental reclamation, topsoil, vegetation, monitoring and remediation as applicable.
20. Section 24.4.4.B: If portions of the land within the excavation perimeter are visible from any public way, that will be cleared of trees, shall be replanted with tree seedlings in accordance with acceptable horticultural practices. The applicability of this section should be reviewed with Planning Staff and/or the Planning Board. During our site inspection we observed the vegetation along the public right of way and we do not believe that the site will be visible from the public way.

Review of Site Plan Application Materials:

1. The written narrative submitted with the application addresses the 16 numbered items outlined in Section 25.19.4.B.
2. The waiver requests have been modified to address the criteria outlined in Section 25.19.13.
3. The stormwater management report has been modified to address our prior comments. The watershed and observation points have been modified, the infiltration rates have been verified and the report has been revised to compare volumes and peak rates of runoff for all storm events.
4. The inspection and maintenance manual has been revised to include all stormwater practices with recommended inspection and maintenance.
5. The Hillside Protection Conditional Use Permit is included within the submission package with criteria being addressed.

Plan Set Review:

1. The plans are missing stamps from all professionals (wetland consultant, land surveyor and civil engineer).
2. Operational notes and details have been added to the plans. This includes, but is not limited to, hours of operation, excavation volumes, anticipated equipment on-site, processing areas, stockpile areas, refueling location, location of spill protection and any notes associated with dust control, noise control, waste management, etc.
3. The plans have been revised to incorporate a cut-off swale at the top of the excavated slope to prevent watershed drainage from draining over the steep slopes. This will aid in slope stability and minimize erosion and sedimentation.
4. The stormwater basin at the toe of the slope has been revised to include an emergency spillway to allow passage of large storms or to handle stormwater should the basin freeze or be compromised with sedimentation.
5. The swale along the north side of the access road has been armored and temporary stone check dams have been installed for erosion control.
6. Additional construction and erosion control details have been added to the plan set. This includes riprap outlet protection, stone check dams, slope benching, slope tracking, cut-off swale, stormwater basin, emergency spillway, diversion swale, retaining wall, signage, best management practice maintenance notes and restoration details.
7. The plans detail unapproved wetland and wetland buffer impacts. Appropriate permitting and restoration designs need to be completed for these areas. During our site inspection of these areas we observed steep unstabilized slopes with no erosion or sedimentation controls. Restoration work will be required in these areas to prevent additional unpermitted impacts.
8. The project appears as though it may fall within 250-feet of Otter Brook which we believe would trigger the need for a NHDES Shoreland Permit.

Consultant Recommendations Per Section 25.19.7.C:

The following criteria is outlined in Section 25.19.7.C. We have typed the criteria below with our responses in bold.

1. The extent to which the submitted information enables the Planning Board to find that the

application is complete.

Fieldstone has reviewed the submission package for completion against the requirements outlined in Section 25.19 and we believe that the application is complete at this time. See our review letter dated August 12, 2022 for additional information regarding our review of this section.

2. A list of any additional information that the Planning Board should request from the applicant before finding the application complete.
At this time Fieldstone believes the applicant has provided the necessary material for the application to be considered complete.
3. A list of previously exempted information that the consultant deems necessary to determine compliance with NH RSA 155-E, and the Earth Excavation Regulations in Article 24 of the Land Development Code.
We do not believe this is applicable to this project. To our knowledge there is no previously exempted information to consider.
4. Whether the proposed project is a prohibited project as defined in the Earth Excavation Regulations in Article 24 of the Land Development Code.
Per our review of the Earth Excavation Regulations in Article 24 and NH RSA 155-E we believe the subject project is not prohibited.
5. The extent to which the project complies with the operational standards and reclamation standards set forth in the Earth Excavation Regulations.
Fieldstone believes that the project has been substantially revised to comply with the operational and reclamation standards of the Earth Excavation Standards. There are technical comments and questions that have been raised and will need to be addressed pertaining to unpermitted work already completed and the associated restoration work that is necessary to prevent further impacts to the wetland buffer and jurisdictional areas.
6. The extent to which the proposed project complies with the permit standards set forth in Section 25.19 of the Land Development Code.
The revised submission materials along with the materials submitted to date appear to collectively comply with the permit standards set forth in Section 25.19. Although we have provided a number of review comments within this letter we believe the project substantially complies with the permit standards.
7. The extent to which any requested waivers or exceptions, and proposed alternative standards, meet the Planning Board’s criteria for granting waivers and exceptions.
Currently this application is requesting waivers from the 200’ setback to public rights-of-way (Article 24.3.1A), the 150’ access driveway setback (Article 24.3.1C), the 250’ surface water resource setback (Article 24.3.1D), groundwater quantity baseline measurements (Article 24.3.4 and Article 24.3.5), maximum excavation area (Article 24.3.13) and annual noise

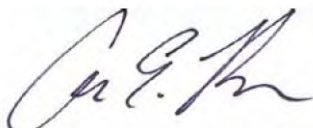
monitoring (Article 24.3.15.D). The applicant’s waiver requests appropriately address the criteria for evaluation of a waiver per the ordinance. The merits of each waiver request should be reviewed by the Board. We have not received or are aware of any exceptions requested by the applicant or their representatives. The plans should be revised to appropriate note all waiver requests on the coversheet. Additional waivers or relief may be needed to address the work performed as observed during our site inspection with the City.

8. A list of possible conditions of approval or modifications to the excavation project that would bring the project into compliance with NH RSA 155-E, and the Earth Excavation Regulations in Article 24 of the Land Development Code.
The following is a list of possible conditions should the Planning Board chose to conditionally approve the subject project:

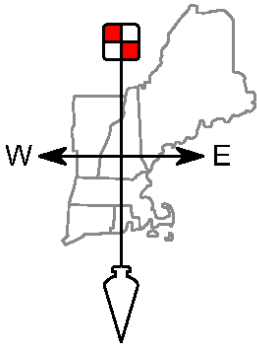
- **The requested waivers and conditional use permits with results shall be added to the coversheet.**
- **All state permits shall be added to the coversheet and copies of all permits shall be provided to the Community Development Office.**
- **The plans be signed by all professionals (Wetland and Soil Scientists, Surveyor and Engineer)**
- **Additional restoration, mitigation and erosion and sedimentation details be provided for the unpermitted work withing the wetland and wetland buffer areas.**
- **The applicant/owner shall pay any outstanding city fees and address any required project bonding as applicable.**
- **All outstanding Staff comments, City Department comments and Engineering comments shall be addressed.**

This concludes our fourth review for the above referenced project. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,
FIELDSTONE LAND CONSULTANTS, PLLC



Chad E. Branon, P.E.
Civil Engineer/Principal



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

August 12, 2022

City of Keene – Planning Board
Community Development Department
3 Washington Street
Keene, NH 03431
Attn: Mari Brunner, Senior Planner

RE: G2 Holdings LLC - Excavation Permit Package Review
Tax Map 215 Lot 7 – Route 9 – Keene, NH
Completeness Review Letter #3

Dear Board Members,

As requested, Fieldstone Land Consultants, PLLC has performed a third review of materials submitted and provided for the above referenced project. This review has been completed strictly for completeness as outlined under Section 25.19.4 of the City Land Development Code. The following documents were provided for our review:

- Transmittal Letter prepared by TFMoran, dated August 1, 2022.
- Response Letter to Completeness Review, dated August 1, 2022
- Impact Control and Monitoring Report, dated June 30, 2022
- Reclamation Report, dated June 30, 2022
- Revised Plan Set, last revision dated August 1, 2022
- Updated Stormwater Management Report, dated June 6, 2022

Section 25.19.4 of the City Land Development Code addresses the requirements for the submission of and Earth Excavation Permit. This section states “An applicant for an earth excavation permit shall submit a completed application on the appropriate form to the Community Development Department. A completed application for an earth excavation permit shall include all of the following information”.

Section 25.19.4 Earth Excavation Completeness Review:

1. Section 25.19.4.A: This section requires the name and contact information of the person or entity that will be performing the excavation.

We would recommend that the contact information be provided within the plan set. This information is included in the submission materials provided so we would consider this complete for the completeness review.

2. Section 25.19.4.B: This section requires a written narrative describing the type, scale, and nature of the proposed excavation site and outlines all of the information to be included in this narrative.
The latest submission provides a narrative addressing all 16 items under this section. We would consider this item complete.
3. Section 25.19.4.C: This section requires photographs of the excavation site showing certain vantage points, each of which shall be indicated on the site plan map.
The original submission included photographs which addressed this section. We would recommend adding the photograph locations to the plans. We would consider this item complete for the completeness review.
4. Section 25.19.4.D.1: This section requires a locus map depicting the location of the proposed excavation site within the boundaries of the city and all state numbered highways in the city.
The submission materials provided includes this locus map. We would consider this item completed.
5. Section 25.19.4.D.2: This section requires a phasing plan showing an outline of the location of each excavation area and corresponding excavation perimeter for each phase of the excavation project along with applicable notes and details.
The new submission materials revised the phasing for the project. The newest plans show that this project will not be phased and all work will be done under one single phase. We would consider this item completed.
6. Section 25.19.4.D.3: Requires a context map be provided with details within 1 mile of the excavation site. The details include:
 - a. Contours at 25-ft intervals, surface water resources, city streets (labeled), state highways, property lines (with parcels labeled to indicate primary land use), and all structures and buildings.
 - b. Zoning district boundaries with each district clearly labeled.
 - c. The location of any public water supplies, primary and secondary wellhead protection areas for municipal wells, groundwater aquifers, and potential future municipal wells and surface water resource areas identified in the City of Keene Water Resources Plan, and any updated water resource or aquifer information as shown on the City of Keene GIS system.
 - d. The boundaries of Zone 1 and Zone 2 of the City's View Preservation Overlay as defined in Figure 13-1 in Article 13 of this LDC.
 - e. The boundary lines of the excavation parcel(s) with the excavation perimeter highlighted.

f. Approximate location of all private wells within 1-mile of the excavation area.

The new submission materials have been revised to incorporate the details outlined in this section. We would consider this item completed.

7. Section 25.19.4.D.4: This section of the ordinance required a detailed existing conditions map at a scale of 1-in = 50-ft or other scale as the Community Development Director may reasonably deem necessary, showing the proposed excavation area and excavation perimeter for the current permit phase, and depicting all of the following information within the excavation perimeter and within a 500-ft radius beyond the excavation perimeter.
- a. Contours of at most 2-ft intervals showing existing topography and drainage patterns.
 - b. Surface waters, rock outcroppings, and important habitat.
 - i. All wetland areas located within a 300-ft radius surrounding the excavation perimeter shall be delineated by a wetlands scientist certified by the State of New Hampshire.
 - c. Public streets and rights-of-way, lot lines, abutter names, and tax map parcel number(s) of all abutting properties within the 300-ft radius surrounding the excavation perimeter.
 - d. Location of existing wooded and vegetated areas.
 - i. Areas that have been logged within 10-years prior to the application date shall be identified as such on the plan, with a notation indicating the month and year of the cut.
 - e. Location of buildings, structures, power lines and other utilities, wells, septic systems, private roads or driveways, stonewalls, cellar holes, cemeteries, easements, and rights-of-way.
 - i. Septic systems, stonewalls, cellar holes, cemeteries, easements and rights of way located outside of the excavation parcels do not need to be shown on the map.

The revised plan set does appear to incorporate the requested revisions. We would consider this item complete.

8. Section 25.19.4.D.5: This section requires a detailed excavation site map drawn at a scale of 1-in = 50-ft or other scale as the Community Development Director may reasonably deem necessary, focusing on the area within the proposed excavation perimeter to be used during the current permit phase and showing details outlined within this section.

We believe the revised plan set and associated details adequately address the requirements within this section and we would therefore consider this item completed.

9. Section 25.19.4.D.6: This section requires a detailed erosion control, sedimentation and drainage management plan that will be implemented to control runoff volume, velocity and water quality during the current permit phase. This plan shall be drawn at a scale of 1-in = 50-ft or other scale as the Community Development Director may reasonably deem necessary, showing detailed information within the proposed excavation perimeter to be used during the current permit phase.

We believe the revised plan set and associated details adequately address the requirements within this section and we would therefore consider this item completed.

10. Section 25.19.4.D.7: This section requires a detailed impact control and monitoring plan for avoiding, identifying, and responding to adverse impacts associated with the excavation operations. This plan shall propose structures, devices, and processes for avoiding potential adverse impacts. The plan shall also provide protocols to be used for documenting baseline conditions, conducting monitoring for adverse impacts, responding to and/or correcting adverse impacts when they are identified, and for documenting monitoring activities, adverse impacts that occur, and how the adverse impacts were corrected. Potential impacts to be addressed in this plan shall include noise, dust, reduction of groundwater quantity and quality, spills of toxic or hazardous materials, blasting and pollution of surface and ground water.
- a. A noise impact control and monitoring plan, which shall include, at a minimum, the following.
 - i. The location and design of structures, devices, and processes to be installed on the site to avoid, control, and minimize adverse noise levels from leaving the excavation site.
 - ii. A protocol for conducting monitoring of sound levels and complying with the earth excavation regulations in Article 24 of this LDC. Said protocol shall include at least: proposed locations for measuring background ambient sound levels and for monitoring sound levels once the excavation operation has commenced; proposed dates for measuring ambient sound levels; proposed annual time periods when sound monitoring will be conducted; and, specifications for sound measurement equipment to be used.
 - iii. A protocol for responding to noise complaints, complying with the earth excavation regulations in Article 24 of this LDC.
 - b. A dust control and monitoring plan, which shall include at least the following.
 - i. The location and design of structures, devices and processes to be installed, maintained and/or implemented to control air borne dust, and/or transportation of dirt and mud by vehicles exiting the site.
 - ii. A protocol for inspecting structures, devices, and processes to determine if maintenance is necessary and/or to determine if and when control and abatement processes should be implemented.
 - c. A groundwater level monitoring plan, which shall include at least the following.
 - i. The location and depth of all ground water monitoring wells and the seasonal high groundwater depth at each well.
 - ii. A protocol for monitoring the effect of the excavation operations on ground water levels to prevent dewatering of surface waters, wetlands, public and private wells or water supplies, and groundwater aquifers, including bedrock aquifers. Such a plan is only required for those projects proposing to excavate below the overburden seasonal high groundwater level.
 - iii. A response plan for providing an immediate replacement water supply for any public or private water supplies that are disrupted as a result of the excavation operations.

- d. A hazardous and toxic spill response plan, which shall include at least the following.
 - i. A list of all hazardous and toxic substances to be used or stored on the site.
 - ii. A protocol for containing and abating spills when they occur and for remediating and restoring areas impacted by spills.
- e. A plan for monitoring and remediating adverse impacts to surface or ground water quality caused by the excavation operation.

The revised submission included a narrative which seems to adequately address this section. Noise monitoring and all results should be provided to the City. We would consider this item complete at this time.

11. Section 25.19.4.D.8: This section deals with the requirements of a reclamation plan providing an overview of the long-term reclamation objectives for the excavation project and a detailed reclamation plan for the current excavation phase. Said plans shall contain the following information.

- a. A description, if known or anticipated, of proposed future land use on the excavation site after completion of the excavation project. In this description, the applicant shall demonstrate that the proposed future land use is consistent with the Zoning Regulations (Articles 2 through 18 of this LDC) and the City's Comprehensive Master Plan. If no future land use is known or anticipated at the time of application, the reclamation plan shall reflect a return to natural vegetated condition similar to the pre-excavation condition.
- b. A detailed narrative description of the process and schedule for reclamation, including specifications of proposed soil conditioning, seeding and mulching methods, and the quantities, sizes, and types of plant materials to be used in reclaiming the site.
- c. A detailed description of the means by which the applicant intends to remediate the adverse impacts to soils, drainage systems, surface water, ground water, vegetation, overburden, topography, and fill materials.
- d. A map of the excavation perimeter drawn at a scale of 1-in = 50-ft, or other scale as the Community Development Director may reasonably deem necessary, depicting the following information.
 - i. Boundaries of the area to be reclaimed.
 - ii. Final topography of the reclaimed area showing at most 2-ft contour intervals.
 - iii. Final surface drainage pattern including the location and physical characteristics of all existing, modified and/or constructed drainage structures.
 - iv. Locations of buildings, structures, and/or fences, proposed to remain on the site after reclamation.
 - v. Locations, types and sizes of all proposed landscaping to be planted as part of the reclamation plan.

The revised submission materials appear to address these standards. We would consider this item complete at this time.

12. Section 25.19.4.D.9: This section deals with the requirements of a written estimate of all

reclamation costs associated with the current permit phase.

This was provided in the Reclamation Plan and Report. We would consider this item complete at this time.

13. Section 25.19.4.E.1: This section deals with the requirements of a Soils Analysis. This analysis shall focus on land within the excavation perimeter and this section outlines the requirements of this analysis.

The revised submission includes a stamped site-specific soils report so we would consider this item complete at this time.

14. Section 25.19.4.E.2: This section deals with the requirements for a Hydrologic/Geologic Analysis and addresses all of the criteria for this report. This analysis is required for all excavation projects that propose depths below the seasonal high ground water table.

The revised submission materials outlined the information utilized in the design and clarifies that there will be no excavation below the seasonal high ground water table. Based on this new information it does not appear that this study is required so therefore this section is complete.

15. Section 25.19.4.E.3: This section covers the requirement of a Traffic Analysis. This analysis shall be conducted by a NH licensed transportation engineer and shall identify the impacts on road safety and capacity as a result of the excavation operation. This section goes on to detail the information that the analysis shall include.

The submission materials provided include a Traffic Memorandum. We believe the materials submitted adequately address this section for a completeness review.

16. Section 25.19.4.E.4: This section covers the requirement for a View Preservation Analysis. **Based on our review of the regulations the subject property is located in Zone 3 and therefore does not require a View Preservation Analysis. Based on this finding this Section is complete.**

17. Section 25.19.4.E.5: This section covers the analysis of Important Habitat and states that all applicants for an earth excavation permit shall provide an environmental review of the excavation site obtained from the NH Natural Heritage Bureau, to determine if any lands within the excavation site are listed in the NH Natural Heritage Database as containing rare, endangered or threatened species, species of special concern, or exemplary natural communities.

- a. If lands within the analysis area are included in the NH Natural Heritage Database, a natural resource inventory for both vegetation and wildlife shall be completed by a forest ecologist, wildlife biologist, or other qualified professional, to verify the presence and/or significance of the important habitat and to determine whether the excavation will cause an adverse impact, degradation, or fragmentation of said important habitat. **The submission materials provided include a Wildlife and Habitat Assessment. We believe the materials submitted adequately address this section for a completeness review.**

Consultant Recommendations Per Section 25.19.7.C:

The following criteria is outlined in Section 25.19.7.C. We have typed the criteria below with our responses in bold.

1. The extent to which the submitted information enables the Planning Board to find that the application is complete.

Fieldstone has reviewed the submission package for completion against the requirements outlined in Section 25.19 and we believe that the application is complete at this time.

2. A list of any additional information that the Planning Board should request from the applicant before finding the application complete.

At this time Fieldstone believes the applicant has provided the necessary material for the application to be considered complete. Technical reviews of the materials provided is pending.

3. A list of previously exempted information that the consultant deems necessary to determine compliance with NH RSA 155-E, and the Earth Excavation Regulations in Article 24 of the Land Development Code.

We do not believe this is applicable to this project. To our knowledge there is no previously exempted information to consider.

4. Whether the proposed project is a prohibited project as defined in the Earth Excavation Regulations in Article 24 of the Land Development Code.

Per our review of the Earth Excavation Regulations in Article 24 and NH RSA 155-E we believe the subject project is not prohibited.

5. The extent to which the project complies with the operational standards and reclamation standards set forth in the Earth Excavation Regulations.

Fieldstone believes that the project has been revised to comply with the operational and reclamation standards of the Earth Excavation Standards. There are technical comments and questions that will need to be addressed during the review of the project pertaining to work already completed and the details associated with that restoration to prevent further impacts to the wetland buffer and jurisdictional areas. But these are technical items beyond the completeness review.

6. The extent to which the proposed project complies with the permit standards set forth in Section 25.19 of the Land Development Code.

The revised submission materials along with the materials submitted to date appears to collectively comply with the permit standards set forth in Section 25.19.

7. The extent to which any requested waivers or exceptions, and proposed alternative standards, meet the Planning Board's criteria for granting waivers and exceptions.

Currently this application is requesting waivers from the 200' setback to public rights-of-way

(Article 24.3.1A), the 150' access driveway setback (Article 24.3.1C), the surface water resource setback (Article 24.3.1D), groundwater quantity baseline measurements (Article 24.3.4 and Article 24.3.5), maximum excavation area (Article 24.3.13) and annual noise monitoring (Article 24.3.15.D). The applicant's waiver requests appropriately address the criteria for evaluation of a waiver per the ordinance. The merits of each waiver request should be reviewed by the Board. We have not received or are aware of any exceptions requested by the applicant or their representatives. The plans should be revised to appropriate note all waiver requests on the coversheet. Additional waivers or relief may be needed to address the work performed as observed during our site inspection with the City.

8. A list of possible conditions of approval or modifications to the excavation project that would bring the project into compliance with NH RSA 155-E, and the Earth Excavation Regulations in Article 24 of the Land Development Code.

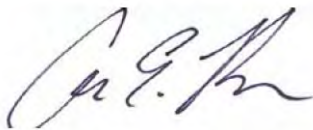
This letter has focused on the completeness of the application. Fieldstone will provide technical comments and recommended conditions of approval in a separate letter, if desired.

This concludes our third review for the above referenced project. In summary, we believe the material submitted satisfies the completeness requirements. A technical review of the materials submitting is pending. The reclamation plan should also be subject to Conservation Commission comments and recommendations especially pertaining to the worked performed withing the wetland buffer and jurisdictional areas.

Please feel free to contact us should you have any questions or require additional information.

Sincerely,

FIELDSTONE LAND CONSULTANTS, PLLC



Chad E. Branon, P.E.
Civil Engineer/Principal



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

REVISED June 13, 2022
~~REVISED June 6, 2022~~
 March 18, 2022

Keene Planning Board
 City Hall, 4th Floor
 Keene, NH 03431

**Re: Proposed Gravel Pit
 Route 9, Keene, NH
 Application for Excavation Permit & Hillside Protection CUP**

Dear Members of the Board,

Enclosed you will find an Excavation Permit application for a proposed gravel pit prepared on behalf of our client, G2 Holdings, LLC. Due to slopes on the property, a Hillside Protection Conditional Use Permit is also sought. This document constitutes both a waiver request and project narrative statement.

Introduction:

The subject property is located on Route 9, on Map 215 Lot 7. The parcel is 84.71± acres in size. The property currently has a gravel access road with some existing cleared areas and trails. The applicant proposes to expand gravel pit operations to an 8± acre portion of the parcel. The proposed gravel pit expansion is located in an area of minimal flood hazard, per FIRM panel 33005C0280E.

The property slopes generally upward from Route 9 to the northern property boundary and is mostly wooded. The existing access point, a gravel drive off Route 9, will be improved for use in the proposed expanded gravel pit operations. Natural vegetation will be preserved to the maximum extent possible between the proposed expanded gravel pit and Route 9. As illustrated by the enclosed photographs from the public right of way, the vegetation and upward slope in this area provide a substantial buffer.

Waiver Requests

The applicant respectfully requests the following waivers and exceptions, in accordance with the process outlined in Article 25.19.13:

1. Which requirement:

Article 24.3.1A - 200' Setback to Public Right of Way (ROW) – The excavation perimeter shall be at least 200 feet from any public right of way, unless such excavation is a highway excavation.

Why the waiver/exemption is needed:

The proposed bottom of the excavation area is 54 feet higher than Route 9 at the access drive intersection, so the vertical separation increases the effect of the horizontal setback provided. The

existing forested buffer between the access drive and the ROW is steeply sloped. Part of the 200' buffer was previously cleared of trees as part of the sites previous logging history. Also the ROW is approximately 78-feet back from the Route 9 edge of pavement line, because Route 9 has a 160' wide (wider than normal) ROW along most of the project's frontage, which pushes the 200' buffer further back into the site. Also the best soils and deepest soils above the seasonal highwater table on-site are located near that 200' ROW setback line. Not excavating into the 200' ROW setback would result in a tall soil berm being left in between the ROW and the excavation area, which would be deleterious to future reuse of the property following reclamation.

Alternative Standard:

The proposed excavation limits (not counting the access drive) are set 135'+ back from the ROW line.

Not in violation:

Granting of this waiver/exemption shall not cause a violation of NH RSA 155-E. The closest requirement to the 150' ROW setback is found in 155.E:4-a.I which states that "No excavation shall be permitted below road level within 50 feet of the right of way of any public highway." This project complies with this State requirement. Granting of this waiver/exemption shall not cause a violation of the spirit and intent of Article 24 as demonstrated above.

Adverse Impacts:

This will not increase potential adverse impacts because the proposed excavation limits (not counting the access drive) are setback 135'+ horizontally from the ROW line, and 210' horizontally and 50 feet vertically from the Route 9 edge of pavement line. Much of the existing forested buffer along the Route 9 frontage is maintained.

Purpose and Intent:

This request is consistent with the purpose and intent of Article 24 in that reusing the existing driveway and improving it in place, tree clearing and earthwork within the 200' ROW setback are minimized.

Not Unduly Injurious:

By lowering and flattening the bottom of the excavation area, its redevelopment potential is improved, thereby increasing the value of the property, and potentially increasing its taxation value for the public welfare. Granting this request will not be unduly injurious to environmental welfare because much of the existing forested buffer along the Route 9 frontage is maintained.

Unique Site Characteristics:

The unique site characteristics such as its remote location, higher elevation above the highway, large forested buffers to the east and west of the excavation area, and wider than normal ROW width help mitigate any impacts of the reduced ROW setback.

2. *Which requirement:*

Article 24.3.1C – 150’ Access Driveway Setback – The access driveway shall be at least 150’ from the boundary line of any public ROW, except where the driveway intersects the public ROW.

Why the waiver/exemption is needed:

The existing driveway is being improved in place, within the 150’ buffer. Improvements included widening by 2 to 4 feet and addition of a 14 foot wide armored riprap swale on the uphill side to convey any stormwater runoff downhill, minimizing erosion. The proposed bottom of the excavation area is 54 feet higher than Route 9 at the access drive intersection. The existing forested buffer between the access drive and the ROW is steeply sloped, varying from 3:1 to 1.5:1. An access drive that did not angle across the steeply sloped and forested frontage of the property would require a vast excavation and mass of new tree clearing to construct, which in turn would impact the groundwater table of the site.

Alternative Standard:

The improved driveway angles away from the ROW line, varying from 0’ at the intersection to 120’ at the upper end where it turns into the excavation area.

Not in violation:

Granting of this waiver/exemption shall not cause a violation of NH RSA 155-E. The closest requirement to the 150’ ROW setback is found in 155.E:4-a.I which states that “No excavation shall be permitted below road level within 50 feet of the right of way of any public highway.” This project complies with this State requirement. Granting of this waiver/exemption shall not cause a violation of the spirit and intent of Article 24 as demonstrated above.

Adverse Impacts:

By granting this waiver to reuse and improve the existing driveway, tree clearing in the 150’ frontage buffer, and associated adverse impacts are minimized. Trees help reduce flooding by absorbing stormwater in the leaves and roots. Trees help reduce erosion and sedimentation by locking soil in place with their root systems. Minimizing tree clearing minimizes adverse impacts.

Purpose and Intent:

This request is consistent with the purpose and intent of Article 24 in that reusing the existing driveway and improving it in place, tree clearing and earthwork within the 150’ frontage buffer are minimized.

Not Unduly Injurious:

Granting this waiver will not be unduly injurious to public interest or because the existing driveway has been safely used for logging operations in the past, and this waiver maintains this demonstrated history of safe use. Minimization of tree clearing obviously is good for environmental welfare, as well as public view-scape interests.

Unique Site Characteristics:

The unique site characteristics such as the steeply sloping front buffer area and steeply sloping water table make the angle/location of the existing driveway inevitable. Also the existing driveway thread between 2 existing wetlands on either side. Also the ROW is approximately 78-foot back the Route 9 edge of pavement line, because Route 9 has a wider than normal ROW, which pushes the 150' buffer further back into the site. The combination of these site characteristics mean that the existing driveway is in the best location any driveway could be to access this site, from the perspective of minimizing earthwork and associated forested buffer maintenance.

3. *Which requirement:*

Article 24.3.1.D –Surface Water Resource Setback – The excavation perimeter shall be setback at least 250 feet, and the access drive shall be setback at least 150 feet from any surface water resource.

Why the waiver/exemption is needed:

There is an existing wetland water resource in the Route 9 ROW, between the driveway and Route 9. There is a second existing wetland tracing down the hillside just above the existing drive intersection with Route 9. The two wetlands are 363 feet apart at their closest proximity. The existing access road must pass thru the 150' buffers of these two wetlands to reach the excavation area. The existing access drive needs to be improved by widening and resurfacing for trucking safety and by adding an armored ditch to convey channelized stormwater basin overflows down the hill without causing erosion. These improvements slightly further encroach into surface water resource setbacks.

There is an existing forested wetland 127.7 feet east of the exaction perimeter. There is another hillside wetland 75' west of the excavation perimeter. These two wetlands are 801 feet apart at their closest proximity. The 250' setbacks from these 2 wetland areas represents an unwarranted taking of a huge portion of the excavatable material located here. The Keene ZBA on March 7, 2022 approved the earth excavation use at this location, in full knowledge of these setback encroachments.

Alternative Standard:

The improved access road is over 115.6 feet from the Route 9 wetland and 47.8 feet (measuring from the retaining wall) to the hillside wetland. As discussed above, construction of a different access drive would require substantial new earthwork, tree clearing and new impacts to the 150' buffers.

The proposed earth excavation area is 127.7 feet from the forested low-lying wetland to the east. A 2- to 11-foot-high earthen berm is proposed to separate the excavation area from this wetland. The proposed earth excavation area is 75+ feet from the forested wetland tracing down the hillside to the west. An existing 8 to 16 foot high (on the wetland side) existing earthen berm/ridge is proposed to be maintained to separate the existing wetland from the proposed excavation area. After reclamation, this berm/ridge will be 30 to 35 feet high on its excavation side.

Not in violation:

Granting of this waiver shall not cause a violation of NH RSA 155-E because the State regulation does not establish a buffer for forested wetlands less than 5 acres, and this site's wetlands are smaller than 2 acres. Granting of this waiver/exemption shall not cause a violation to the intent of Keene's Article 24 as demonstrated herein.

Adverse Impacts:

Reduction of the access drive setback will not increase potential adverse impacts because the access drive is existing and being improved in place. The majority of the slope impacts stemming from improvement of the access drive are for construction of the armored swale adjacent to the driveway. The purpose of the armored swale is to protect downstream wetland resources by minimizing erosion and reduce any potential transport of sedimentation downstream.

Reduction of the excavation area setback will not cause adverse impacts because both wetland to the east and west of the excavation area are separated from the excavation by existing/proposed earthen berms and perimeter erosion controls. Much of the wetland to the west of the excavation area is higher than the excavation.

Potential adverse impacts of the project are further mitigated thru the use a cutoff swale above (north of) the excavation area, which keeps 'clean' runoff from the forested slope uphill of the proposed excavation area flowing toward the wetland to the east, as in the existing conditions.

Purpose and Intent:

This request is consistent with the purpose and intent of Article 24 in that reusing the existing driveway minimizes earthwork and tree clearing, thus protecting wetlands from erosion and sedimentation that would otherwise be risked from new construction.

Not Unduly Injurious:

Granting this request will not be unduly injurious to public or environmental welfare because protection to wetlands is maximized by minimizing earthwork and tree clearing within the 150 buffer. Construction of the armored swale alongside the access road further protects wetlands as noted.

Unique Site Characteristics:

The unique site characteristics, such as having only 363 feet between existing wetlands located near the road frontage, plus adjacent steep slopes mean the existing driveway is in the best location any conceivable access to the site could be located.

The unique site characteristics, such as having only 801 feet between existing wetlands located east and west of the excavation area, plus adjacent steep slopes in the ROW setback area south of the excavation area, and shallow groundwater table (1.5' below ground at monitoring well SLR-12) on the north side of the excavation area mean the proposed excavation area is in the best location it could be.

4. *Which requirement:*

Article 24.3.4 - Groundwater Quantity Baseline Measurement – Baseline water depth or elevation for all public and private wells within ½ miles of the site, and all surface water bodies, and wetlands within 300-ft of the excavation perimeter. Over the life of the excavation permit and any renewal thereof, the applicant shall monitor ground water levels and surface water levels on a monthly basis.

Why the waiver/exemption is needed:

Article 24.3.4 clearly states “When the applicant proposes excavation below the seasonal high ground water table, the applicant shall complete a hydro-geologic analysis to demonstrate that the excavation activities will not affect ground water levels so as to adversely impact public or private wells, surface water levels, or wetlands. This analysis shall include pre-excavation ground water level measurements, a constant discharge pump test, and ongoing ground water level monitoring.” Since this project does not propose to excavate below the seasonal high water table we shouldn’t need this waiver/exception. However, in case the City decides to use a different definition of ‘seasonal high water table’ other than the definition establish for the project by the SLR Limited Hydrogeologic Report dated 3/25/2022, we are requesting this waiver as a safeguard to prevent any permitting delays related to re-advertising the public hearing.

The project as proposed uses all appropriate measures to protect groundwater and wetlands, including but not limited to armored cutoff swales, separation berms, buffer setbacks, stormwater basin with infiltration sump, and sedimentation ponds.

Alternative Standard:

No monitoring of well water surface elevations. No monitoring of surface waterbody elevations.

Not in violation:

Granting of this waiver shall not cause a violation of NH RSA 155-E because it does not have any similar groundwater or surface water monitoring requirements. Granting of this waiver shall not cause a violation of Keene's Article 24 because the project intends to be compliance with Article 24 by not excavating lower than 6-feet above the seasonal highwater table.

Adverse Impacts:

This waiver will not increase potential adverse impacts because the proposed gravel pit maintains existing runoff patterns to adjacent wetlands and employs BMP's including sedimentation traps and a stormwater basin with infiltration sump that will increase percolation of rain runoff into the groundwater table as demonstrated by the HydroCAD modeling in the project Stormwater Management Report.

Purpose and Intent:

This request is consistent with the purpose and intent of Article 24 in that excavating lower than 6-feet above the seasonal highwater table is not proposed, therefore there is no reasonable expectation of impact to groundwater resources, so monitoring requirements are not called for.

Not Unduly Injurious:

Granting this request will not be unduly injurious to public or environmental welfare because intruding on the privacy of residences within ½ miles of the excavation area to conduct well testing is not warranted.

Unique Site Characteristics:

The unique site characteristics make such as the proposed stormwater basin with infiltration sump, which helps mitigate impacts.

5. *Which requirement:*

Article 24.3.5 - Groundwater Quality Baseline Measurement – Baseline water depth or elevation for all public and private wells within ½ miles of the excavation perimeter. Ongoing monitoring shall be conducted semi-annually throughout the term of the permit and any renewal thereof, and for a period of not less than 2-years following the cessation of excavation activities and reclamation of the excavation site.

Why the waiver/exemption is needed:

Article 24.3.4 clearly states “When the proposed operation includes the excavation of bedrock materials, the applicant shall collect and analyze pre- and post-excavation water quality data, as

set forth below...” Since this project no longer proposes to excavate into bedrock we shouldn’t need this waiver/exception. We are requesting this waiver as a safeguard to prevent any permitting delays related to re-advertising the public hearing. If the Board concurs that this waiver is not needed, then this request can be disregarded.

The project as proposed uses all appropriate measures to protect groundwater and wetlands, including but not limited to armored cutoff swales, separation berms, buffer setbacks, stormwater basin with infiltration sump, and sedimentation ponds.

Alternative Standard:

No monitoring of nearby well water quality.

Not in violation:

Granting of this waiver shall not cause a violation of NH RSA 155-E because it does not have any similar groundwater quality monitoring requirements. Granting of this waiver shall not cause a violation of Keene’s Article 24 because the project intends to be compliance with Article 24 by not blasting or excavating into ledge by other means.

Adverse Impacts:

This will not increase potential adverse impacts because the proposed gravel pit maintains existing runoff patterns to adjacent wetlands and employs an infiltration basin BMP that will increase percolation of rain runoff into the groundwater table as demonstrated by the HydroCAD modeling in the project Stormwater Management Report.

Purpose and Intent:

This request is consistent with the purpose and intent of Article 24 in that excavating lower than 6-feet above the seasonal highwater table is not proposed, therefore there is no reasonable expectation of impact to groundwater resources, so monitoring requirements are not called for.

Not Unduly Injurious:

Granting this request will not be unduly injurious to public or environmental welfare because intruding on the privacy of residences within ½ miles of the excavation area to conduct well testing is not warranted. It should be noted that the 2 wells closest to the excavation area (as shown on plans) are on Lot 215-8 which is now owned by the applicant, and at US Army Corp of Engineers Otter Brook Lake recreational area, which has public day use recreational and sanitary facilities.

Unique Site Characteristics:

The unique site characteristics make such as the proposed stormwater basin with infiltration sump, which helps mitigate impacts.

6. *Which requirement:*

Article 24.3.13 - Maximum Excavation Area – The total combination of any unreclaimed, inactive and active excavation area shall not exceed 5-acres at any time.

Why the waiver/exemption is needed:

It is the applicant intent to minimize open excavation area at all times, in order to minimize maintenance work for dust control and perimeter erosion controls. However, a 5-acre limit is not practical at all times for the site because of the need to have access areas for truck maneuvering and equipment placement, stockpiles, the steep slopes in parts of the site enlarge the excavation area due to chasing the slope uphill. It takes time to prepare an area for reclamation, since hydroseed subcontractors are not located on on-site. Sediment traps and swales, and basins take up significant land area within the excavation, and often cannot be stabilized immediately due to wet weather conditions (need 2 weeks of sunshine to dry out area, spread loam, hydroseed) in order to stabilize. Multiple stockpiles on site each require significant open land area; stockpile of loam for reclamation purposes, the need to stockpile excavated product for export, the need to stockpile boulders for process where on a site like this the mobile crusher will only be in use for a maximum of 1 day per week.

Alternative Standard:

We recommend a maximum of 7.0 acres of unreclaimed, inactive and active excavation area at any time.

Not in violation:

RSA 155-E:5-a requires Incremental Reclamation stating “Except for excavation sites of operating stationary manufacturing plants, any excavated area of 5 contiguous acres or more, which is depleted of commercial earth materials, excluding bedrock, or any excavation from which earth materials of sufficient weight or volume to be commercially useful have not been removed for a 2-year period, shall be reclaimed in accordance with RSA 155-E:5” So the State regulation varies slightly from Keene’s ordinance, by not including active excavation area within the 5 acre limitation. If the project stays under 7 acres including active excavation area, it will easily stay under 5 acres not including active excavation area. Therefore, granting this waiver will not cause violation of RSA 155-E. Granting of this waiver shall not cause a violation of Keene’s Article 24 as indicated above.

Adverse Impacts:

This waiver will not increase potential adverse impacts because the BMP’s onsite are designed to handle flow from the entire 8-acre excavation area.

Purpose and Intent:

This request is consistent with the purpose and intent of Article 24 because the BMP’s onsite are designed to handle flow from the entire 8-acre excavation area.

Not Unduly Injurious:

Granting this request will not be unduly injurious to public or environmental welfare because impacts because the BMP's onsite are designed to handle flow from the entire 8-acre excavation area.

Unique Site Characteristics:

As noted above, the unique site characteristics such as steep slopes and number of stockpiles needed, make this request necessary. The high percolation rate of the existing site soils help make sediment traps and the proposed stormwater basin more effective, thus helping mitigate impacts.

7. *Which requirement:*

Article 24.3.15.D – Annual Noise Monitoring – The applicant proposes to complete a single 20-day noise study as soon as possible after commencement of full operations on-site, in compliance with 24.3.15.A to C. The applicant requests a waiver of subsequent annual 20-day studies.

Why the waiver/exemption is needed:

Continuous noise monitoring for the life of the project is not needed because there are basically no neighbors within 1800' of the excavation area. The closest residence to the excavation is approximately 3800 feet northwest on Sullivan Road, on the other side of the hill. The closest residence within Otter Brook Valley is 4300 feet east on Houghton Ledge Road. The closest commercial building is 720' from the excavation and is owned by the applicant. The next closest commercial use is Granite Gorge ski Area, which is closed – the closest ski trail is 2000 feet from the excavation area. The entrance to Otter Brook recreation area is 660 sf away, but the picnic grounds are the closest amenity within the park at over 1800 feet from the excavation area.

The project has eliminated blasting from the proposal, so the loudest sound producer has been eliminated. The second loudest sound producer at a gravel pit is typically the stone crusher. This project only plans to run the crusher 1 day per week, at most.

Alternative Standard:

We recommend the Board require a single 20-day noise study as soon as possible after commencement of full operations on-site, in compliance with 24.3.15.A to C. We request a waiver of the requirement for an ongoing annual 20-day noise/sound monitoring study as required by 24.3.15.D, unless the City receives significant noise complaints. Background noise levels and typical operating noise levels can be established with the initial 20-day sound study. There is no need to repeat the sound study annually for the life of the project, given the dearth of immediate and residential neighbors and the elimination of blasting from the project.

Preliminary noise monitoring locations and standards are shown on the Impact Monitoring Plan (Sheet 6) subject to final review by the project sound sub-consultant and Keene Community Development Staff.

Not in violation:

Granting of this waiver shall not cause a violation of NH RSA 155-E because the State Regulation does not include a requirement for sound monitoring. Granting of this waiver shall not cause a violation of Article 24 because it is within the Boards discretion to waive the requirements of Article 24, given the reduced noise levels on site and the dearth of close residential neighbors.

Adverse Impacts:

The waiver request does not increase the risk of adverse impacts because noise complaints can still be lodged with the City, and dealt with using the process outlined in Article 24.3.13.D

Purpose and Intent:

This request is consistent with the purpose and intent of Article 24 since a single 20-day sound study gives the City the tools needed to deal with noise complaints, if any.

Not Unduly Injurious:

Granting this request will not be unduly injurious to public or environmental welfare because A single 20-day sound study gives the City the tools needed to deal with noise complaints, if any. Given the reduced noise levels on site and the dearth of close residential neighbors, annual re-study

Unique Site Characteristics:

The unique site characteristics make such as its remote location, dearth of residential neighbors as described above, and the substantial forest buffers help mitigate impacts. Also, the hill to the north is expected to block sound traveling in that direction.

Earth Removal Development Standards

Per the application requirements for the Earth Excavation Permit, below are brief narrative descriptions of how each development standard in Article 25.19.4.B of the Land Development Code has been addressed:

1. The location, boundaries and zoning district

Portions of the 84.7 acres subject parcel are located in the Towns Sullivan and Roxbury and the City of Keene. The subject parcel is in Cheshire County. The project is entirely located in Keene, including the access drive, within the Rural zoning district.

2. Types of materials to be excavated and means

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 F(603) 472-9747 www.tfmoran.com

MSC a division of TFMoran, Inc.
170 Commerce Way – Suite 102, Portsmouth, NH 03801
T(603) 431-2222 F(603) 431-0910 www.msceengineers.com

Excavation methods will generally consist of removing topsoil, and excavating overburden gravels, and crushing any boulders encountered to generate mixed gravels on site. Blasting for ledge excavation has been eliminated from the proposal due to City of Keene requirements to stay 6 feet above the groundwater table. Mobile screeners will be used onsite to process bank run and crushed gravels, sand, and loams for export/sale via over-road trucking.

3. Project duration and phasing

The entire excavation project is expected to span 2-4 years of operation in a single phase. When operations are permanently ceased at this location, the applicant proposes to utilize the stabilized, reclaimed site as a solar field.

4. The number of acres impacted in the current permit phase

8 Acres+/-

5. Volume of earth material to be removed per year

The entire excavation project is expected to span 2-4 years of operation, with approximately 115,000 cubic yards of excavated material (15,000 c.y. to 29,000 c.y. per year). The enclosed plan set includes grading and drainage sheets a single phase of excavation.

6. Description of maximum breadth depth, and slope

The excavation area is roughly 800 x 500 feet at maximum. The finish grades proposed in the enclosed plan set create a 1% slope the lower elevation of the excavation area. The perimeter is then graded upwards at a rate between 2:1 and 4:1 to reach the existing upland elevations. The only 2:1 proposed slope contains a 10' wide bench area at mid-slope.

7. The location of the access and perimeter visual barriers

The existing site access drive will be improved in place. Perimeter mature forested visual buffers will be maintained in place, as shown on plans.

No glare or odor impacts are expected to result from the gravel pit use. Mitigation plans will be in place during gravel pit operations to prevent noise and vibrations from adversely impacting the surrounding area. Both naturally occurring and proposed constructed earth berms will contribute to noise mitigation. The project is located in a remote area with significant distance to any occupied buildings, with the majority of that distance being woodlands. The gravel pit area itself observes appropriate setbacks from lot lines. The nearest property lines of parcels not owned by the applicant are located at the following approximate distances:

- North: 2,350 l.f.
- South: 300 l.f.
- East: 1,650 l.f.
- West: 600 l.f.

Note that the closest property to the south (300 l.f. across Route 9) is dominated by Otter Brook alongside Route 9, so its another 180'+/- (480' in total) to undeveloped land south of Otter Brook that might be consider buildable.

8. Elevation of estimated highest annual average groundwater table

Measurements of the estimated seasonal high groundwater table are enclosed within the stormwater management showing results several subsurface investigations:

- The SLR Limited Hydrogeologic Report dated 3/25/2022
- The TFS (Thomas Sokoloski) Site Specific Soil Report dated 3/5/2022
- The TFM Test Pit Report dated 9/10/2020
- Milone & MacBroom Proposed Gravel Pit Initial Explorations dated October 7, 2020
- NCRS soil report.

Seasonal high water table has been estimated using the method outlined in the Limited Geohydrologic Investigation by SLR International Corporation, dated March 25, 2022 which incorporates the surrounding topography/hydrologic features with observed water in strategically placed monitoring wells. The investigation identifies seasonal high water table at three borings because those were the locations of the monitoring wells. This method was recommended by the geotechnical engineer, who chose the location of the monitoring wells.

The applicant proposes excavation 6' above the seasonal high groundwater table only. Observation wells have been placed on site and the complete results are provided. In general, the groundwater surface slopes down towards route 9 and varies from above elevation 885 to below 820 within the excavation area, as shown on the plans. Based on existing topography and borings, proposed excavation is planned to range between 5 and 30 feet below the existing ground surface and ranging from 6 feet to 35 feet above the ground table surface.

The project complies with Article 24.3.3 which states that “Excavation shall not be permitted lower than 6-feet above the seasonal highwater table, as indicated by borings or test pits, without the issuance of an exception.” The project establishes the seasonal high ground water elevation thru use of monitoring wells (# SLR10 to SLR12). Numerous test pits on site have also been performed and detailed results have been provided to the City of Keene in the Stormwater Management Report, as noted above. Seasonal highwater estimates from test pits are often based on redoximorphic features such as mottling, and not on the actual presence of water in the test hole. All of the Milone and MacBroom test pits (Test pits 1 thru 16) recorded “No Groundwater encountered” but 5 of those 16 testpits noted redoximorphic mottling features at varying elevations. All of the 11 TFMoran test pits recorded a lack of groundwater “Seeps: None Observed” but all 11 also recorded redoximorphic concentrations at depths varying from 20 inches to 6 feet. These redoximorphic features are believed to represent either locally perched groundwater pockets, or relics of bygone geological conditions, and have been disregarded. The

project complies with Article 24.3.3 by staying more than 6’ above the actual groundwater table, as identified by the SLR Limited Hydrogeologic Report dated 3/25/2022.

9. Proposed methods of disposal of boulders stumps, vegetation and other debris.

Legal disposal methods will be utilized for any boulders, stumps, vegetation and debris. On Sheet 11 of the plans, Earth Excavation note 11 prohibits storage and disposal of such material within forested buffers on-site. Boulders will typically be stored, crushed, and processed on site into marketable construction material. Stumps, vegetation, and leaf debris will be stored, ground and processed into mulch for use in perimeter erosion control measures, or surface composted on site for use in enriching loam for site reclamation.

10. Proposed methods for controlling storm water, drainage, erosion, and sedimentation

Drainage and erosion control improvements will be constructed. These will include terraced grading along the outer edges of the proposed pit area, stormwater swales, and a stormwater pond. Drainage calculations to support the sizing of the stormwater pond and culverts are enclosed. Silt sock and silt fence are also proposed as perimeter control methods. The site will include a stabilized construction entrance and paved driveway apron to minimize material tracking into the public roadway.

The gravel pit area has been graded to drain towards a stormwater pond, which outlets to a riprap swale along the access drive. A pipe culvert is proposed at the base of the driveway to allow water to discharge to the wet area adjacent to the roadway, to match the existing drainage pattern. A cut-off swale has been added to ensure that runoff from the forested area uphill of the proposed excavation area will not surface flow into the excavation and will continue to flow to the wetland east of the project, as in the existing condition. Enclosed calculations show that the flow and volume of stormwater to each discharge point is the same or reduced between the pre-development and post-development conditions. Stormwater discharges from the proposed excavation operations will not adversely affect any abutting properties.

The proposed excavation area has been designed to control stormwater and capture sedimentation in runoff through a system of swales and a stormwater pond. An existing natural earthen berm to the west and proposed constructed earthen berm to the east provide a barrier between excavation operations and adjacent wetlands.

11. Means to avoid and/or mitigate adverse impacts caused by dust, noise, and traffic

The proposed operations are not expected to negatively impact air quality. Dust control measures will be applied as necessary. The excavation area is roughly 50 feet+ higher than Route 9 and screened by substantial existing forest vegetation (to remain) on site provide substantial screening from the public right of way. The existing driveway will be utilized, and vegetation preserved to the maximum extent possible between the driveway and Route 9. The enclosed photo sheets illustrate the visibility into the site from the road is minimal. The side and rear lot lines are all forested. Over-Winter site stabilization methods are detailed on Sheet 9 of the plans including stone mulch, hay mulch, erosion blankets, and seeding as needed.

Per dust control notes on Sheet 6 of the plans:

- a. Stabilization with loam and seed, erosion control blankets, and riprap shall be used to minimize erosion and dust on site.
- b. Dust control will be accomplished using a truck-mounted water tank and spray system as needed.

Per sound monitoring notes on Sheet 6 of the plans:

- a. Vegetated buffers as shown on the plan are to be maintained as visual and sound buffers.
- b. Per the requirements of section 24.3.15 of the Keene land development code, ambient sound levels shall be measured prior to commencement of excavation operations, by a consultant hired by the planning board at the expense of the applicant. The monitoring locations shall be selected by the community development director or their designee. Proposed locations are shown on the plan
- c. After the commencement of excavation operations, the applicant shall monitor noise levels and document such monitoring per the requirements of section 24.3.15 of the Keene Land Development Code.
- d. Noise levels from the excavation activities shall not exceed the background ambient "a" weighted sound pressure level, exceeded 90% of the time during the sound level sampling period, by more than 10 db(a) and in any event shall not exceed 55 db(a).
- e. Complaints regarding the level of noise generated from excavation operations shall be resolved per the procedures outlined in section 24.3.15 of the Keene Land Development Code.

Traffic; An onsite speed limit of 15 mph has been established via signage. A stop sign has been added at the exit from the site, onto Route 9. As established in the TFMoran Traffic Memorandum submitted to the City of Keene on 2/18/2022, the proposed excavation is located on a State Highway operations are not expected to negatively impact traffic conditions – 40 trucks per day represents less than a 1% increase compared to the 2019 AADT of 9,707 vehicles.

12. Precautions to be taken by the applicant to protect the safety and welfare of persons on site

The excavation work will be conducted by trained personnel, in accordance with OSHA work site safety standards. A gate on the access drive is proposed to secure the site, after business hours.

13. The proposed method for handling, transporting, and disposing of fuel and/or chemicals on the site

Spill Response, Good House Keeping Practices, Specific Hazardous Material Practices, and Spill Control measures are detailed on sheets 6 and 7 of the plans, too voluminous to reproduce here.

14. The means by which earth materials are proposed to be transported from the excavation site, and the proposed load limits and maximum number of vehicle trips per day

Earth material shall be removed from the site via commercial trucking, in conformance with State standards and subject to State of NH maximum load limits. Typically, tri-axle dump truck will be used. As established in the TFMoan Traffic Memorandum submitted to the City of Keene on 2/18/2022, the maximum peak traffic load is expected to be 40 truck per day.

15. Extent of blasting and the name and classification of any explosives

Blasting has been eliminated from the proposal.

16. Any other descriptive information

See above and below.

Per the application requirements for the Hillside Protection Conditional Use Permit, below are brief narrative descriptions of how each development standard in Article 20 of the Land Development Code has been addressed:

1. Drainage & Stormwater Management

The gravel pit area has been graded to drain towards a stormwater pond, which outlets to a riprap swale along the access drive. A pipe culvert is proposed at the base of the driveway to allow water to discharge to the wet area adjacent to the roadway, to match the existing drainage pattern. A cut-off swale has been added to ensure that runoff from the forested area uphill of the proposed excavation area will not surface flow into the excavation, and will continue to flow to the wetland east of the project, as in the existing condition. Enclosed calculations show that the flow and volume of stormwater to each discharge point is the same or reduced between the pre-development and post-development conditions. Stormwater discharges from the proposed excavation operations will not adversely affect any abutting properties.

2. Sediment & Erosion Control

The proposed excavation area has been designed to control stormwater and capture sedimentation in runoff through a system of swales and a stormwater pond. An existing natural earthen berm to the west and proposed constructed earthen berm to the east provide a barrier between excavation operations and adjacent wetlands. Proposed silt fence and sock will be utilized as perimeter controls.

3. Snow Storage & Removal

There is ample area on site to store snow as needed. Location will vary according to excavation operations.

4. Landscaping

The Applicant plans to preserve naturally occurring vegetation wherever possible. Such vegetation provides ample screening between the excavation site and the public way. When excavation operations conclude, the site will be stabilized with loam and seed.

5. Screening

The elevations and vegetation on site provide substantial screening from the public right of way. The existing driveway will be utilized, and vegetation preserved to the maximum extent possible between the driveway and Route 9. The enclosed photo sheets illustrate the visibility into the site from the road is minimal. The side and rear lot lines are all forested.

6. Lighting

No site lighting is proposed.

7. Sewer & Water

No utility connections are proposed.

8. Traffic & Access Management

The proposed excavation has direct access to Route 9, in an area with minimal traffic. Operations are not expected to negatively impact traffic conditions. The proposed excavation will utilize an existing gravel driveway, which will be improved to support excavation operations and gated outside hours of operation to prevent unauthorized access. The Applicant has provided a traffic analysis to illustrate the minimal impacts.

9. Filling & Excavation

The applicant will pursue an Excavation Permit for this project; please see enclosed materials pertaining to the Excavation Permit application.

10. Surface Waters & Wetlands

Wetlands have been delineated by a Certified Wetlands Scientist whose flags have been survey located. The project layout has incorporated wetlands setbacks for excavation. As part of this application the applicant is requesting a waiver to reduce wetlands setback in one area of the site. Wetlands are well protected in all areas of the site, including with a reduced setback, owing to proposed silt fence and sock along the excavation perimeter, drainage swales, a stormwater pond, and both naturally occurring and proposed constructed earthen berms.

11. Hazardous & Toxic Materials

Hazardous and toxic materials used on site will be handled in a safe and legal manner. When not in use, any such materials will be secured in an appropriate container. Explosives used for blasting will be handled according to the blasting best management practices outlined in the enclosed plan set.

12. Noise

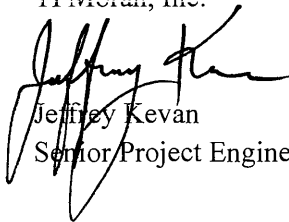
Given the distance from the excavation area to any inhabited structures, noise is not expected to create an impact. The proposed excavation layout incorporates significant vegetated buffers from each property line which will mitigate noise from the site.

13. Architecture & Visual Appearance

No buildings are proposed.

Please contact me at (603) 472-448 or jkevan@tfmoran.com should you require additional information.

Sincerely,
TFMoran, Inc.



Jeffrey Kevan
Senior Project Engineer

City of Keene, NH

Earth Excavation Permit Application




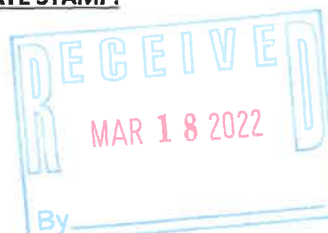
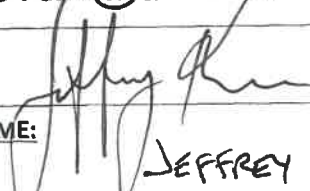
If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keenenh.gov

SECTION 1: PROJECT INFORMATION

PROJECT NAME: Proposed Gravel Pit

PROJECT ADDRESS(ES): 0 Route 9

SECTION 2: CONTACT INFORMATION

OWNER		APPLICANT	
NAME/COMPANY: G2 Holdings LLC	NAME/COMPANY: SAME AS OWNER		
MAILING ADDRESS: 250 North Street, Jaffrey, NH 03452	MAILING ADDRESS:		
PHONE: (603) 532-7397	PHONE:		
EMAIL: gordonservices@ymail.com	EMAIL:		
SIGNATURE: 	SIGNATURE:		
PRINTED NAME: Cody Gordon	PRINTED NAME:		
AUTHORIZED AGENT (if different than Owner/Applicant)		FOR OFFICE USE ONLY:	
NAME/COMPANY: TFMoran, Inc. - Jeff Kevan	TAX MAP PARCEL #(s): 215 007000 000 000		
MAILING ADDRESS: 48 Constitution Drive, Bedford, NH 03110			
PHONE: (603) 472-4488	PARCEL SIZE: 84.71ac	DATE STAMP:	
EMAIL: jkevan@tfmoran.com	ZONING DISTRICT: Rural		
SIGNATURE: 	PROJECT #: EXP 01-223 CUTP 01-22		
PRINTED NAME: JEFFREY KEVAN			

SECTION 3: APPLICATION SUBMISSION REQUIREMENTS

A COMPLETE APPLICATION MUST INCLUDE THE FOLLOWING ITEMS AND MUST BE SUBMITTED BY ONE OF THE OPTIONS BELOW:

- **Email:** communitydevelopment@keeneh.gov, with "Planning Board Application" in the subject line
- **Mail / Hand Deliver:** Community Development (4th Floor), Keene City Hall, 3 Washington St, Keene, NH 03431

The submittal requirements for Earth Excavation Permit applications are outlined further in **Article 24** and **Article 25.19** of the [Land Development Code \(LDC\)](#). You may request an exemption from providing any of the items below, except the application fee, notice list, narrative, and mailing labels. The Community Development Director may grant an exemption, if it is determined that the scope of the project does not warrant the submittal.

Note: Additional information may be requested by the respective decision-making authority during the review process.

GENERAL SUBMITTAL REQUIREMENTS

CERTIFIED NOTICE LIST (See **Attachment A** for more information.)

2 SETS OF MAILING LABELS (See **Attachment A** for more information.)

PROJECT NARRATIVE (See **Attachment B** for more information.)

FEES: Fill in the information below to calculate the total fee.

\$50 base fee + \$62 legal ad fee + (_____ current USPS certified mailing rate x _____ abutters) = _____ (Total Fee)

NOTE: Please call the Community Development Department for the current certified mailing rate. Checks should be made payable to the *City of Keene*. Credit card payments are accepted in-person or by calling 603-352-5440.

WAIVERS & EXCEPTIONS (See **Attachment C** for additional information.)

WAIVER(S) / EXCEPTION(S) REQUESTED

NO WAIVER(S) / EXCEPTION(S) REQUESTED

THE NAME & CONTACT INFORMATION OF THE PERSON OR ENTITY THAT WILL BE PERFORMING THE EXCAVATION.

PHOTOGRAPHS OF THE EXCAVATION SITE (See **Attachment D** for more information.)

PLAN SETS (See Attachment D for additional information.)	SUBMITTED	EXEMPTION REQUESTED
LOCUS MAP	X	
PHASING PLAN	X	
CONTEXT MAP	X	
EXISTING CONDITIONS MAP	X	
EXCAVATION SITE MAP	X	
EROSION CONTROL, SEDIMENTATION, AND DRAINAGE MANAGEMENT PLAN SET	X	
IMPACT CONTROL & MONITORING PLAN	X	
RECLAMATION PLAN	X	
TECHNICAL REPORTS (See Attachment D for additional information.)	SUBMITTED	EXEMPTION REQUESTED
SOILS ANALYSIS	X	
HYDROLOGIC / GEOLOGIC ANALYSIS	N/A	
TRAFFIC ANALYSIS	X	
VIEW PRESERVATION ANALYSIS	N/A	
ANALYSIS OF IMPORTANT HABITAT	X	
MISCELLANEOUS INFORMATION	X	

CONSULTANT FEE

Per **Article 25.19.7.A** of the [LDC](#), upon receipt of an Earth Excavation Permit application, the Planning Board shall retain a consultant, at the expense of the applicant, for the purpose of reviewing the application for completeness and compliance with NH RSA 155-E and the Earth Excavation Regulations in Article 24 of the LDC. This consultant shall review all aspects of the submittal. **Failure to comply with submitting application materials, including payment for the hiring of a consultant, will deem an application "incomplete."**

CITY OF KEENE - PLANNING BOARD

Dept File# _____

Hillsides Protection Conditional Use Permit (HSP CUP) Application

To be used with Site Plan Review per article XII of Keene's Municipal Code:

<http://www.ci.keene.nh.us/government/city-code>

Please fill out entire application

Section One: Project

Date 3/18/22 Tax Map Parcel # 215 - 7 - - - - Existing Zoning: Rural

Project:

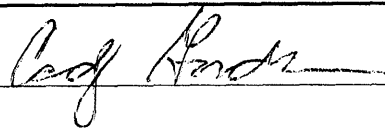
Name Excavation Site

Address 0 Route 9

Section Two: Contact Information

Owner:

Name G2 Holdings LLC

Signature 

Name _____

Signature _____

Address 250 North Street, Jaffrey, NH 03452

Phone (day) (603)532-7397

Email Address: gordonservices@ymail.com

Applicant/Agent:

Name SAME AS OWNER

Signature _____

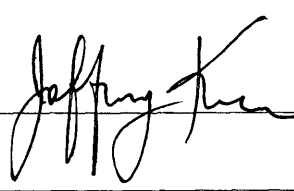
Address _____

Phone: (day) () _____

Email Address: _____

Surveyor/Planner/Engineer:

Name TFMoran, Inc. c/o Jeff Kevan

Signature 

Address 48 Constitution Drive, Bedford, NH 03110

Phone: (day) (603) 432-4800

Email Address: jkevan@tfmoran.com



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

18 March 2022

Keene Planning Board
City Hall, 4TH Floor
Keene, NH 03431

Re: Waiver Request
G2 Holdings, LLC - Excavation Application

Dear Members of the Board,

On behalf of our client, G2 Holdings, LLC, we respectfully request a waiver of the wetlands setback provision in the Earth Excavation Regulations outlined in Article 24 and Article 25.19 of the Land Development Code.

The request is to allow a reduction of the 250 foot wetlands setback to 75 feet on the west side of the proposed excavation area. There is a finger of wetlands running in a ravine along that side of the site, and there is a vegetated ridge (berm) of earth between the wetland and the proposed excavation area. The design is to preserve that ridge in it's vegetated state.

We feel the waiver is needed so that the excavation area can be located on the lower- flatter section of the parcel to stay off the steep slope areas to the north. There is a larger more significant wetlands on the east side of the excavation area, where we are preserving the 250 foot setback because of the functions and values of that wetlands.

The vegetated ridge (berm) will provide a natural buffer between the excavation operation and the wetlands. In addition, excavation will be limited to 6 feet above the seasonal high water table and stormwater runoff from the excavation site will be captured with swales and directed to a stormwater basin for treatment prior to discharging from the site. With these three components, we feel the proposed excavation design meets the intent of the regulation to protect the wetlands.

We appreciate your consideration of this matter.

Sincerely,
TFMoran Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey Kevan', is written over the typed name and title.

Jeffrey Kevan
Senior Project Manager



NOTICE OF VIOLATION

Certified Mail

July 20, 2022

G2 Holdings, LLC
250 North Street
Jaffrey, NH 03452

Re: EXP-01-22 and CUHP-01-22, 0 Route 9

In accordance with City of Keene Land Development Code Chapter 24.1.3 and 27.4, the Building and Health Official of Keene, acting under the authority of said ordinance issues to you the following NOTICE OF VIOLATION:

Inspections of the above referenced property on July 14, 15, 18, and 19 of 2022 demonstrated on-going excavation and removal of materials from the property located at 0 Route 9 (TMP#215-007-000-000-000) without an approved Excavation Permit signed by the Chair of the Keene Planning Board as required by the Keene Land Development Code Chapter 24.1.3.

All work on the premises, including removal of previously excavated material, must cease unless and until the following conditions are met:

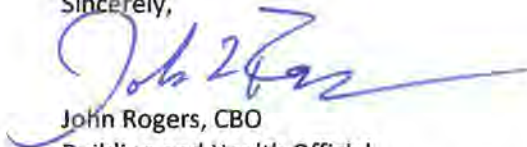
Action Required	Timeframe to meet condition
Appropriate erosion control measures must be installed as soon as possible to prevent sedimentation and siltation of wetlands. Please contact the Community Development Department to schedule an inspection within the required timeframe.	30 days (By August 19, 2022)
All areas outside the proposed work area must be stabilized and hydro-seeded. Please contact the Community Development Department to schedule an inspection within the required timeframe.	30 days (By August 19, 2022)
All areas within the 75-foot buffer surrounding jurisdictional wetlands must be restored to the pre-existing grade and replanted with native vegetation similar to the preexisting vegetation.	90 days (By October 18, 2022)
Obtain an excavation permit signed by the Chair of the Keene Planning Board	180 days from date of conditional approval by the Keene Planning Board
The property owner must submit a security to the City of Keene for the cost of the restoration of the entire disturbed area on the site in addition to a separate security for the square footage disturbed within the 75-foot buffer of any jurisdictional wetlands.	180 days from date of conditional approval by the Keene Planning Board

These conditions must be fully met within the timeframes specified above. This order is issued in accordance with the City of Keene Land Development Code, Section 27.4 and the State of New Hampshire Revised Statutes Annotated, section 676.

We ask that you contact this office (603-352-5440) by August 16, 2022 to inform us of your intentions to correct the referenced violation(s), and that the Action Required must be in compliance by the date referenced above. If we have not heard from you and corrections have not been made by that time, this matter may be referred for further action.

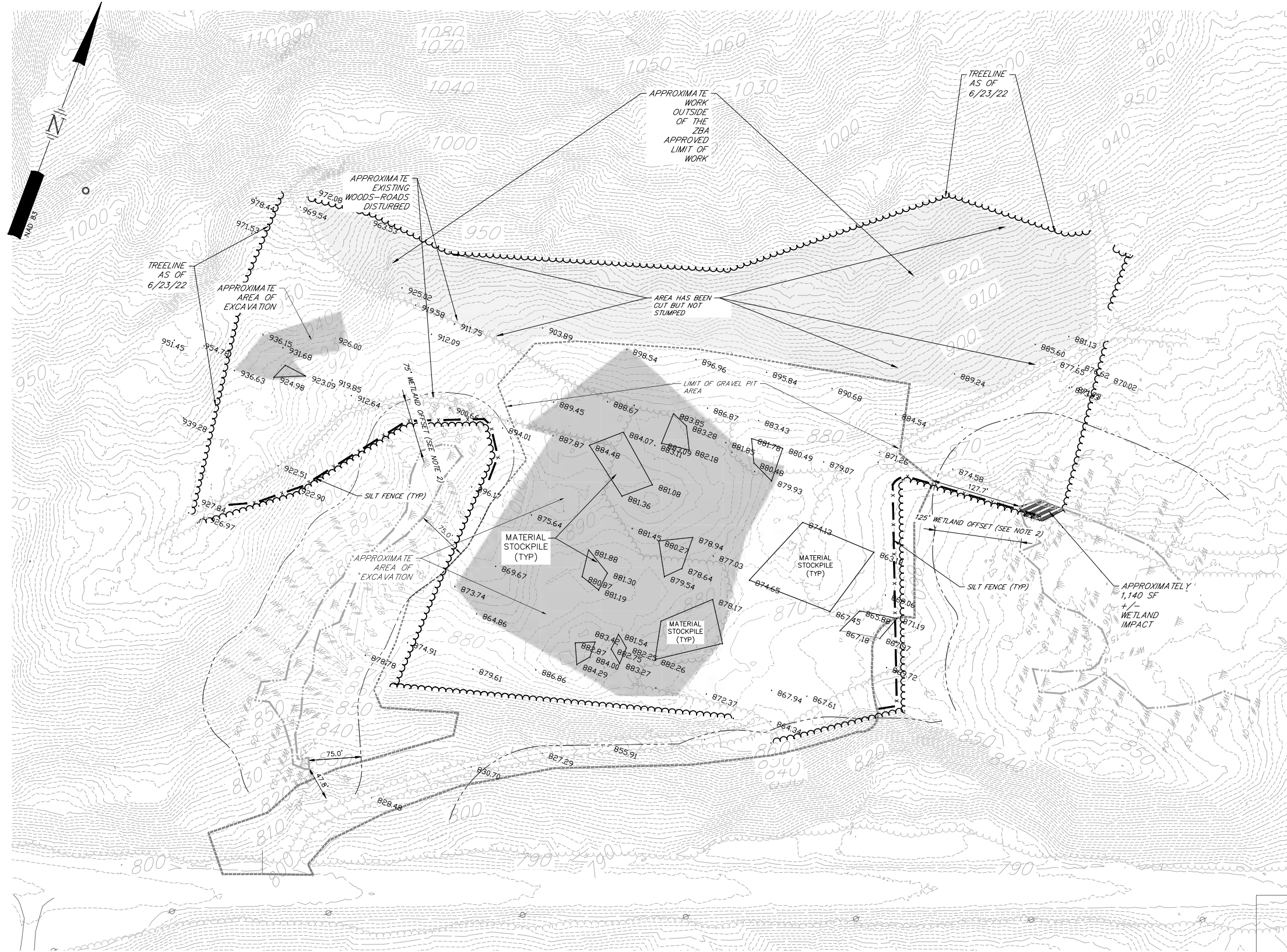
FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS NOTICE OF VIOLATION BY THE DATE(S) SPECIFIED MAY SUBJECT YOU TO A FORMAL COMPLAINT FOR ENFORCEMENT ACTION AND PENALTIES AS PROVIDED BYLAW, INCLUDING BUT NOT LIMITED TO A CIVIL PENALTY OF \$275.00 FOR THE FIRST OFFENSE AND \$550.00 FOR SUBSEQUENT FOR EACH DAY THAT SUCH A VIOLATION IS FOUND TO CONTINUE AFTER THE CONVICTION DATE OR AFTER THE DATE ON WHICH THE VIOLATOR RECEIVES WRITTEN NOTICE FROM THE MUNICIPALITY THAT THE VIOLATOR IS IN VIOLATION, WHICHEVER IS EARLIER, IN ADDITION TO ANY COSTS, EXPENSES OR ATTORNEY'S FEES THAT MAY BE INCURRED BY THE CITY OF KEENE.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Rogers", with a long horizontal flourish extending to the right.

John Rogers, CBO
Building and Health Official
Community Development Department
City of Keene
3 Washington Street
Keene, NH 03431

Jul 26, 2022 - 3:23pm F:\TFM\Projects\82549-00 - Keene, Sullivan, NH\82549-00_C3D\Design\Production Drawings\Pre approval disturbance sheets\82549-00 LOW 7-7-22.dwg



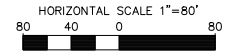
NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMITS OF CLEARING OF THE SUBJECT PARCEL AS OF 6/23/2022 RELATIVE TO THE LIMIT OF WORK LINE APPROVED BY THE KEENE ZONING BOARD OF ADJUSTMENT ON MARCH 7 2022 (MOTION ZBA-22-04)
2. MOTION ZBA-22-04, WAS APPROVED BY THE KEENE ZONING BOARD OF ADJUSTMENTS ON MARCH 7, 2022.
3. A FIELD SURVEY WAS PERFORMED BY THIS OFFICE ON 6/23/22.

TAX MAP 215 LOT 7
CURRENT CONDITIONS AS OF 6/23/22
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 80' **JULY 8, 2022**

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

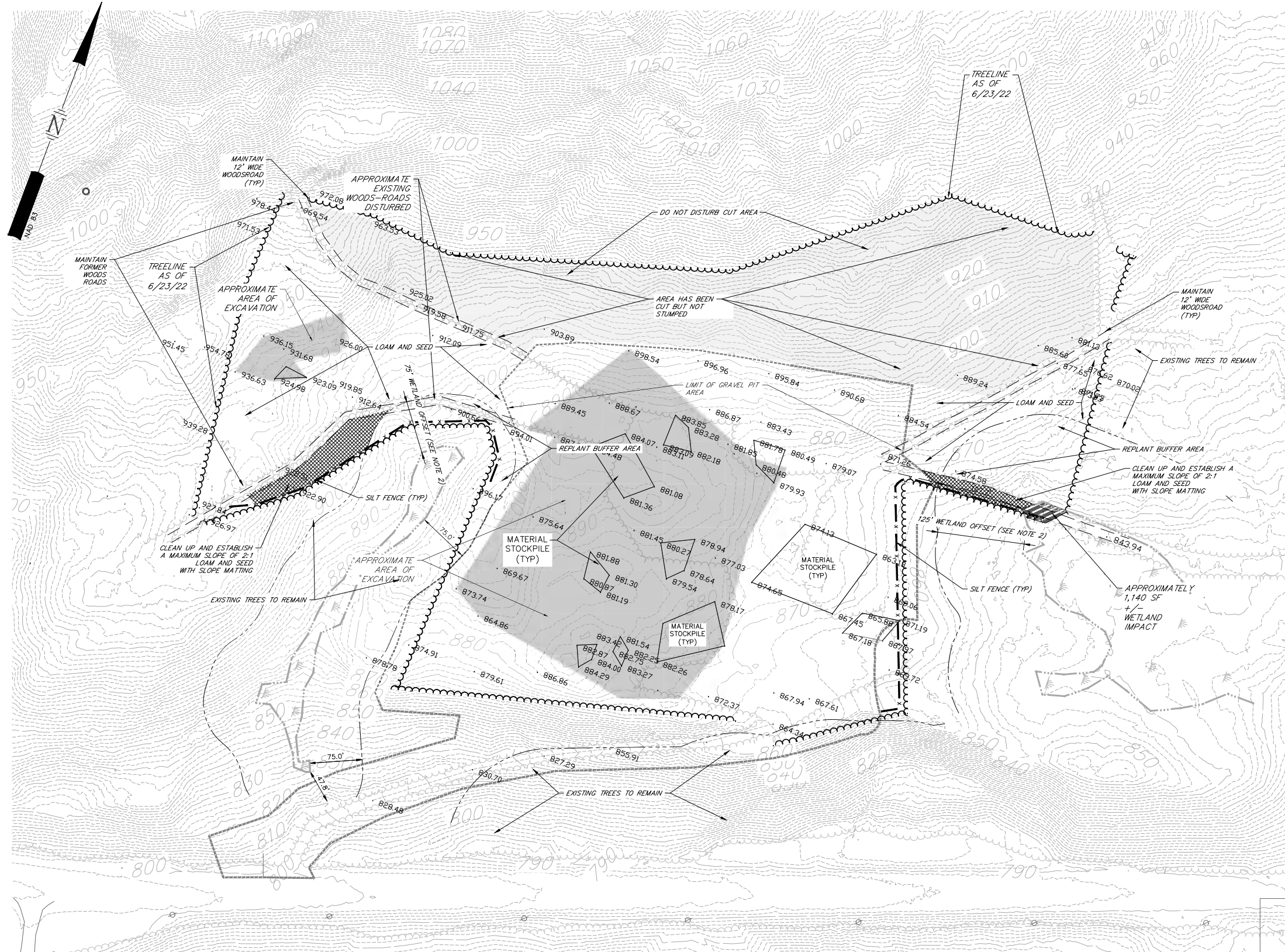
48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

82549.00 DR JD FB
 CK JK CADFILE 82549-00 LOW 7-7-22

SHEET 5 OF 11

58 of 127

Jul 26, 2022 - 3:29pm
 F:\TFM\Projects\82549-00_Gordon - Route 9 - Keene, Sullivan, NH\82549-00_C3D\Design\Production Drawings\Pre approval disturbance sheets\82549-00 LOW 7-7-22.dwg



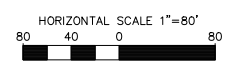
NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMITS OF CLEARING OF THE SUBJECT PARCEL AS OF 6/23/2022 RELATIVE TO THE LIMIT OF WORK LINE APPROVED BY THE KEENE ZONING BOARD OF ADJUSTMENT ON MARCH 7 2022 (MOTION ZBA-22-04)
2. MOTION ZBA-22-04, WAS APPROVED BY THE KEEN ZONING BOARD OF ADJUSTMENTS ON MARCH 7, 2022.
3. A FIELD SURVEY WAS PERFORMED BY THIS OFFICE ON 6/23/22.

TAX MAP 215 LOT 7
**RESTORATION OF DISTURBANCE
 OUTSIDE OF GRAVEL PIT
 EXCAVATION SITE**
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 80' **JULY 8, 2022**

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

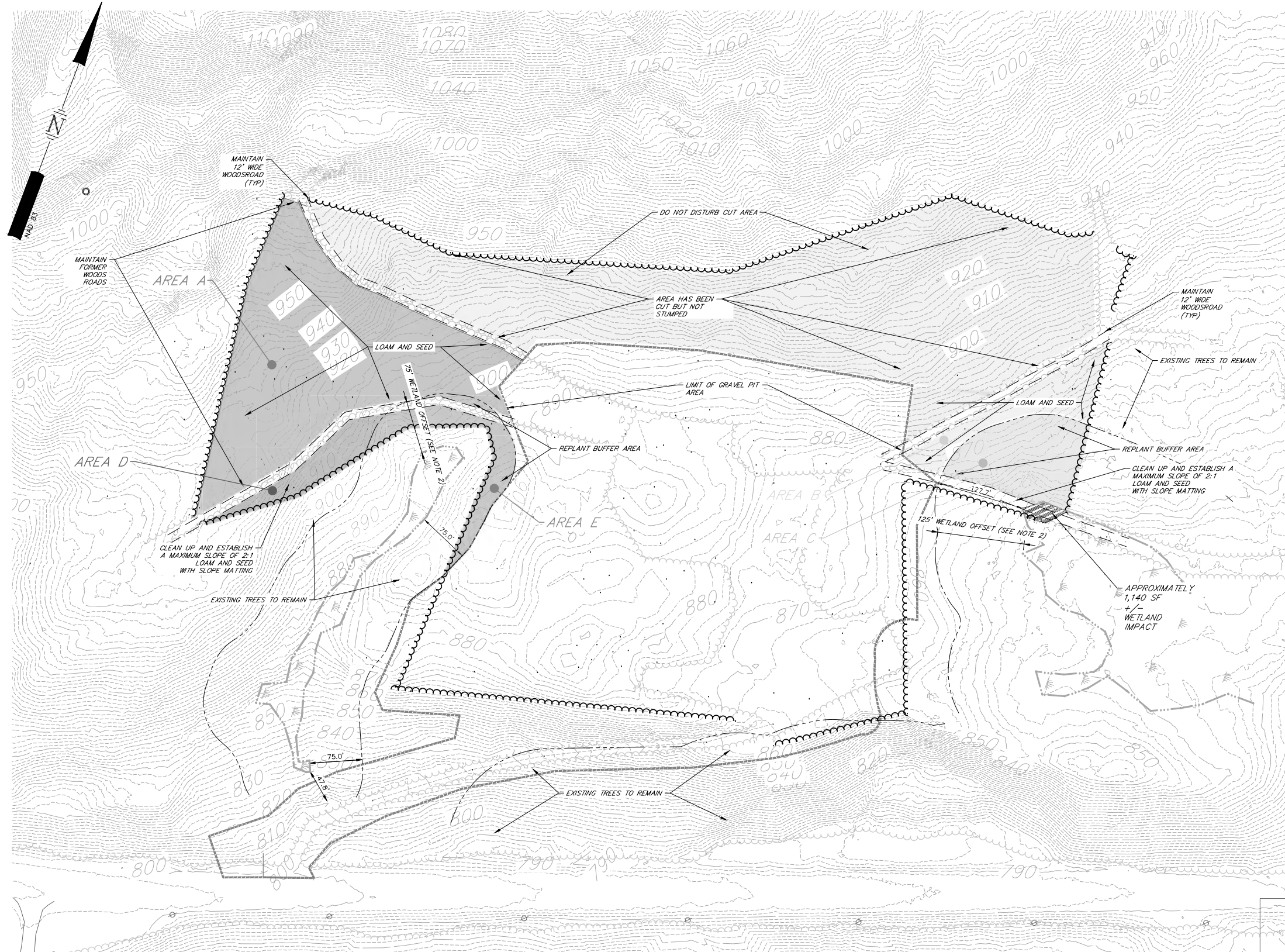
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

82549.00	DR	JD	FB	-	-	-	-	-	-
	CK	JK	CADFILE	82549-00 LOW 7-7-22					

SHEET 6 OF 11

Jul 26, 2022 - 3:29pm
 F:\TFM\Projects\82549-Gordon - Route 9 - Keene, Sullivan, NH\82549-00_Gordon - Route 9 - Keene, Sullivan, NH - Feasibility\82549-00_C3D\Design\Production Drawings\Fire approval disturbance sheets\82549-00 LOW 7-7-22.dwg



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW AREAS TO BE RECLAIMED PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.

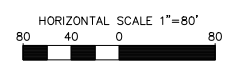
LANDSCAPE LEGEND

AREA	SIZE	SEED MIX AND RATIO	SEED MIX AMOUNT
A	81,234 SF	NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES 35LBS/ACRE	65 LB
B	16,070 SF	NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES 35LBS/ACRE	13 LB
C	18,777 SF	NEW ENGLAND ROADSIDE MATRIX UPLAND 35LBS/ACRE	15 LB
D	8,633 SF	NEW ENGLAND ROADSIDE MATRIX UPLAND 35LBS/ACRE	7 LB
E	13,418 SF	NEW ENGLAND ROADSIDE MATRIX UPLAND 35LBS/ACRE	11 LB

AREA	SIZE	TREE SPECIES	TOTAL TREES
E	13,418 SF	PINUS STROBUS, WHITE PINE 18"-24" CONT. (1 @ 30' O.C.)	17 TREES
		BETULA POPULIFOLIA, GREY BIRCH 18"-24" CONT. (1 @ 30' O.C.)	17 TREES

TAX MAP 215 LOT 7
RESTORATION OF DISTURBANCE LANDSCAPE PLAN EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC
 SCALE: 1" = 80' JULY 8, 2022

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

FILE 82549.00 DR JD FB
 CK JK CADFILE 82549-00 LOW 7-7-22 SHEET 7 OF 11
 60 of 127

GENERAL INFORMATION

OWNER

MAP 215, PARCEL 7
G2 HOLDINGS LLC
250 NORTH ST.
JAFFREY, NH 03452

OPERATOR

G2 HOLDINGS LLC
250 NORTH ST.
JAFFREY, NH 03452

RESOURCE LIST

COMMUNITY DEVELOPMENT
DEPARTMENT
3 WASHINGTON STREET
KEENE, NH 03431
603-352-0133
MARI BRUNNER, SENIOR PLANNER

PUBLIC WORKS

350 MARLBORO STREET
KEENE, NH 03431
603-352-6550
KURT BLOMQUIST, DIRECTOR

POLICE DEPARTMENT

400 MARLBORO STREET
KEENE, NH 03431
603-357-9815
STEVEN RUSSO, CHIEF

FIRE DEPARTMENT

31 VERNON STREET
KEENE, NH 03431
603-357-9861
MARK F. HOWARD, CHIEF

ABUTTERS

KEENE, NH

215-6, 215-8, 215-9
G2 HOLDINGS LLC
250 NORTH ST.
JAFFREY, NH 03452
B. 3079 P. 283

215-3
LOIS G. WOODBURY
209 CENTRE ST.
SULLIVAN, NH 03445
B. 837 P. 269

216-4
UNITED STATES OF AMERICA
480 BRANCH ROAD
RD4 OTTER BROOK DAM
KEENE, NH 03431
B. 654 P. 245

216-2
STATE OF NH
172 PEMBROKE RD.
CONCORD, NH 03301
B. 719 P. 455

216-1
GRANITE GORGE LLC
PO BOX 545
KEENE, NH 03431
B. 1896 P. 368

SULLIVAN, NH

5-46, 5-46-1
G2 HOLDINGS LLC
250 NORTH ST.
JAFFREY, NH 03452

5-40
LOIS G WOODBURY
C/O LEONARD WOODBURY
209 CENTRE STREET
SULLIVAN, NH 03445

ROXBURY, NH

401-17, 401-18, 401-19
GRANITE GORGE LLC
ATTN: FRED BAYBUTT
674 WEST STREET
KEENE, NH 03431-2148

EXCAVATION SITE

ROUTE 9 KEENE, SULLIVAN AND ROXBURY, NEW HAMPSHIRE

INDEX OF SHEETS

SHEET SHEET TITLE

1	COVER SHEET
2	EXISTING CONDITIONS
3	PARTIAL EXISTING CONDITIONS
4	CONTEXT PLAN WITH EXCAVATION OVERLAY
5	CURRENT CONDITIONS AS OF 6/23/22
6	RESTORATION OF DISTURBANCE OUTSIDE OF GRAVEL PIT
7	RESTORATION OF DISTURBANCE LANDSCAPE PLAN
8	IMPACT CONTROL & MONITORING PLAN
9	STORM WATER MANAGEMENT PLAN
10	RECLAMATION PLAN
11 - 15	DETAIL SHEETS

PERMITS / APPROVALS

	NUMBER	APPROVED	EXPIRES
NHDES ALT. OF TERRAIN - 155E			
NHDOT DRIVEWAY	04-237-0039	6/28/22	6/28/23
CITY SITE PLAN			
CITY ZBA	22-04	3/7/22	

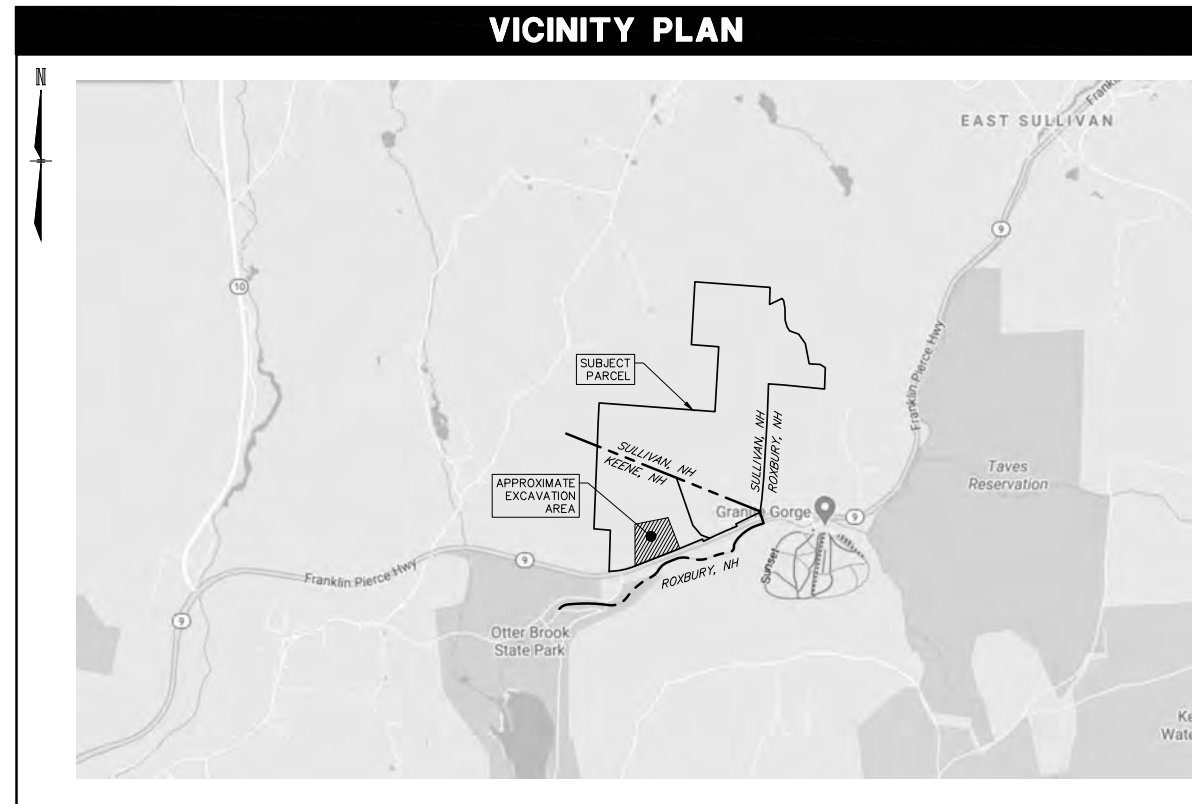
SPECIAL EXCEPTION

ON MARCH 7, 2022 THE KEENE ZONING BOARD OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION TO ALLOW THE GRAVEL PIT USE (ZBA 22-04).

WAIVER

THE APPLICANT REQUESTS A WAIVER TO REDUCE THE WETLAND SETBACK FROM 250' TO 75' ON THE WESTERN SIDE OF THE PROPOSED EXCAVATION SITE.

VICINITY PLAN



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

2000 1000 0 2000
SCALE: 1"=2000'

TAX MAP 215 LOT 7
COVER SHEET
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: AS SHOWN

MARCH 18, 2022

Copyright 2022 ©TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

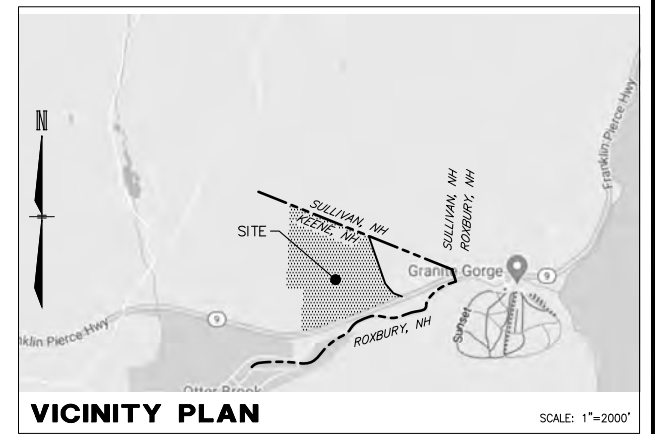
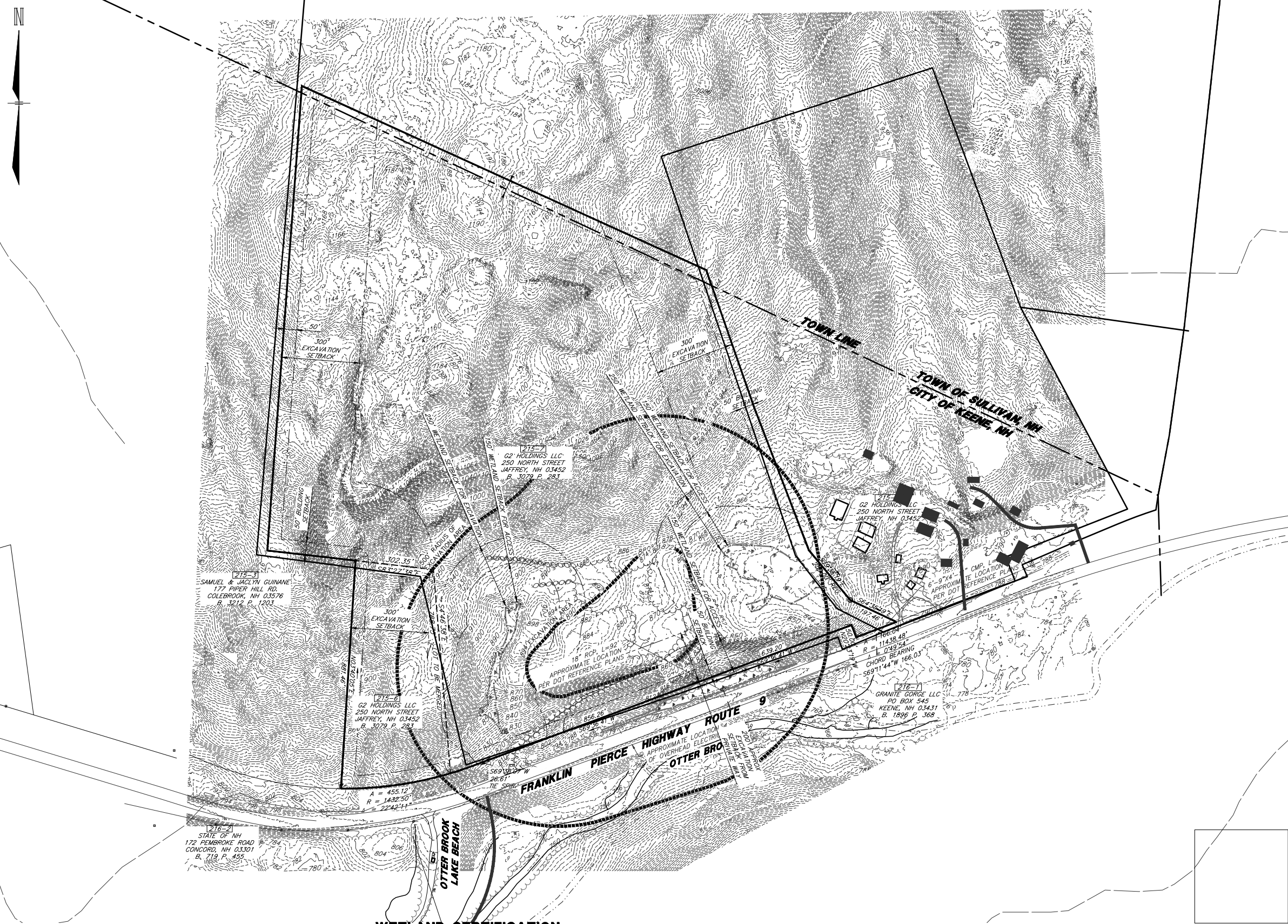


CONTACT US 24 HOURS A DAY, 7 DAYS A WEEK FOR EMERGENCY SERVICE

REV	DATE	DESCRIPTION	BY	CHK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK
			DR	CK

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	82549.00	DR SRP FB CK JK CADFILE 82549-00 COVER-DETAILS

Aug 01, 2022 - 12:13pm F:\TFM\Projects\82549-00 Gordon - Route 9 - Keene, Sullivan, NH\82549-00 Gordon - Route 9 - Keene Sullivan, NH - Feasibility\82549-00_C3D\Design\Production Drawings\82549-00 Site.dwg



REFERENCE PLANS

1. BOUNDARY SURVEY: LAND OF SEAFIELD PINES HOSPITAL CORPORATION; KEENE, SULLIVAN & ROXBURY, COUNTY OF CHESHIRE, STATE OF NEW HAMPSHIRE; DATED JUNE, 1989; SCALE 1" = 300'; PREPARED BY C.T. MALE ASSOCIATES, P.C.

NOTES

- OWNER OF RECORD OF MAP 215 LOT 7: G2 HOLDINGS, LLC., 250 NORTH ST., JAFFREY, NH 03452. DEED REFERENCE TO PARCEL IS BK. 3079 PG. 273. AREA OF PARCEL = 84.71 ACRES±.
- [215-7] INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE APPROXIMATE EXISTING CONDITIONS ON MAP 215, LOT 7.
- CURRENT ZONING IS RURAL.
 - MIN. LOT SIZE 5 ACRES
 - MIN. LOT FRONTAGE 50'
 - MIN. WIDTH 200' AT BUILDING LINE
 - MIN. BUILDING SETBACKS ARE 50' FRONT, 50' SIDE AND 50' REAR
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33005, EFFECTIVE DATE 5/23/2006, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- TOPOGRAPHIC INFORMATION ON THIS PLAN WAS TAKEN FROM CITY OF KEENE, NH GIS PLANS, LIDAR TOPOGRAPHY FROM NH GRANIT. AND AN ON THE GROUND LIMITED BOUNDARY SURVEY BY THIS OFFICE. BOUNDARY INFORMATION SHOWN IS FROM A LIMITED FIELD SURVEY BY TFMORAN, INC. IN MARCH OF 2021.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THERE ARE NO KNOWN CEMETERIES, CELLAR HOLES, STONEWALLS ON SITE. THERE ARE NO BUILDINGS, STRUCTURES, POWER LINES, UTILITIES, WELLS, OR SEPTIC SYSTEMS ON MAP 215 LOT 7. THIS INFORMATION COMES FROM A LIMITED BOUNDARY SURVEY OF THE PARCEL PERFORMED BY THIS OFFICE AND RESEARCHING KEENE GIS AND NHDES ONESTOP DATA SEARCH.
- THE ENTIRETY OF THE SITE HAS HISTORICALLY BEEN SELECTIVELY LOGGED BY PREVIOUS OWNER/OWNERS. THE DATES AND RECORDS OF SUCH SELECTIVE CUTS ARE NOT KNOWN.

TAX MAP 215 LOT 7
EXISTING CONDITIONS
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

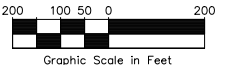
SCALE: 1" = 200' MARCH 18, 2022

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON FEBRUARY 8, 2021 BY CHRIS DANFORTH, CWS NO. 77. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 [HTTP://WETLAND_PLANTS.USACE.ARMY.MIL](http://wetland_plants.usace.army.mil).



REV	DATE	DESCRIPTION	DR	CK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JM	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JM	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK

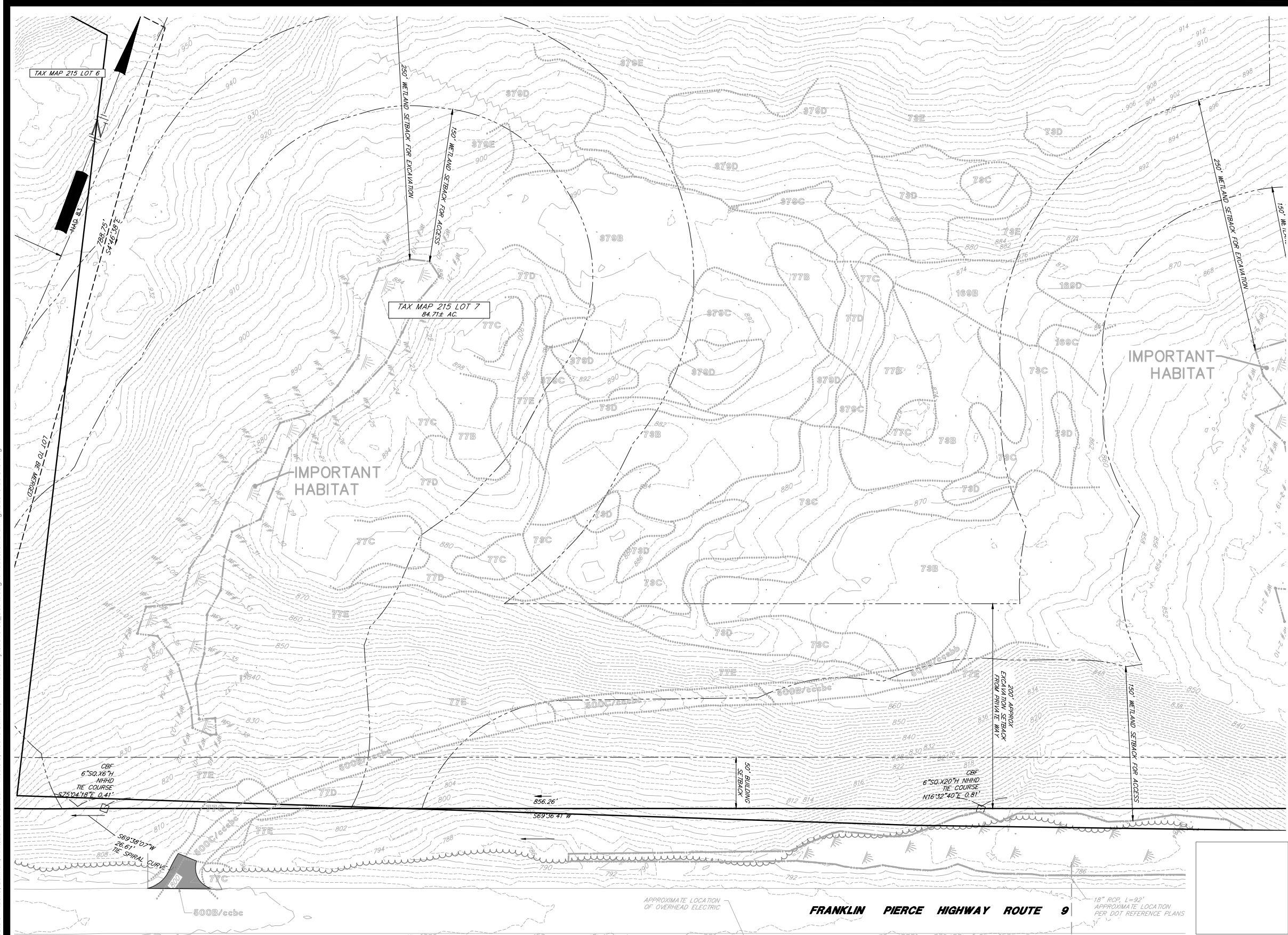
FILE	82549.00	DR	SRP	FB		SHEET 2 OF 15
		CK	JK	CADFILE	82549-00 SITE	

62 of 127



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
www.tfmoran.com



REFERENCE PLANS

BOUNDARY SURVEY: LAND OF SEAFIELD PINES HOSPITAL CORPORATION; KEENE, SULLIVAN & ROXBURY; COUNTY OF CHESHIRE, STATE OF NEW HAMPSHIRE; DATED JUNE, 1989; SCALE 1" = 300'; PREPARED BY C.T. MALE ASSOCIATES, P.C.

NOTES

- OWNER OF RECORD OF MAP 215 LOT 7: G2 HOLDINGS, LLC., 250 NORTH ST., JAFFREY, NH 03452. DEED REFERENCE TO PARCEL IS BK. 3079 PG. 273. AREA OF PARCEL = 84.71 ACRES±.
- 215-7 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON MAP 215, LOT 7.
- CURRENT ZONING IS RURAL. MIN. LOT SIZE 5 ACRES. MIN. LOT FRONTAGE 50'. MIN. WIDTH 200' AT BUILDING LINE. MIN. BUILDING SETBACKS ARE 50' FRONT, 50' SIDE AND 50' REAR.
- SOILS SHOWN WERE DELINEATED BY THOMAS E SOKILOSKI, CERTIFIED SOIL SCIENTIST #063 OF TES ENVIRONMENTAL CONSULTANTS, LLC ON DECEMBER 2, 2021.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33005, EFFECTIVE DATE 5/23/2006, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- TOPOGRAPHIC INFORMATION ON THIS PLAN WAS TAKEN FROM CITY OF KEENE, NH GIS PLANS, LIDAR TOPOGRAPHY FROM NH GRANIT, AND AN ON THE GROUND LIMITED BOUNDARY SURVEY BY THIS OFFICE. BOUNDARY INFORMATION SHOWN IS FROM A LIMITED FIELD SURVEY BY TFMORAN, INC. IN MARCH OF 2021.
- WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY CHRIS DANFORTH, CWS #77 ON 2/8/2021.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE WETLAND AREAS HAVE BEEN IDENTIFIED AS IMPORTANT HABITAT. PLEASE REFER TO SHEET 8 FOR ENDANGERED SPECIES INFORMATION.

SITE SPECIFIC SOILS LEGEND

SYMBOL	MAP UNIT	SLOPE	DRAINAGE	HSG
73B	BERKSHIRE FINE SANDY LOAM, V. STONY	0-8%	WELL	B
73C	BERKSHIRE FINE SANDY LOAM, V. STONY	8-15%	WELL	B
73D	BERKSHIRE FINE SANDY LOAM, V. STONY	15-25%	WELL	B
73E	BERKSHIRE FINE SANDY LOAM, V. STONY	25+%	WELL	B
77B	BERKSHIRE FINE SANDY LOAM, V. STONY	0-8%	WELL	C
77C	BERKSHIRE FINE SANDY LOAM, V. STONY	8-15%	WELL	C
77D	BERKSHIRE FINE SANDY LOAM, V. STONY	15-25%	WELL	C
77E	BERKSHIRE FINE SANDY LOAM, V. STONY	25+%	WELL	C
169B	SUNAPEE FINE SANDY LOAM, V. STONY	0-8%	MOD. WELL	B
169C	SUNAPEE FINE SANDY LOAM, V. STONY	8-15%	MOD. WELL	B
169D	SUNAPEE FINE SANDY LOAM, V. STONY	15-25%	MOD. WELL	B
379B	DIXFIELD FINE SANDY LOAM, V. STONY	0-8%	MOD. WELL	C
379C	DIXFIELD FINE SANDY LOAM, V. STONY	8-15%	MOD. WELL	C
379D	DIXFIELD FINE SANDY LOAM, V. STONY	15-25%	MOD. WELL	C
500B/ccabb	UDORTHENTS, LOAMY	0-8%	WELL	B
500B/ccabb	UDORTHENTS, LOAMY	0-8%	WELL	C
500B/ccabb	URBAN LAND	8-15%	WELL	C

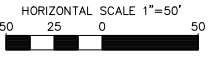
TAX MAP 215 LOT 7
PARTIAL EXISTING CONDITIONS PLAN
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 50' MARCH 18, 2022

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON FEBRUARY 8, 2021 BY CHRIS DANFORTH, CWS NO. 77. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 HTTP://WETLAND_PLANTS.USACE.ARMY.MIL.

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JM	JK
4	6/30/2022	UPDATE PER AOT COMMENTS	JMR	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK

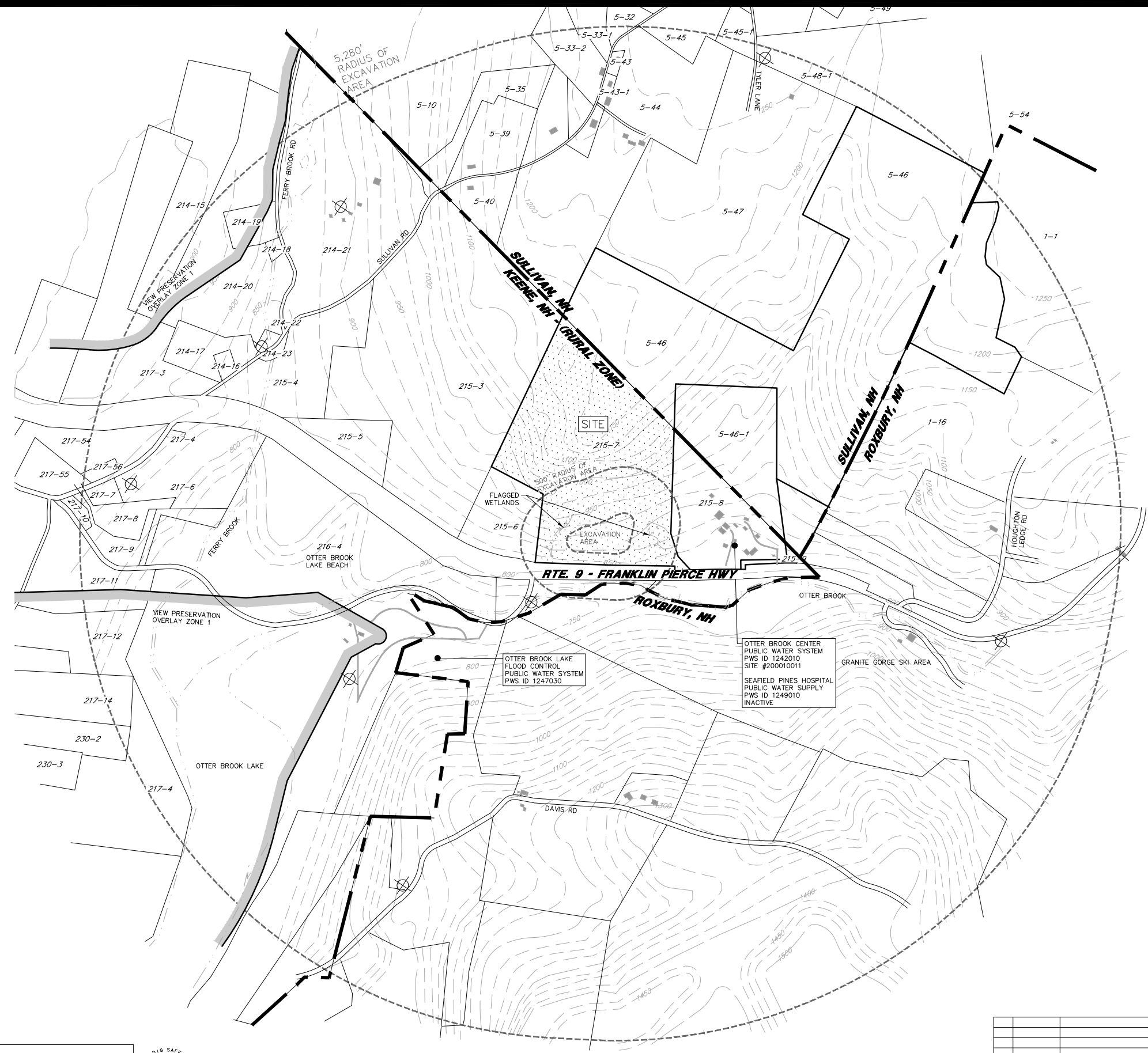
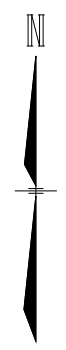
TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

82549.00 DR SRP FB
 CK JK CADFILE 82549-00 SITE SHEET 3 OF 15

Aug 01, 2022 - 12:13pm
 F:\TFM\Projects\82549-Gordon - Route 9 - Keene, Sullivan, NH\82549-00_Gordon - Route 9 - Keene, Sullivan, NH\82549-00_C3D\Design\Production Drawings\82549-00_Site.dwg

Aug 01, 2022 - 12:14pm F:\TFM\Projects\82549-00 Gordon - Route 9 - Keene, Sullivan, NH\82549-00 Gordon - Route 9 - Keene, Sullivan, NH - Feasibility\82549-00 500 SC EXHIBIT.dwg



- ### NOTES
- 500' AND 5,280' (1 MILE) RADII OF THE EXCAVATION AREA ARE SHOWN.
 - THE APPROXIMATE LOCATION OF THE 25-FT CONTOURS ARE SHOWN WITHIN A 1 MILE RADIUS OF THE EXCAVATION SITE. THE TOPOGRAPHICAL INFORMATION SHOWN IS FROM GOOGLE EARTH.
 - THE APPROXIMATE LOCATION OF ALL BUILDINGS ARE SHOWN. THIS INFORMATION IS FROM GOOGLE EARTH AND KEENE TAX MAP INFORMATION.
 - THE APPROXIMATE LOCATION OF ROUTE 9 IS SHOWN. THIS INFORMATION IS FROM KEENE TAX MAPS.
 - THE APPROXIMATE LOCATION OF ALL PROPERTY LINES ARE SHOWN IN KEENE, ROXBURY, AND SULLIVAN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM KEENE GIS AND TAX MAP INFORMATION FROM NEIGHBORING ROXBURY AND SULLIVAN.
 - THE ZONE LINE ALONG THE TOWN LINES ARE SHOWN. THE ENTIRETY OF THE 1-MILE RADIUS IS WITHIN THE RURAL ZONE.
 - THE LOCATION AND ASSOCIATED INFORMATION FOR ALL PUBLIC WATER SUPPLIES ARE SHOWN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION WAS OBTAINED THROUGH NHDES ONESTOP DATA RESEARCH.
 - THERE ARE NO WELLHEAD PROTECTION AREAS WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM A DATA CHECK USING NHDES ONESTOP DATA SEARCH.
 - THERE ARE NO KNOWN FUTURE MUNICIPAL WATER SUPPLY SITES WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE.
 - ALL SURFACE WATERS ARE SHOWN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM KEENE GIS AND NHDES ONESTOP DATA RESEARCH.
 - THE APPROXIMATE LOCATIONS OF ALL PUBLICLY RECORDED PRIVATE WELLS ARE SHOWN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM KEENE GIS AND NHDES ONE-STOP DATA RESEARCH.
 - ALL OTHER PRIVATE WELL ESTIMATION IS AN APPROXIMATION.

= APPROXIMATE LOCATION OF PRIVATE WELLS CONFIRMED BY NHDES ONESTOP DATA SEARCH

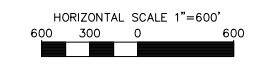
TAX MAP 215 LOT 7
CONTEXT PLAN
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 600' **MARCH 18, 2022**

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

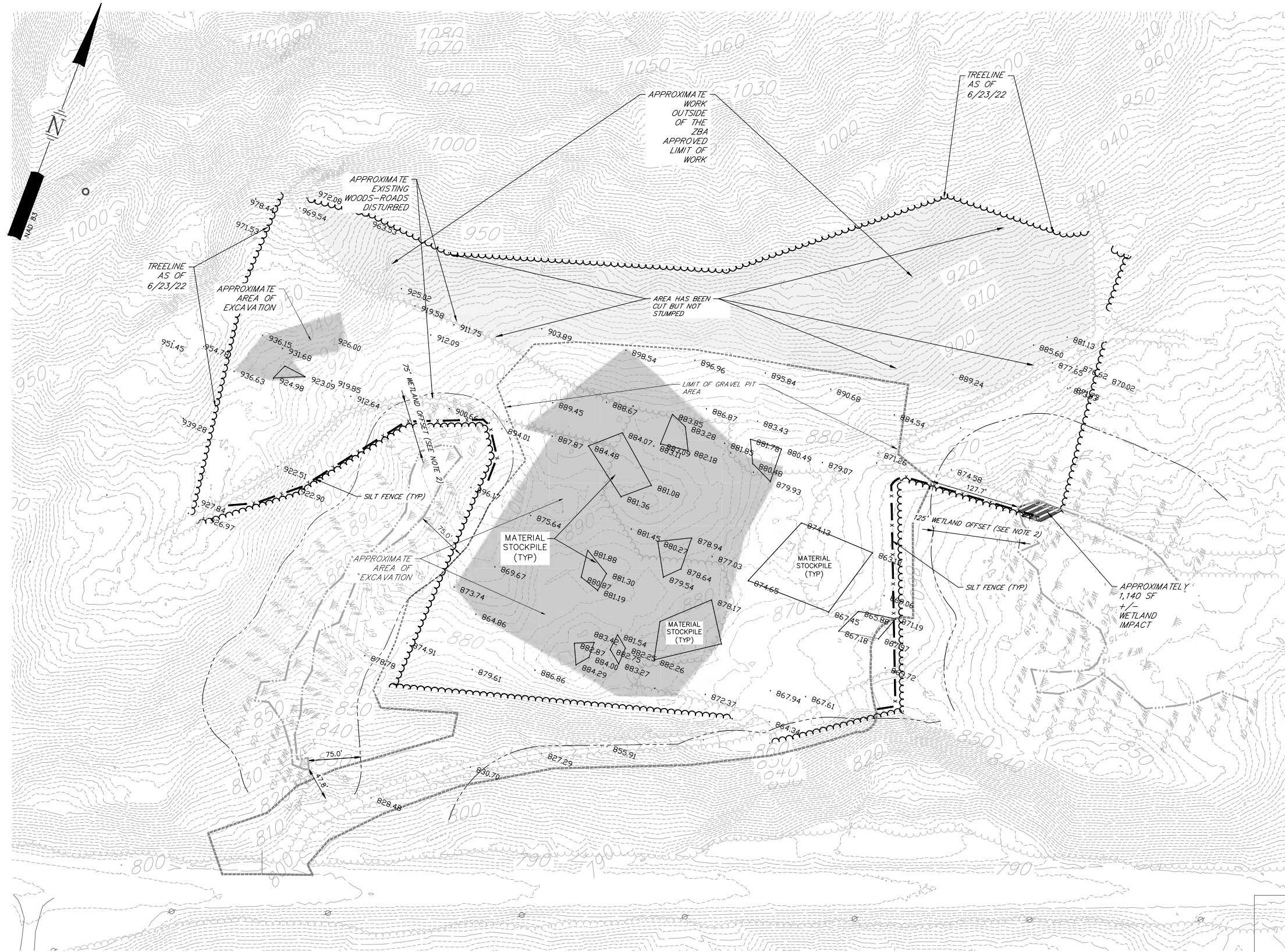
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK
			DR	CK

TFM	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists			48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	82549.00	DR	SRP	
	CK	JK	CADFILE	82549-00 500 SC EXHIBIT
				SHEET 4 OF 15

Aug 01, 2022 - 12:14pm
 F:\TFM\Projects\82549-00 Gordon - Route 9 - Keene, Sullivan, NH\82549-00_C3D\Design\Production Drawings\Pre approval disturbance sheets\82549-00 LOW 7-7-22.dwg



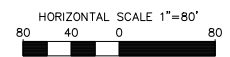
NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMITS OF CLEARING OF THE SUBJECT PARCEL AS OF 6/23/2022 RELATIVE TO THE LIMIT OF WORK LINE APPROVED BY THE KEENE ZONING BOARD OF ADJUSTMENT ON MARCH 7 2022 (MOTION ZBA-22-04)
2. MOTION ZBA-22-04. WAS APPROVED BY THE KEENE ZONING BOARD OF ADJUSTMENTS ON MARCH 7. 2022.
3. A FIELD SURVEY WAS PERFORMED BY THIS OFFICE ON 6/23/22.

TAX MAP 215 LOT 7
CURRENT CONDITIONS AS OF 6/23/22
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 80' **JULY 8, 2022**

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

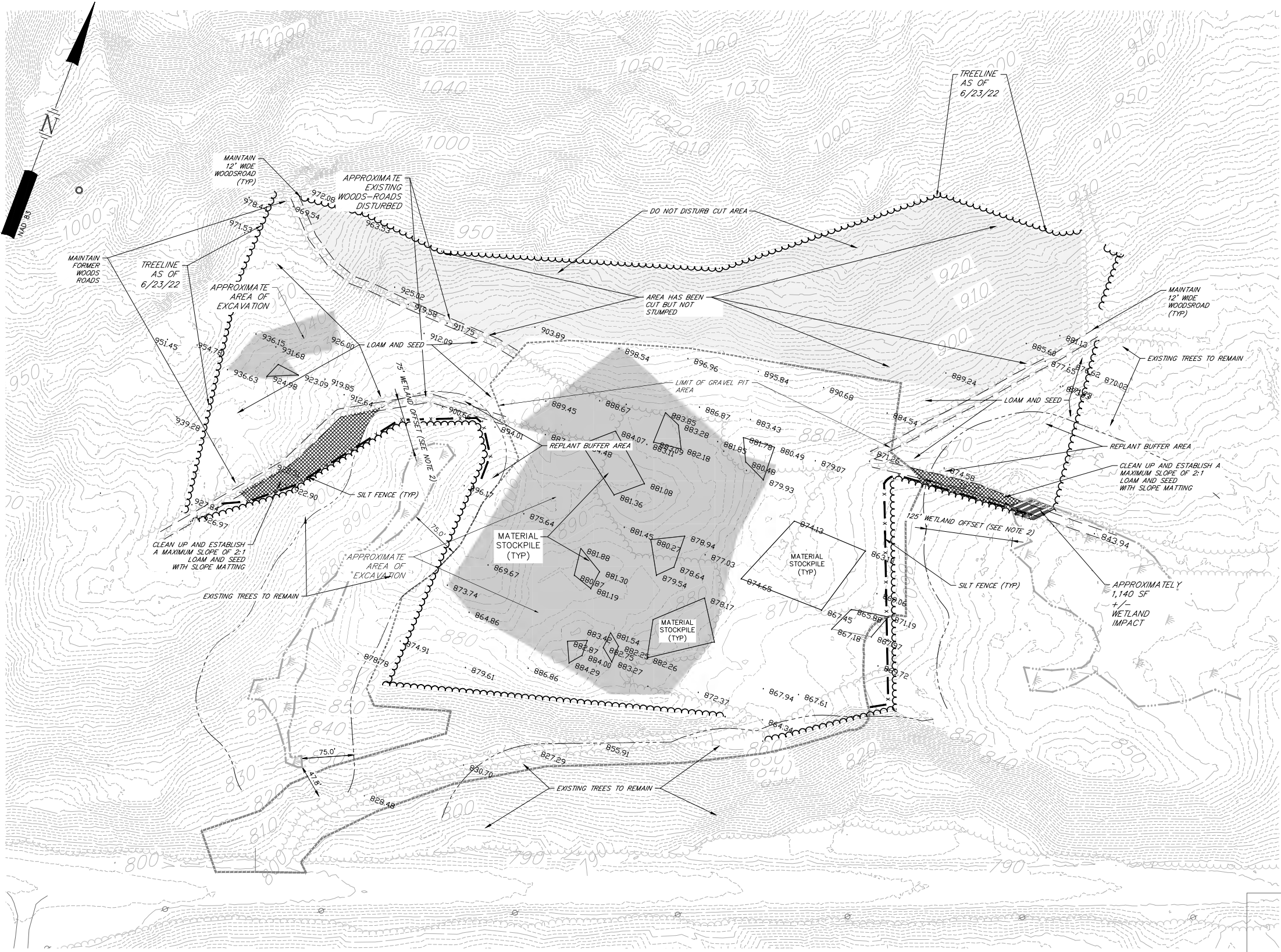
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

82549.00	DR	JD	FB	-	-	-	-	-	-
	CK	JK	CADFILE	82549-00 LOW 7-7-22					

SHEET 5 OF 11

Aug 01, 2022 - 12:14pm F:\TFM\Projects\82549-00_Gordon - Route 9 - Keene, Sullivan, NH\82549-00_C3D\Design\Production Drawings\Pre approval disturbance sheets\82549-00 LOW 7-7-22.dwg



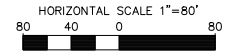
NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMITS OF CLEARING OF THE SUBJECT PARCEL AS OF 6/23/2022 RELATIVE TO THE LIMIT OF WORK LINE APPROVED BY THE KEENE ZONING BOARD OF ADJUSTMENT ON MARCH 7 2022 (MOTION ZBA-22-04)
2. MOTION ZBA-22-04, WAS APPROVED BY THE KEEN ZONING BOARD OF ADJUSTMENTS ON MARCH 7, 2022.
3. A FIELD SURVEY WAS PERFORMED BY THIS OFFICE ON 6/23/22.

TAX MAP 215 LOT 7
**RESTORATION OF DISTURBANCE
 OUTSIDE OF GRAVEL PIT
 EXCAVATION SITE**
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 80' **JULY 8, 2022**

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

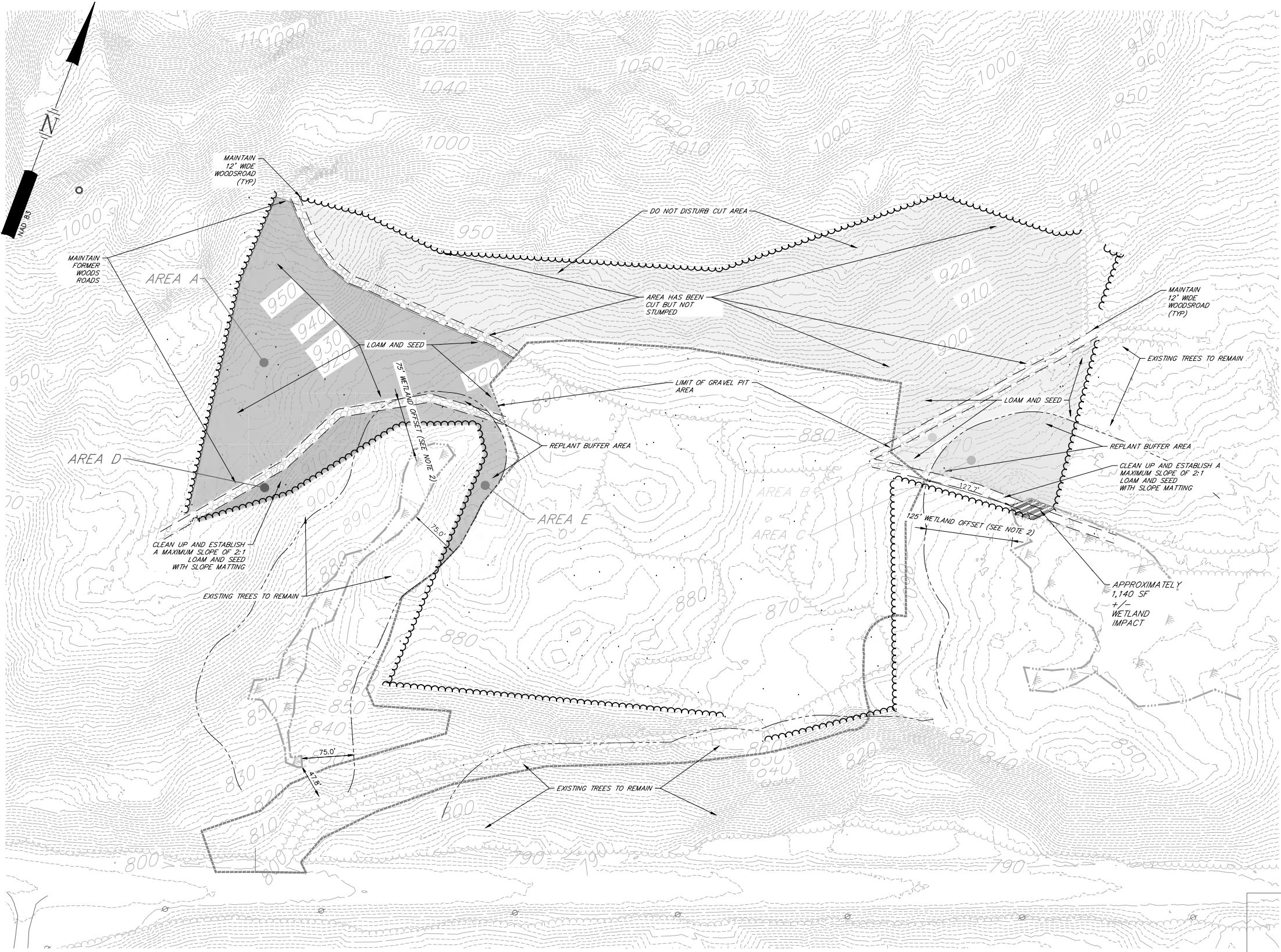
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

82549.00	DR	JD	FB						
	CK	JK	CADFILE	82549-00 LOW 7-7-22	SHEET 6 OF 11				

66 of 127

Aug 01, 2022 - 12:14pm F:\T\M\Projects\82549-00 Gordon - Route 9 - Keene, Sullivan, NH\82549-00_C3D\Design\Production Drawings\Pre approval disturbance sheets\82549-00 LOW 7-7-22.dwg



NOTES

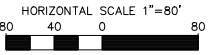
1. THE PURPOSE OF THIS PLAN IS TO SHOW AREAS TO BE RECLAIMED PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.

LANDSCAPE LEGEND

AREA	SIZE	SEED MIX AND RATIO	SEED MIX AMOUNT
A	81,234 SF	NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES 35LBS/ACRE	65 LB
B	16,070 SF	NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES 35LBS/ACRE	13 LB
C	18,777 SF	NEW ENGLAND ROADSIDE MATRIX UPLAND 35LBS/ACRE	15 LB
D	8,633 SF	NEW ENGLAND ROADSIDE MATRIX UPLAND 35LBS/ACRE	7 LB
E	13,418 SF	NEW ENGLAND ROADSIDE MATRIX UPLAND 35LBS/ACRE	11 LB

AREA	SIZE	TREE SPECIES	TOTAL TREES
E	13,418 SF	PINUS STROBUS, WHITE PINE 18"-24" CONT. (1 @ 30' O.C)	17 TREES
		BETULA POPULIFOLIA, GREY BIRCH 18"-24" CONT. (1 @ 30' O.C)	17 TREES

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

TAX MAP 215 LOT 7
RESTORATION OF DISTURBANCE LANDSCAPE PLAN
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC
SCALE: 1" = 80' **JULY 8, 2022**

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

EXCAVATION SUMMARY
 LIMIT OF WORK AREA: 335,000± SF/7.7 ACRES
 (INCLUDES ACCESS DRIVE & STORMWATER FEATURES)
 VOLUME EXCAVATED MATERIAL: 13,000-26,000 CY/YEAR
 APPROXIMATE PERIOD OF OPERATION: 5-7 YEARS
 RECLAMATION OF EARTH REMOVAL AREA EXPECTED TO BE COMPLETE WITHIN 7 YEARS OF WORK COMMENCING.

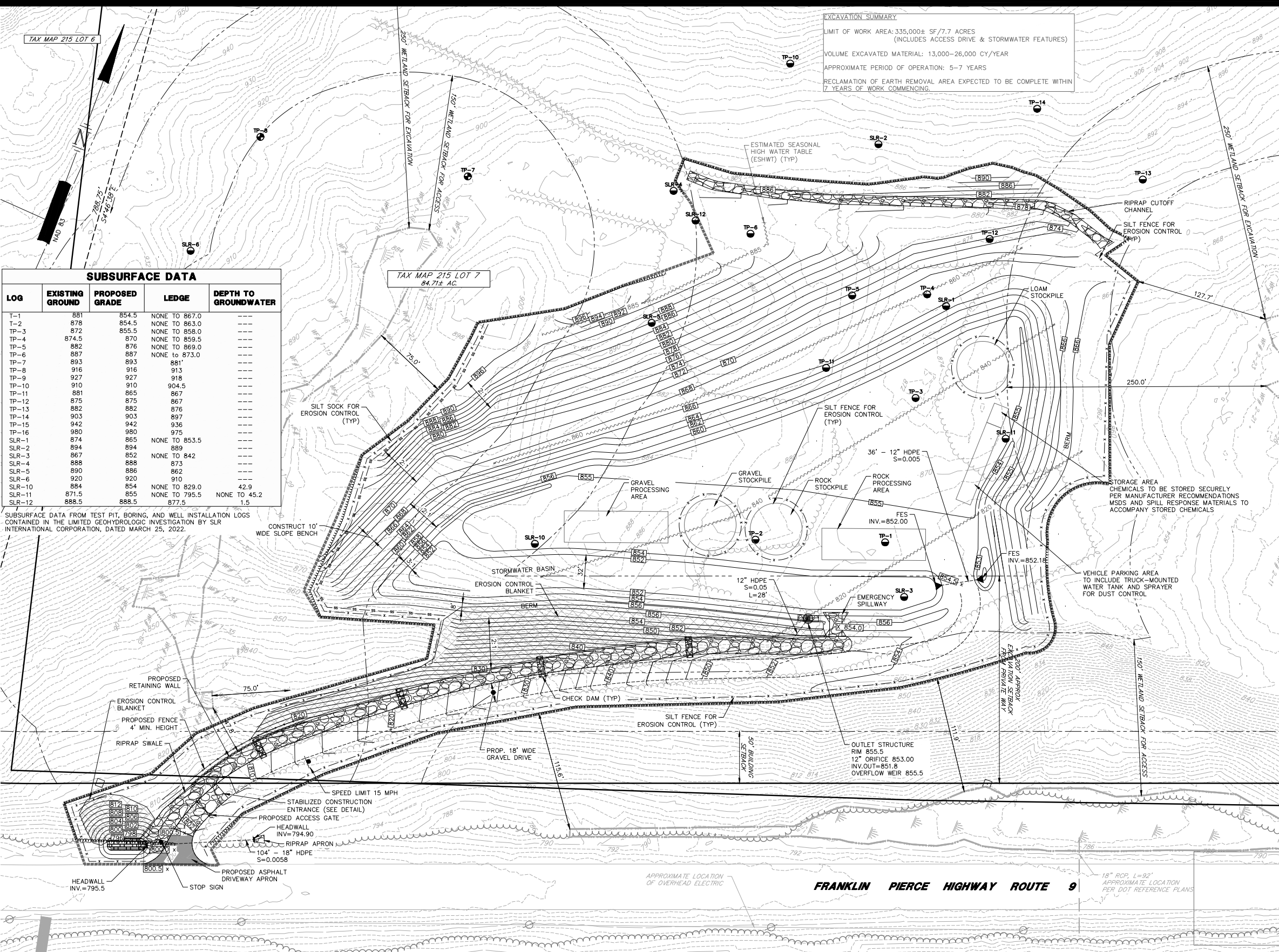
NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
7. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
8. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
9. THE SITE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
10. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
11. THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.
12. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS.
13. THE OPERATOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
14. THE OPERATOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
15. IT SHALL BE THE RESPONSIBILITY OF THE OPERATOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
16. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
19. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
20. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
21. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
22. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
23. HOURS OF OPERATION ARE PROPOSED AS FOLLOWS:
 MONDAY-FRIDAY: 7AM-5PM
 SATURDAY: 7AM-12PM
 SUNDAY: CLOSED

SUBSURFACE DATA

LOG	EXISTING GROUND	PROPOSED GRADE	LEDGE	DEPTH TO GROUNDWATER
T-1	881	854.5	NONE TO 867.0	---
T-2	878	854.5	NONE TO 863.0	---
TP-3	872	855.5	NONE TO 858.0	---
TP-4	874.5	870	NONE TO 859.5	---
TP-5	882	876	NONE TO 869.0	---
TP-6	887	876	NONE TO 873.0	---
TP-7	893	893	881	---
TP-8	916	916	913	---
TP-9	927	927	918	---
TP-10	910	910	904.5	---
TP-11	881	865	867	---
TP-12	875	875	867	---
TP-13	882	882	876	---
TP-14	903	903	897	---
TP-15	942	942	936	---
TP-16	980	980	975	---
SLR-1	874	865	NONE TO 853.5	---
SLR-2	894	894	889	---
SLR-3	867	852	NONE TO 842	---
SLR-4	888	888	873	---
SLR-5	890	886	862	---
SLR-6	920	920	910	---
SLR-10	884	854	NONE TO 829.0	42.9
SLR-11	871.5	855	NONE TO 795.5	---
SLR-12	888.5	877.5	875	1.5

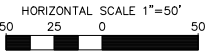
SUBSURFACE DATA FROM TEST PIT, BORING, AND WELL INSTALLATION LOGS CONTAINED IN THE LIMITED GEOHYDROLOGIC INVESTIGATION BY SLR INTERNATIONAL CORPORATION, DATED MARCH 25, 2022.



TAX MAP 215 LOT 7
GRADING AND DRAINAGE PLAN
EXCAVATION SITE
 RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 50' MARCH 18, 2022

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JM	JK
4	6/30/2022	UPDATE PER AOT COMMENTS	JM	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JM	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK

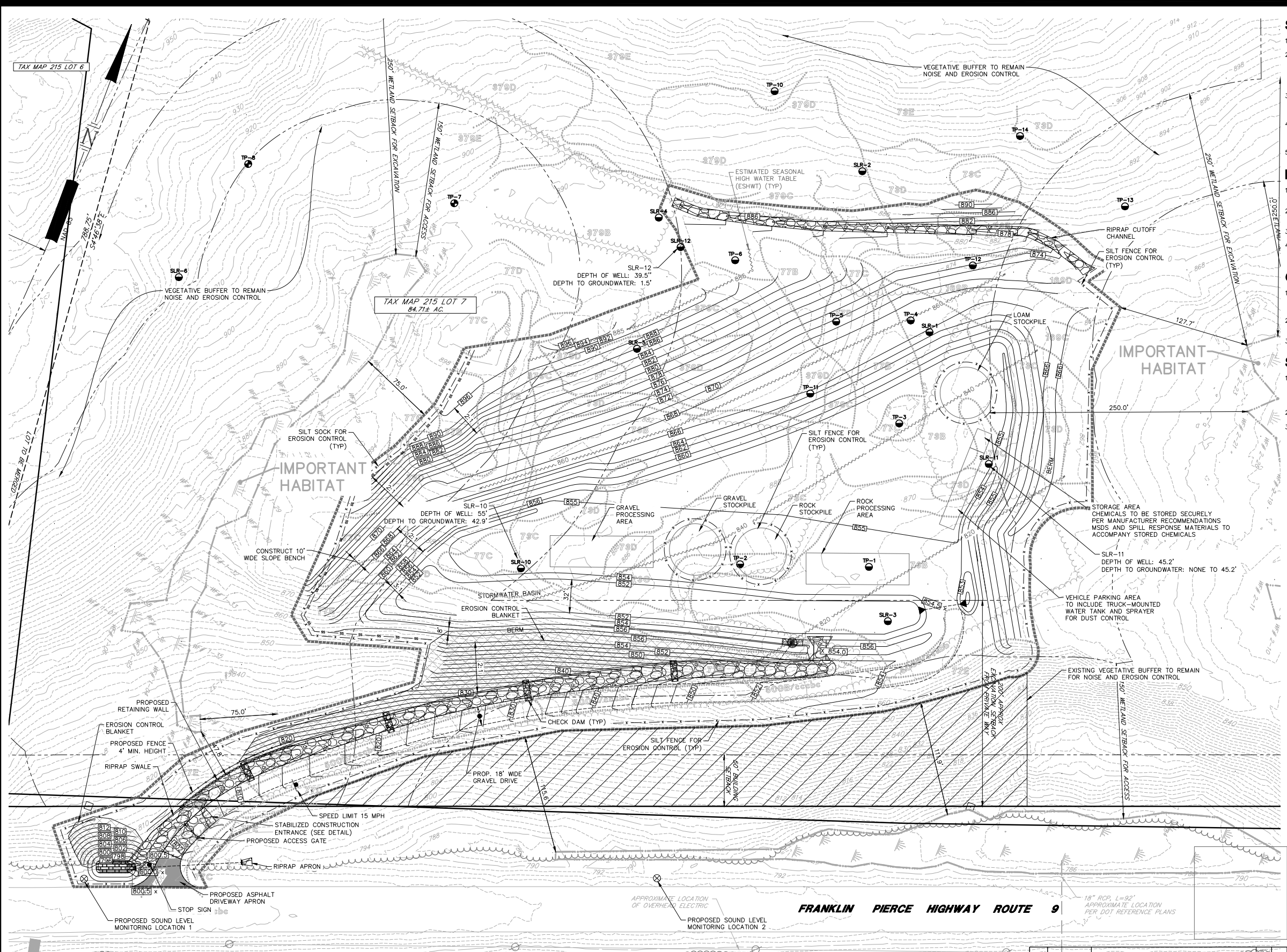
TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

82549.00 DR SRP FB
 CK JK CADFILE
 82549-00 SITE

SHEET 8 OF 15

Aug 01, 2022, 12:14pm F:\TFM\Projects\82549-Gordon - Route 9 - Keene, Sullivan, NH\82549-00-Gordon - Route 9 - Keene, Sullivan, NH\82549-00-C3D\Design\Production Drawings\82549-00 Site.dwg



SOUND MONITORING NOTES

1. VEGETATED BUFFERS AS SHOWN ON THE PLAN ARE TO BE MAINTAINED AS VISUAL AND SOUND BUFFERS.
2. PER THE REQUIREMENTS OF SECTION 24.3.15 OF THE KEENE LAND DEVELOPMENT CODE, AMBIENT SOUND LEVELS SHALL BE MEASURED PRIOR TO COMMENCEMENT OF EXCAVATION OPERATIONS, BY A CONSULTANT HIRED BY THE PLANNING BOARD AT THE EXPENSE OF THE APPLICANT. THE MONITORING LOCATIONS SHALL BE SELECTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR THEIR DESIGNEE. PROPOSED LOCATIONS ARE SHOWN ON THE PLAN
3. AFTER THE COMMENCEMENT OF EXCAVATION OPERATIONS, THE APPLICANT SHALL MONITOR NOISE LEVELS AND DOCUMENT SUCH MONITORING PER THE REQUIREMENTS OF SECTION 24.3.15 OF THE KEENE LAND DEVELOPMENT CODE.
4. NOISE LEVELS FROM THE EXCAVATION ACTIVITIES SHALL NOT EXCEED THE BACKGROUND AMBIENT "A" WEIGHTED SOUND PRESSURE LEVEL, EXCEEDED 90% OF THE TIME DURING THE SOUND LEVEL SAMPLING PERIOD, BY MORE THAN 10 DB(A) AND IN ANY EVENT SHALL NOT EXCEED 55 DB(A).
5. COMPLAINTS REGARDING THE LEVEL OF NOISE GENERATED FROM EXCAVATION OPERATIONS SHALL BE RESOLVED PER THE PROCEDURES OUTLINED IN SECTION 24.3.15 OF THE KEENE LAND DEVELOPMENT CODE.

DUST CONTROL NOTES

1. STABILIZATION WITH LOAM AND SEED, EROSION CONTROL BLANKETS, AND RIPRAP SHALL BE USED TO MINIMIZE EROSION AND DUST ON SITE.
2. DUST CONTROL WILL BE ACCOMPLISHED USING A TRUCK-MOUNTED WATER TANK AND SPRAY SYSTEM AS NEEDED.
3. VEHICLES SHALL BE CLEARED OF MUD, DEBRIS, AND DUST BEFORE LEAVING THE SITE.
4. THE INSPECTION AND MAINTENANCE MANUAL, LOCATED WITHIN THE STORMWATER MANAGEMENT REPORT, SHALL BE USED FOR INSTRUCTIONS OF HOW TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES.

GROUNDWATER MONITORING NOTES

1. LOCATION, DEPTH, AND DEPTH TO GROUNDWATER AT THREE MONITORING WELLS ARE SHOWN ON THE PLAN AND IN THE LIMITED HYDROGEOLOGIC INVESTIGATION REPORT BY SLR INTERNATIONAL CORPORATION, DATED MARCH 25, 2022.
2. APPROXIMATE SEASONAL HIGH GROUNDWATER CONTOURS ARE SHOWN ON THE PLAN PER THE LIMITED HYDROGEOLOGIC INVESTIGATION REPORT BY SLR INTERNATIONAL CORPORATION, DATED MARCH 25, 2022.
3. THE INTENT OF THE APPLICANT IS TO NOT EXCAVATE BELOW SEASONAL HIGH GROUNDWATER LEVEL.

SPILL RESPONSE NOTES

1. CHEMICALS USED ON SITE WILL VARY THROUGHOUT THE EXCAVATION OPERATION AND MAINLY CONSIST OF PETROLEUM BASED OILS & LUBRICANTS AND GASOLINE BASED FUELS, SUCH SUBSTANCES SHALL BE STORED SECURELY PER MANUFACTURER RECOMMENDATIONS AND ACCOMPANIED BY MATERIAL SAFETY DATA SHEETS AS WELL AS SPILL RESPONSE MATERIALS.
2. CARE SHALL BE TAKEN WHEN FUELING EQUIPMENT ON SITE TO AVOID SPILLS AND OVER-FILLING.
3. SPILL CONTROL PRACTICES ARE DETAILED ON THE STORMWATER MANAGEMENT PLAN (SHEET 8) OF THIS PLAN SET.

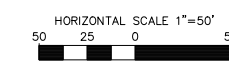
TAX MAP 215 LOT 7
IMPACT CONTROL & MONITORING PLAN
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 50' MARCH 18, 2022

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



CONTACT US AT 12 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV	DATE	DESCRIPTION	DR	CK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
4	6/30/2022	UPDATE PER AOT COMMENTS	JMR	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

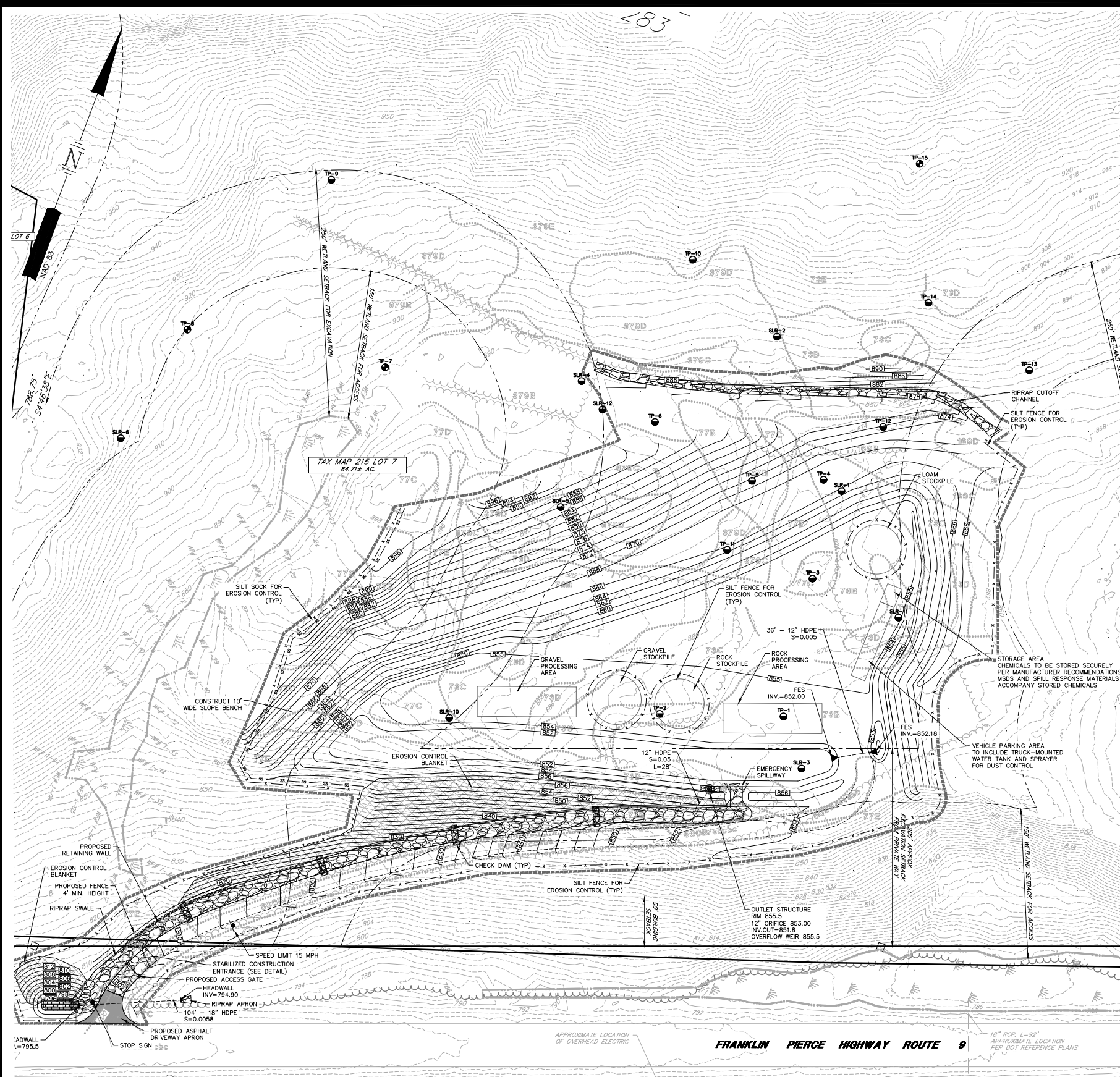
48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

FILE: 82549.00 DR SRP FB
 CK JK CADFILE 82549-00 SITE SHEET 9 OF 15

60 of 127

Aug 01, 2022, 12:15pm
 F:\TFM\Projects\82549-Gordon - Route 9 - Keene, Sullivan, NH\82549-00_Gordon - Route 9 - Keene/Sullivan/Roxbury, NH - Feasibility\82549-00_C3D\Design\Production Drawings\82549-00_Site.dwg

Aug 01, 2022, 12:15pm
 F:\TFM\Projects\82549-Gordon - Route 9 - Keene, Sullivan, NH\82549-00-Gordon - Route 9 - Keene Sullivan, NH\82549-00-C3D\Design\Production Drawings\82549-00 Site.dwg



CONSTRUCTION GENERAL PERMIT

- THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), MUST OBTAIN A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA), AS PART OF THE CGP, A STORMWATER NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI MUST BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.
- THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP'S), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. FOR FURTHER ASSISTANCE, CONTACT ABBY SWAINE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

- IT IS BEING PROPOSED TO EXCAVATE GRAVEL ON THE SITE
- TOTAL SITE AREA: 84.71± AC
TOTAL AREA OF DISTURBANCE: 9.7± AC
- SOILS SHOWN ARE FROM THE SOIL SURVEY OF CHESHIRE COUNTY, NH, EASTERN PART, PREPARED BY USDA-NRCS CONSERVATION SERVICES:
 73C BERKSHIRE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 73D BERKSHIRE FINE SANDY LOAM, 15-25% SLOPES, VERY STONY
 77E MARLOW FINE SANDY LOAM, 25-50% SLOPES, VERY STONY
- STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
 POST-CONSTRUCTION RUNOFF COEFFICIENT: C=0.32
 IMPERVIOUS SURFACE AREA: 1.2± AC
- STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:
 TEMPORARY STABILIZATION - DISTURBED SLOPES STEEPER THAN 6:1 SHALL BE PROTECTED DAILY AS NEEDED USING VEHICLE TRAFFIC PERPENDICULAR TO THE PROPOSED CONTOURS, TO REDUCE RUNOFF VELOCITIES, IN ACCORDANCE WITH NHDOT GUIDELINES FOR TEMPORARY EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT, PAGE 19. TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SF PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.
 PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE EARTH REMOVAL OPERATIONS REACH THE PROPOSED FINISHED GRADES SHOWN OR OTHERWISE PERMANENTLY CEASE, SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE. THE PERMANENT SEED MIX SHALL BE AS SPECIFIED BY THE LANDSCAPE PLAN NOTES OR MAY OTHERWISE CONSIST OF 0.45 LBS/1,000 SF TALL FESCUE, 0.20 LBS/1,000 SF CREEPING RED FESCUE, AND 0.20 LBS/1,000 SF BIRDSFOOT TREFOLI. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.
- STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL
 SILT FENCE - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND AS DELINEATE THE LIMITS OF WORK. THE SILT FENCE WILL BE INSTALLED BY STRETCHING REINFORCED FILTER FABRIC BETWEEN POSTS WITH AT LEAST 8" OF THE FABRIC BURIED BELOW THE GROUND SURFACE TO PREVENT GAPS FROM FORMING NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE FILTER FABRIC WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.
 SILT SOCK - WILL BE CONSTRUCTED AS A SECOND LAYER OF EROSION CONTROL ADJACENT TO WETLAND AREAS AS SHOWN ON THE PLANS. POSTS SHALL BE USED WITH AT LEAST 6" OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.
 STABILIZED CONSTRUCTION ENTRANCE - WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20'-WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12" OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL EXCAVATION OPERATIONS HAVE PERMANENTLY CEASED AND SITE RECLAMATION IS COMPLETE. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEEPED ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARP/AULIN.
 BLANKET SLOPE PROTECTION - SHALL BE INSTALLED ON ALL 2:1 SLOPES OR STEEPER ON SITE. ANCHOR THE TOP OF THE BLANKET BY ANCHORING THE BLANKET IN A 6" DEEP TRENCH, BACKFILL AND COMPACT TRENCH AFTER STAPLING. ROLL THE BLANKET IN THE DIRECTION OF STORM WATER FLOW. WHERE 2 OR MORE STRIPS OF BLANKET ARE REQUIRED, A MINIMUM OF 4" OF OVERLAP SHALL BE PROVIDED.
 STONE CHECK DAMS - WILL BE INSTALLED IN EXISTING AND PROPOSED SWALES TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS AND PREVENT EROSION OF THE SWALE.
 STORM WATER MANAGEMENT
 STORM WATER RUNOFF FROM THE EXCAVATION AREA WILL BE COLLECTED IN AN OPEN DRAINAGE SYSTEM AND DIRECTED TO A STORMWATER POND BY SWALES. APPROXIMATELY 74 ACRES OF THE 84.71± ACRE LOT WILL REMAIN UNTOUCHED AND IN ITS NATURAL STATE. SWALES AND PIPE OUTLETS ON SITE WILL BE STABILIZED BY RIP RAP.
 ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
 A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ON SITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A

LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:

- NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424-8802; IN WASHINGTON, D.C., CALL (202) 426-2675.
- WITHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
- MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

GOOD HOUSEKEEPING:
 THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT.

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- TRASH DUMPSTERS SHALL BE GASKETED OR HAVE A SECURE WATERTIGHT LID AND BE PLACED AWAY FROM STORMWATER CONVEYANCES AND DRAINS.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS:
 THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:
 THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

PETROLEUM PRODUCTS:
 ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
 FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:
 ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINTS WILL NOT BE DISCHARGED TO THE STORM SEWER BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
 EXCESS CONCRETE SHALL BE USED IN AREAS DESIGNATED BY THE SITE CONTRACTOR. WASH WATER SHALL BE DISPOSING OF USING BEST MANAGEMENT PRACTICES. BUILDING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRUM WASH WATER ASSOCIATED WITH CONCRETE FOR THE BUILDING PAD. SITE CONTRACTOR TO COORDINATE AND PROVIDE BUILDING CONTRACTOR WITH AN AREA FOR DRUM WASH WATER.

SPILL CONTROL PRACTICES:
 IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON SITE.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ON SITE.

THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.25" OR GREATER. INSPECTION REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.

TAX MAP 215 LOT 7
STORMWATER MANAGEMENT PLAN
EXCAVATION SITE
 RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

TAX MAP 215 LOT 7
STORMWATER MANAGEMENT PLAN
EXCAVATION SITE
 RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 60' MARCH 18, 2022

TFM	Civil Engineers	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	Structural Engineers	
	Traffic Engineers	
	Land Surveyors	
	Landscape Architects	
	Scientists	

82549.00 DR SRP FB
 CK JK CADFILE 82549-00 SITE SHEET 10 OF 15
 70 of 127

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



FRANKLIN PIERCE HIGHWAY ROUTE 9

HORIZONTAL SCALE 1"=60'
 60 30 0 60

REV	DATE	DESCRIPTION	DR	CK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
4	6/30/2022	UPDATE PER AOT COMMENTS	JMR	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK



RECLAMATION NOTES

1. ANY EXCAVATED AREA OF 5 CONTIGUOUS ACRES OR MORE THAT IS DEPLETED OF COMMERCIAL EARTH MATERIALS (EXCLUDING BEDROCK) OR ANY EXCAVATION FROM WHICH EARTH MATERIALS GREATER THAN 1,000 CUBIC YARDS HAVE NOT BEEN REMOVED FOR A 2-YEAR PERIOD, SHALL BE RECLAIMED WITHIN 12 MONTHS FOLLOWING SUCH DEPLETION OR NON-USE.
2. AT THE TIME OF RECLAMATION ALL LANDS THAT ARE NO LONGER BEING USED FOR EXCAVATION ACTIVITIES, INCLUDING EXCAVATION AREAS, PROCESSING AREAS, STOCKPILING AREAS, AND STORMWATER MANAGEMENT AREAS, EXCEPT FOR EXPOSED LEDGE, SHALL BE RECLAIMED.
3. AREAS TO BE RECLAIMED SHALL BE GRADED TO A NATURAL REPOSE FOR THE TYPE OF SOIL OF WHICH THEY ARE COMPOSED.
4. ONCE RECLAIMED, CHANGES OF SLOPE, EXCEPT FOR EXPOSED LEDGE, SHALL BE SMOOTH AND GRADUATED.
5. WATER DRAINING FROM THE SITE SHALL LEAVE THE PROPERTY AT THE ORIGINAL NATURAL DRAINAGE POINTS AND IN THE NATURAL PROPORTIONS OF FLOW.
6. EXCEPT FOR EXPOSED ROCK LEDGE, ALL AREAS TO BE RECLAIMED SHALL BE SPREAD WITH NATIVE TOPSOIL TO A DEPTH OF NOT LESS THAN 4" AND SEED APPLIED. SEE EROSION CONTROL NOTES ON SHEET 10 FOR SEED MIX.
7. TOPSOIL OF AT LEAST THE MINIMUM AMOUNT NEEDED TO RESTORE THE SITE SHALL BE STOCKPILED ON THE SITE UNTIL RECLAMATION.
8. TOPSOIL AND OVERBURDEN STOCKPILING AREAS SHALL BE STABILIZED.
9. ALL EXCAVATION SITES WHERE RECLAMATION HAS BEEN COMPLETED SHALL BE MONITORED ANNUALLY OVER A PERIOD OF TWO YEARS FOLLOWING THE COMPLETION DATE TO ENSURE EFFECTIVENESS AND SURVIVAL OF PLANTED VEGETATION. VEGETATION THAT HAS NOT SURVIVED DURING THIS PERIOD SHALL BE REPLACED.
10. THE PROPERTY OWNER SHALL USE BEST EFFORTS TO REMOVE NON-NATIVE AND INVASIVE SPECIES, AS DEFINED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, THAT BECOME ESTABLISHED DURING THE MONITORING PERIOD IN THE RECLAIMED AREAS.
11. STORMWATER MANAGEMENT FEATURES SHALL REMAIN IN PLACE FOLLOWING RECLAMATION.
12. APPROXIMATE COST ESTIMATE:
 MOBILIZATION: \$5,000
 MONITORING: \$5,000
 45,555 SY 4" LOAM AND SEED + MULCH AT \$4/SY = \$182,220
 3,500 LF SILT FENCE AT \$3/LF = \$10,500

PROTECTED SPECIES INFORMATION

WOOD TURTLE (GLYPTEMYS INSCULPTA)

NH CONSERVATION STATUS: SPECIES OF SPECIAL CONCERN, WILDLIFE ACTION PLAN SPECIES IN GREATEST NEED OF CONSERVATION, LEGALLY PROTECTED IN NEW HAMPSHIRE: POSSESSION, SALE, IMPORT, AND TAKE (HARM, HARASS, INJURING, KILLING) IS ILLEGAL.

STATE RANK STATUS: VULNERABLE TO EXTIRPATION AND EXTINCTION.

DISTRIBUTION: THROUGHOUT NH EXCEPT REGIONS OF HIGH ELEVATION.

DESCRIPTION: A 5-8 INCH TURTLE CHARACTERIZED BY ITS HIGHLY SCULPTURED SHELL WHERE EACH LARGE SCUTE TAKES AN IRREGULAR PYRAMIDAL SHAPE. THE NECK AND FORELIMBS ARE ORANGE.

COMMONLY CONFUSED SPECIES: JUVENILE SNAPPING TURTLES.

HABITAT: FOUND IN SLOW-MOVING STREAMS AND CHANNELS WITH SANDY BOTTOMS. EXTENSIVE USE OF TERRESTRIAL HABITATS DURING SUMMER, INCLUDING FLOODPLAINS, MEADOWS, WOODLANDS, FIELDS, AS WELL AS WETLANDS.

LIFE HISTORY: LAY 4-12 EGGS IN SHALLOW DEPRESSIONS IN SANDY, WELL-DRAINED SOILS. NEST SITES ARE USUALLY NEAR STREAMS BUT MAY ALSO BE IN CLEARINGS, AGRICULTURAL FIELDS, OR OTHER DISTURBED AREAS. HIBERNATE IN SLOW-MOVING STREAMS AND RIVERS UNDER RIVERBANKS, ROOT MASSES, OR WOODY DEBRIS.

CONSERVATION THREATS: ROAD MORTALITY, HABITAT LOSS AND FRAGMENTATION, STREAM ALTERATION, HUMAN COLLECTION, AND INCREASED ABUNDANCE OF SUBSIDIZED PREDATORS.

SOURCE: NEW HAMPSHIRE FISH AND GAME DEPARTMENT © [HTTPS://WILDLIFE.STATE.NH.US/WILDLIFE/PROFILES/WOOD-TURTLE.HTML](https://wildlife.state.nh.us/wildlife/profiles/wood-turtle.html)



PLASTRON (LOWER SHELL) OF WOOD TURTLE. PLASTRON MARKINGS ARE SIMILAR FOR SPOTTED AND BLANDING'S TURTLES. PHOTO © ETHAN NEDEAU



ORANGE ON THE NECK AND LIMBS IS USUALLY QUITE OBVIOUS. PHOTO © MIKE MARCHAND



WOOD TURTLES HAVE A SCULPTURED SHELL. © MIKE MARCHAND PHOTO

WOOD TURTLE LAYING LOW IN THE VEGETATION AFTER SOME RAIN. PHOTO © ETHAN NEDEAU

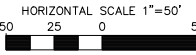
WILDLIFE PROTECTION NOTES

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB21-0316, KEENE SAND AND GRAVEL, WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK
6	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
5	6/29/2022	UPDATE RECLAMATION AREA	JM	JK
4	6/30/2022	UPDATE PER AOT COMMENTS	JMR	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK

TAX MAP 215 LOT 7
RECLAMATION PLAN
EXCAVATION SITE
 RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: 1" = 50' MARCH 18, 2022

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
www.tfmoran.com

82549.00 DR SRP FB
 CK JK CADFILE 82549-00 SITE SHEET 11 OF 15

Aug 01, 2022 - 12:15pm
 F:\TFM\Projects\82549-Gordon - Route 9 - Keene, Sullivan, NH\82549-00 Gordon - Route 9 - Keene/Sullivan/Roxbury, NH - Feasibility\82549-00_C3D\Design\Production Drawings\82549-00 Site.dwg

CONSTRUCTION SEQUENCE NOTES

1. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
2. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
3. TEMPORARY WATER DIVERSION (SWALES, BASINS, SEDIMENT TRAPS, ETC.) SHALL BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED. PONDS AND SWALES SHALL BE INSTALLED BEFORE EARTH REMOVAL OPERATIONS BEGIN IN THAT PORTION OF THE SITE.
4. ROUGH GRADE SITE OR PHASED WORK AREA. DISTURBED PORTIONS OF THE SITE WHERE EARTH REMOVAL OPERATIONS REACH THE PROPOSED FINISHED GRADES SHOWN, OR OTHERWISE PERMANENTLY CEASE, SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 72 HOURS AFTER THE LAST CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE. ALL DISTURBED AREAS SHALL BE MULCHED OR STABILIZED NO LATER THAN 72 HOURS IF EARTH REMOVAL OPERATIONS ACTIVITY CEASE SEASONALLY, OR PERMANENTLY. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
5. 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.
6. AN AREA SHALL BE CONSIDERED STABILIZED IF:
 - A) A MINIMUM OF 85% VEGETATED GROWTH (TEMPORARY OR PERMANENT) HAS BEEN ESTABLISHED;
 - B) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - C) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. THE CONTRACTOR SHALL INSTALL STONE CHECK DAMS OR STABILIZE ALL DRAINAGE DITCHES, AND SWALES PRIOR TO DIRECTING FLOW TO THEM.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES WEEKLY AND AFTER EVERY HALF-INCH OR GREATER RAINFALL EVENT.
9. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE RECLAIMED WITH A SUITABLE STAND OF VEGETATION.

GENERAL NOTES

1. THE OPERATOR SHALL MAINTAIN EMERGENCY ACCESS TO THE WORK ZONE WHENEVER WORKERS ARE PRESENT AT THE SITE.
2. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
4. REFER TO THE CITY STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS FOLLOWS:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):
 33% CREEPING RED FESCUE (MIN. 66 LBS/ACRE)
 42% PERENNIAL RYEGRASS (MIN. 84 LBS/ACRE)
 21% KENTUCKY BLUEGRASS (MIN. 42 LBS/ACRE)
 4% REDTOP (MIN. 8 LBS/ACRE)

TEMPORARY LAWN MIX (MIN. 47 LBS/ACRE):
 100% ANNUAL RYE

GENERAL SLOPE (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):
 44% CREEPING RED FESCUE (MIN. 70 LBS/ACRE)
 38% PERENNIAL RYEGRASS (MIN. 60 LBS/ACRE)
 6% REDTOP (MIN. 10 LBS/ACRE)
 6% ALSIKE CLOVER (MIN. 10 LBS/ACRE)
 6% BIRDFOOT TREFOIL (MIN. 10 LBS/ACRE)

- PLACING LOAM ON SITE
 - ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
 - PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
 - ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.

- SEED BED PREPARATION
 - AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDDED SHALL BE LOOSENEED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.

LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.

HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING 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.

WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 5 ACRES OF THE SITE IS UNRECLAIMED IN ACCORDANCE WITH NOTES 1 AND 2 ON SHEET 8.
2. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED WITHIN ONE DAY.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT.

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



WINTER CONSTRUCTION (CONT.)

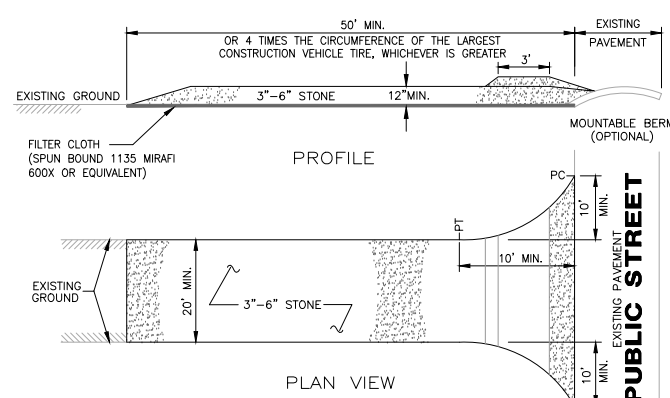
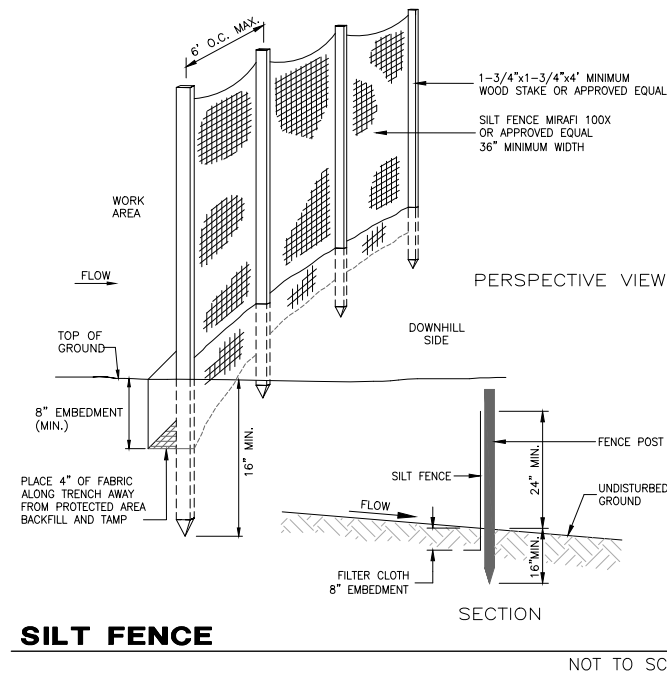
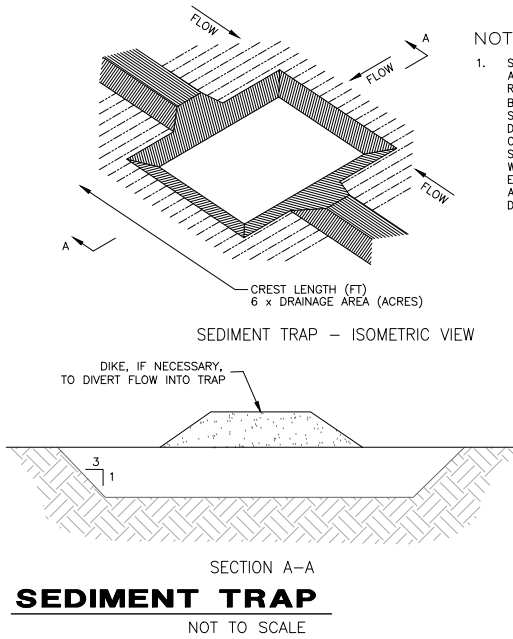
4. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDDED AND MULCHED.
5. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
6. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
2. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING; ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
3. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
4. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR TEMPORARY ANNUAL RYE GRASS SEED MIXTURE.
5. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH ITEM 304.3, OR TEMPORARY ANNUAL RYE GRASS SEED MIXTURE.
6. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF.). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
7. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
8. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
9. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

NOTES

1. SEDIMENT TRAP TO BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED. IF IT IS DETERMINED THAT CONSTRUCTION OF A SEDIMENT TRAP IS WARRANTED, CONSULT WITH ENGINEER TO DETERMINE APPROPRIATE NUMBER AND DIMENSIONS.

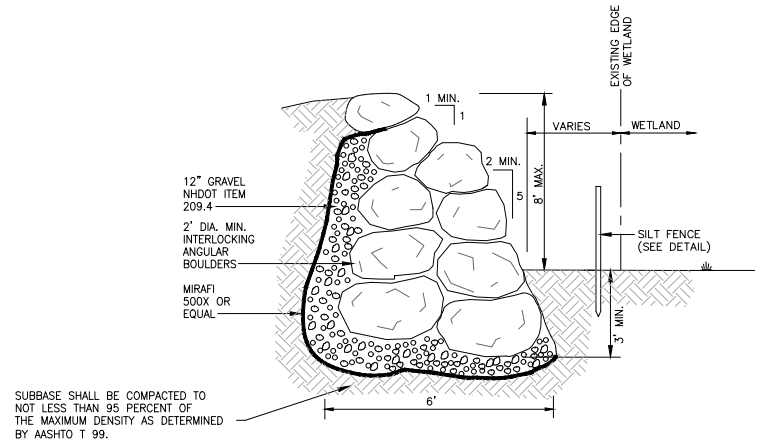


NOTES

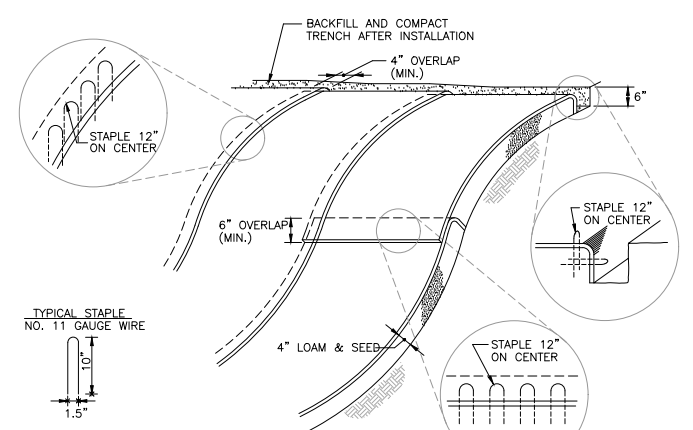
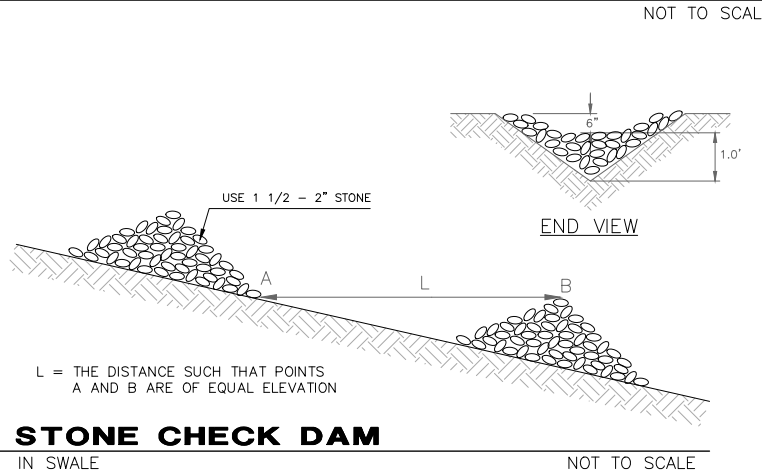
1. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

USDA - SCS STABILIZED CONSTRUCTION ENTRANCE

SEE PLAN FOR PROPOSED LOCATION



STONE CHECK DAM



NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
5. BLANKET SHALL BE NORTH AMERICAN GREEN C125BN, EAST COAST EROSION CONTROL ECC-2B, AMERICAN EXCELSIOR COMPANY CURLEX III FIBRENET, ROLANKA GEONATURAL EROSION & SEDIMENT CONTROL MATTE JUTEMAT OR BI0D-OCF 30, OR APPROVED EQUAL.

NOTES

1. SILT SOCK SHALL BE FILTERXXX SILTSXXX OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

TAX MAP 215 LOT 7
DETAIL SHEET
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: **MARCH 18, 2022**

TFM

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

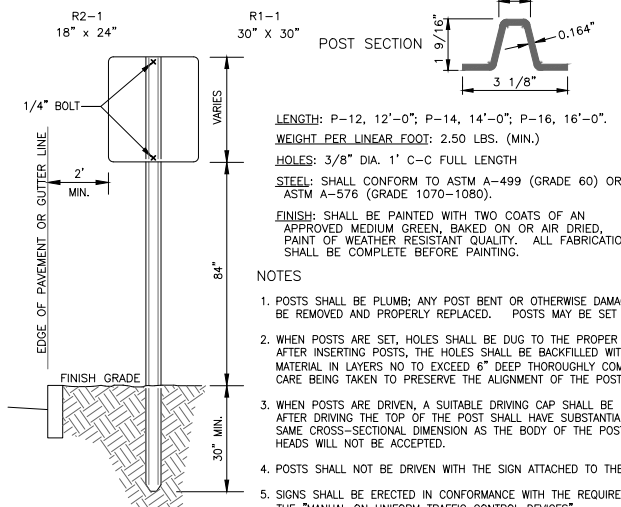
NO.	DATE	DESCRIPTION	BY	CHK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JDM	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JDM	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK
REV	DATE			

82549.00

DR SRP FB
 CK JK CADFILE

82549-00 COVER-DETAILS

SHEET 12 OF 15



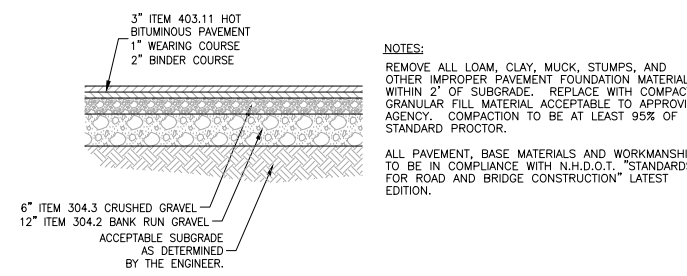
POST SECTION

LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0".
 WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)
 HOLES: 3/8" DIA. 1' C-C FULL LENGTH
 STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080).
 FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREESE BASED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

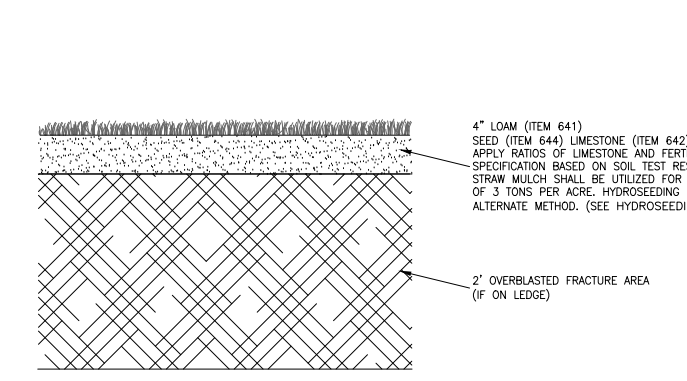
NOTES

- POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
- WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH, AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
- WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
- POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
- SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
- DIMENSIONS SHOWN ARE NOMINAL.
- ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

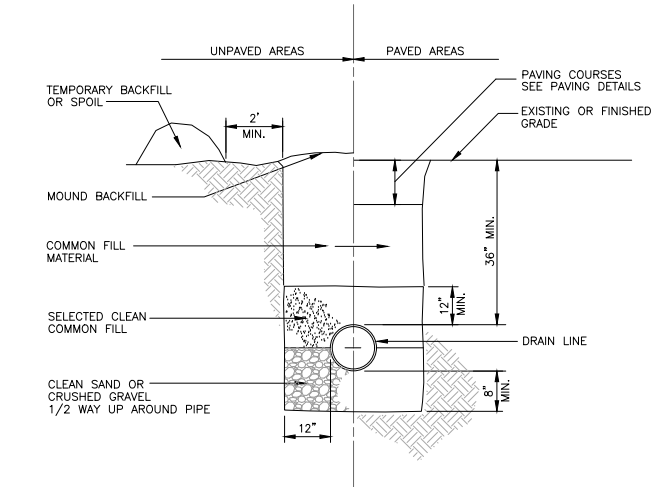
TRAFFIC SIGN POST IN GRADE
NOT TO SCALE



DRIVEWAY APRON SECTION
NOT TO SCALE



LOAM & SEED
NOT TO SCALE



DRAINAGE LINE TRENCH
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

PREPARE BEDDING:
 BACKFILL MATERIAL AROUND THE END SECTION MAY BE THE SAME AS THE MATERIAL AROUND THE PIPE. PLACE A FEW INCHES OF BACKFILL MATERIAL IN THE TRENCH OR DITCH WHERE THE END SECTION WILL BE PLACED. COMPACT AND CONTOUR THIS BEDDING MATERIAL TO GENERALLY MATCH THE END SECTION. EXCAVATE AN AREA IN THE BEDDING WHERE THE TROUGH WILL SEAT SO THAT THE END SECTION WILL BE LEVEL WITH THE BOTTOM OF THE TRENCH OR DITCH IN THE FINISHED INSTALLATION.

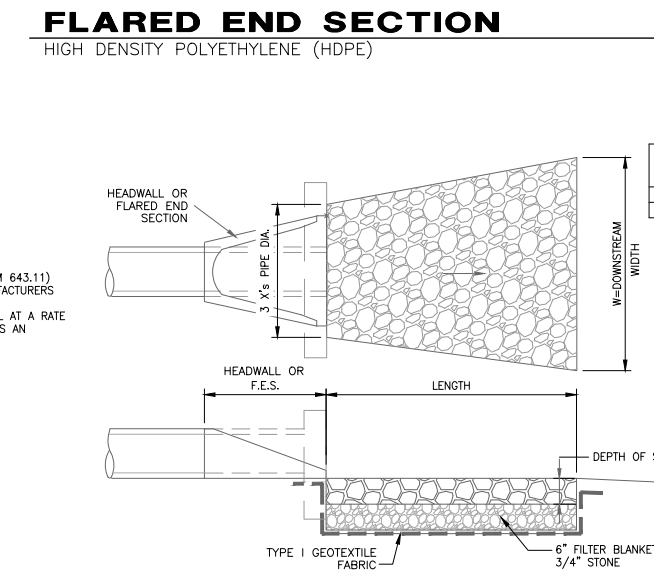
PLACE END SECTION OF PIPE:
 OPEN THE END SECTION COLLAR AND SEAT IT OVER THE TWO PIPE CONNECTIONS. ONCE THE END SECTION IS POSITIONED, CHECK TO MAKE SURE THAT THE INVERT OF THE END SECTION MATCHES THE INVERT OF THE PIPE AND THAT THE END SECTION IS LEVEL WITH THE TRENCH OR DITCH BOTTOM.

SECURE THE END SECTION:
 SLIP THE STAINLESS STEEL ROD THROUGH THE PRE-DRILLED HOLES AT THE TOP OF THE COLLAR. THE ROD SHOULD BE BETWEEN THE CROWNS OF THE TWO PIPE CONNECTIONS. PLACE A WASHER ON EITHER END OF THE ROD. PLACE A NUT ON EITHER END OF THE ROD AND TIGHTEN WITH A WRENCH.

SECURE THE TOE TROUGH:
 TO PREVENT WASHOUTS FROM HIGH VELOCITY FLOW, IT IS RECOMMENDED THAT THE TROUGH BE SECURED WITH CONCRETE. POUR CONCRETE IN THE TROUGH UP TO THE LEVEL OF THE TRENCH OR DITCH BOTTOM AND ALONG THE ENTIRE LENGTH OF THE TROUGH.

FINISH BACKFILL:
 SHOVEL BACKFILL AROUND THE END SECTION IN 6 TO 9 INCH LAYERS EQUALLY ON BOTH SIDES, KNIFING IT TO ELIMINATE VOIDS. TAMP WITH A SMALL-FACED COMPACTOR OR OTHER EQUIPMENT SUITABLE FOR SMALL AREAS. CONTINUE PLACING, KNIFING, AND COMPACTING BACKFILL LAYERS TO THE TOP OF THE END SECTION TO SEAT IT WELL INTO THE BACKFILL.

FLARED END SECTION
HIGH DENSITY POLYETHYLENE (HDPE)

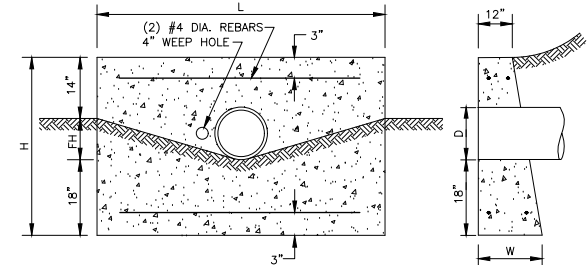


CONSTRUCTION SPECIFICATIONS:

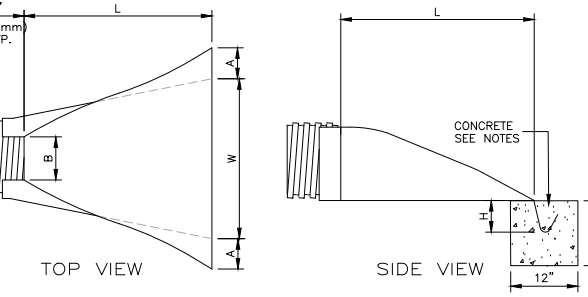
- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK USED FOR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP-RAP SHALL BE PLACED BY EQUIPMENT IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

RIPRAP APRON
NOT TO SCALE

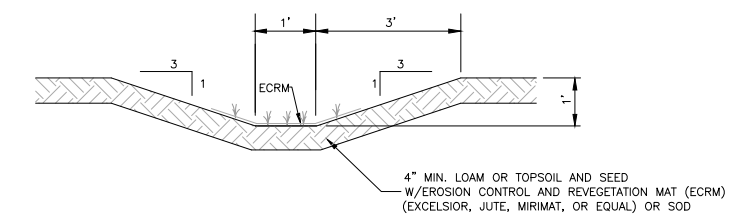
NOMINAL PIPE SIZE D	LENGTH OF BARS				
	L	H	FH	W	
12	3'-2"	3'-6"	3'-6"	0'-10"	1'-10.5"
15	4'-2"	4'-6"	3'-9"	1'-1"	1'-11.25"
18	5'-2"	5'-6"	4'-0"	1'-4"	2'-0"
24	7'-2"	7'-6"	4'-6"	1'-10"	2'-1.5"
30	9'-2"	9'-6"	5'-0"	2'-4"	2'-3"
36	11'-2"	11'-6"	5'-6"	2'-10"	2'-4.5"
42	13'-2"	13'-6"	6'-0"	3'-4"	2'-6"
48	15'-2"	15'-6"	6'-6"	3'-10"	2'-7.5"



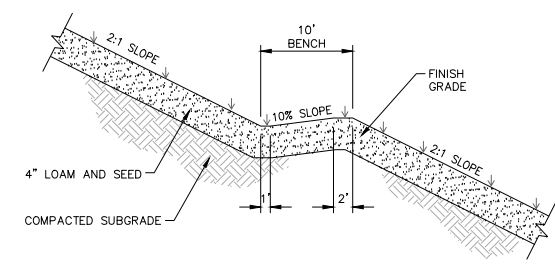
CONCRETE HEADWALL
SINGLE PIPE SYSTEM
NOT TO SCALE



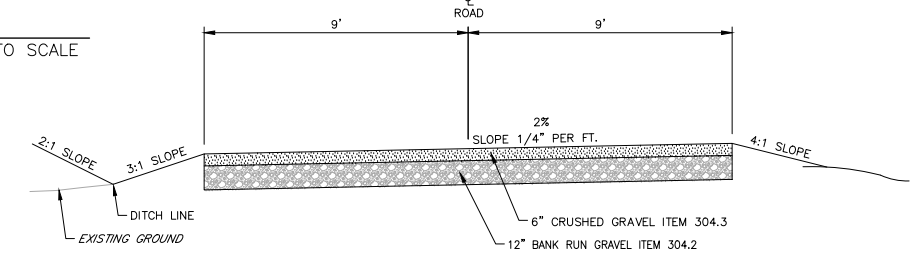
PIPE DIAMETER	PART NO.	DIMENSIONS, INCHES (mm)					
		A, ±1 (25)	B MAX	H, ±1 (25)	L, ±1/2 (13)	W, ±2 (50)	
12", 15" (300,375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)	
18" (450)	1810 NP	7.5 (190)	15 (380)	6.5 (166)	32 (812)	35 (890)	
24" (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (1140)	
30" (750)	3010 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)	
36" (900)	3610 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)	



GRASS LINED SWALE
NOT TO SCALE



SLOPE BENCH
FOR STORMWATER RUN-OFF
NOT TO SCALE



GRAVEL ACCESS ROAD
18' WIDE
NOT TO SCALE

TAX MAP 215 LOT 7
DETAIL SHEET
EXCAVATION SITE
 RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: AS SHOWN **MARCH 18, 2022**

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

TFM

5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK
REV	DATE		DR	CK

82549.00 DR SRP FB
 CK JK CADFILE 82549-00 COVER-DETAILS SHEET 13 OF 15

Aug 01, 2022 - 12:15pm F:\TFM\Projects\82549-00 Gordon - Route 9 - Keene, Sullivan, NH\82549-00 Gordon - Route 9 - Keene, Sullivan, NH - Feasibility\82549-00_C3D\Design\Production Drawings\82549-00 Cover-Details.dwg

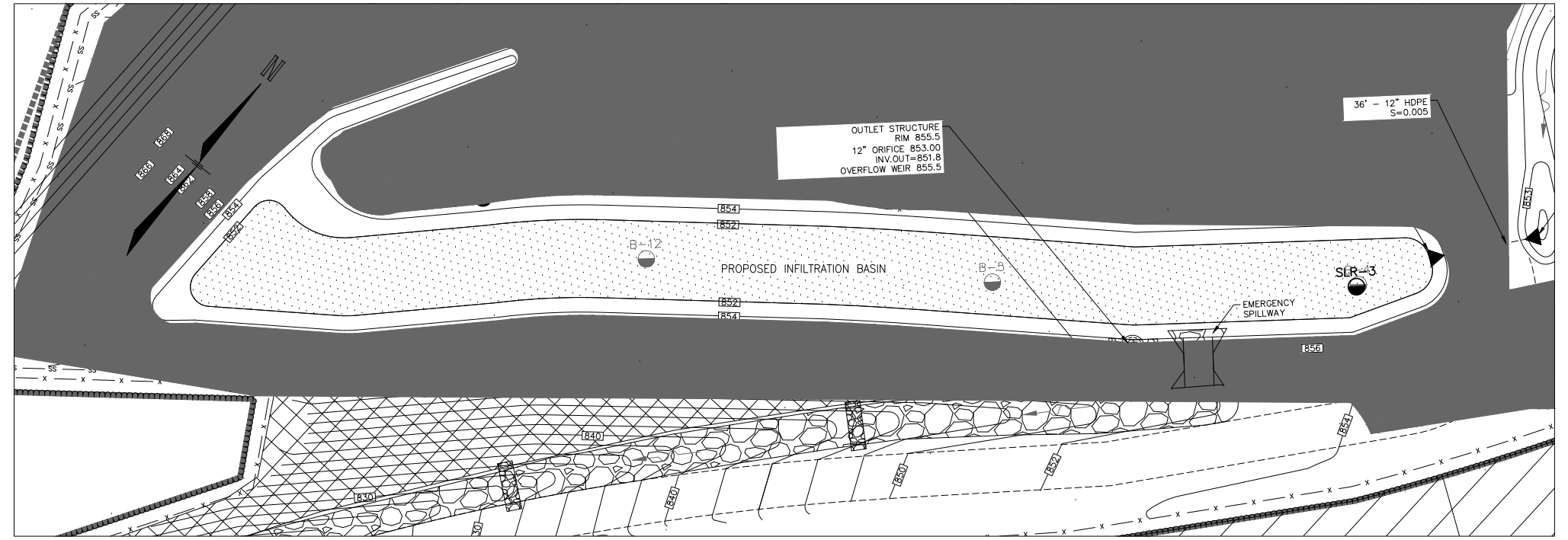
Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

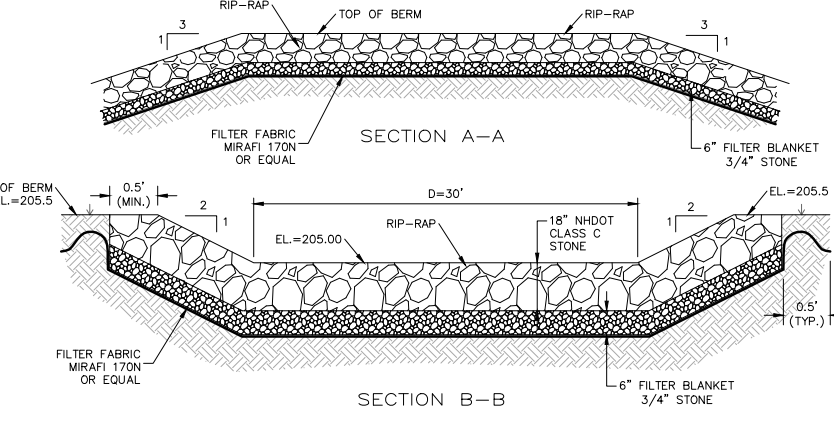
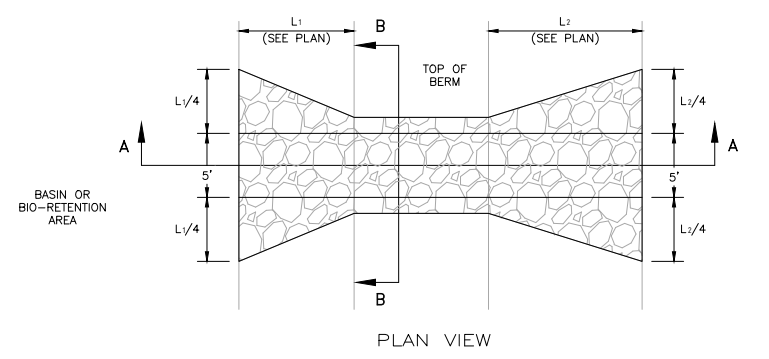
BLASTING BMP's

- IDENTIFY DRINKING WATER WELLS LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES. DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING AND BE APPROVED BY NHDES PRIOR TO INITIATING BLASTING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.
- THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
 - LOADING PRACTICES. THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
 - DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
 - EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
 - SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
 - LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
 - LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
 - EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
- EXPLOSIVE SELECTION. THE FOLLOWING BMP'S SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
 - EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
 - EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.
- PREVENTION OF MISFIRES. APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
- MUCK PILE MANAGEMENT. MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
 - REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
 - MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
- SPILL PREVENTION MEASURES AND SPILL MITIGATION. SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
 - THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
 - STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE;
 - SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
 - LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY;
 - INSPECT STORAGE AREAS WEEKLY;
 - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
 - WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS; AND
 - SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
 - THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
 - EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
 - PLACE DRIP PANS UNDER SPOIGTS, VALVES, AND PUMPS;
 - HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
 - USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES; AND
 - PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
- THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
- FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT" OR ITS SUCCESSOR DOCUMENT. (SEE [HTTP://DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF](http://des.nh.gov/organization/commissioner/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF))



INFILTRATION BASIN

HORIZONTAL SCALE 1"=30'



EMERGENCY SPILLWAY

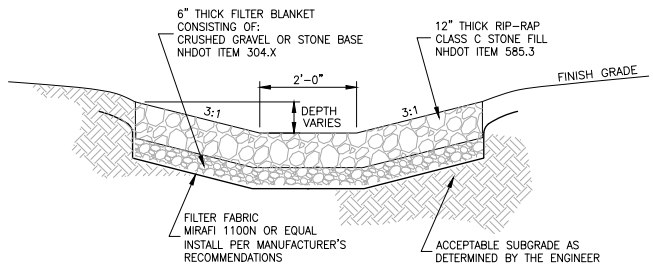
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC OR RIP-RAP SHALL BE CLEARED AND GRIEBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM ROCK RIP-RAP BY PLACING A CUSHION OF SAND AND GRAVEL OVER THE FABRIC. PUNCTURE OR TEARING DURING PLACEMENT OF THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF THE FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- RIP-RAP MAY BE PLACED BY EQUIPMENT TO THE FULL LAYER THICKNESS IN ONE OPERATION IF HANDLED IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED WHERE NECESSARY TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES OR UNDERLYING MATERIALS.
- STONES FOR RIP-RAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED AS RIP-RAP.
- VOIDS IN THE ROCK RIP-RAP SHALL BE FILLED WITH SPALLS AND SMALLER ROCKS MEETING SPECIFIED GRADATION.

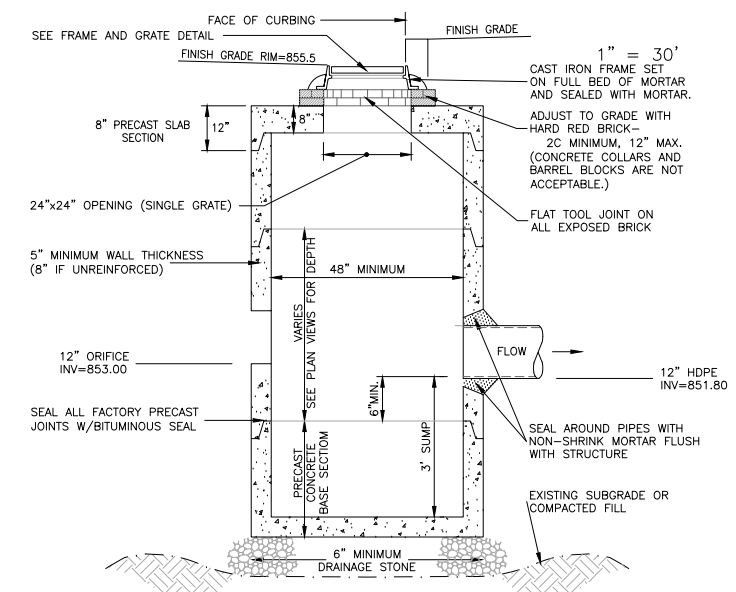
MAINTENANCE

- ROCK RIP-RAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM TO SEE IF THE RIP-RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED.
- WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIP-RAP ANNUALLY.
- IF THE RIP-RAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS.
- REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIP-RAP.



CUTOFF SWALE

NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

OUTLET STRUCTURE

NOT TO SCALE

Earth Excavation Notes

- BUFFER MANAGEMENT STANDARDS: BUFFERS AROUND THE EXCAVATION PERIMETER SHALL BE SUFFICIENTLY VEGETATED TO PROVIDE FULL, OPAQUE, AND YEAR ROUND SCREENING OF THE EXCAVATION PERIMETER FROM ADJACENT RIGHTS OF WAY OR ADJUTING PROPERTIES. THE INTENT OF THIS STANDARD IS TO AVOID ADVERSE VISUAL AND NOISE IMPACTS FROM EXCAVATION OPERATIONS.
- IF BUFFERS ARE NOT SUFFICIENTLY VEGETATED TO PROVIDE ADEQUATE VISUAL AND NOISE SCREENING, THE APPLICANT SHALL PROVIDE ADEQUATE SCREENING BY OTHER MEANS, INCLUDING PLANTING ADDITIONAL VEGETATION AND/OR CONSTRUCTING A BERM. TO THE EXTENT THAT A BERM IS CONSTRUCTED, SAID BERM SHALL BE LOCATED WITHIN THE EXCAVATION PERIMETER.
 - ALL BUFFER AREAS CREATED BY SETBACK STANDARDS SHALL REMAIN IN A NATURAL VEGETATED CONDITION, EXCEPT WHEN ADDITIONAL PLANTINGS ARE APPROVED AS PART OF THE APPLICATION. NO CUTTING OR REMOVAL OF LIVING VEGETATION SHALL BE PERMITTED OVER THE LIFE OF THE OPERATION, EXCEPT FOR CONTROL AND MANAGEMENT OF NON-NATIVE AND INVASIVE SPECIES FOLLOWING BEST MANAGEMENT PRACTICES AS DEFINED BY NHDES.
 - THE BOUNDARY BETWEEN THE EXCAVATION PERIMETER AND THE BUFFER AREAS SHALL BE CLEARLY MARKED ON THE SITE TO AVOID ENCROACHMENT INTO THE BUFFER. THE BOUNDARY OF APPROVED SETBACKS FROM WATER RESOURCES WITHIN THE EXCAVATION PERIMETER SHALL ALSO BE CLEARLY MARKED ON THE SITE TO AVOID ENCROACHMENT.
 - BUFFER AREAS SHALL NOT BE USED FOR STORAGE OR DISPOSAL OF STUMPS, BOULDERS, EARTH MATERIALS, AND/OR OTHER DEBRIS INCLUDING, BUT NOT LIMITED TO CARELESSLY DISCARDED RUBBISH, REFUSE, TRASH, GARBAGE, DEAD ANIMALS AND/OR OTHER DISCARDED MATERIALS OF EVERY KIND AND DESCRIPTION. EXCAVATION BELOW WATER TABLE: EXCAVATION SHALL NOT BE PERMITTED LOWER THAN SIX (6) FEET ABOVE THE SEASONAL HIGH WATER TABLE, AS INDICATED BY BORINGS OR TEST PITS, WITHOUT THE ISSUANCE OF AN EXCEPTION.

Copyright 2022 ©TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



TAX MAP 215 LOT 7
DETAIL SHEET
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: AS SHOWN MARCH 18, 2022

REV	DATE	DESCRIPTION	BY	CHK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK
REV	DATE		DR	CK

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

82549.00 DR SRP FB
CK JK CADFILE 82549-00 COVER-DETAILS

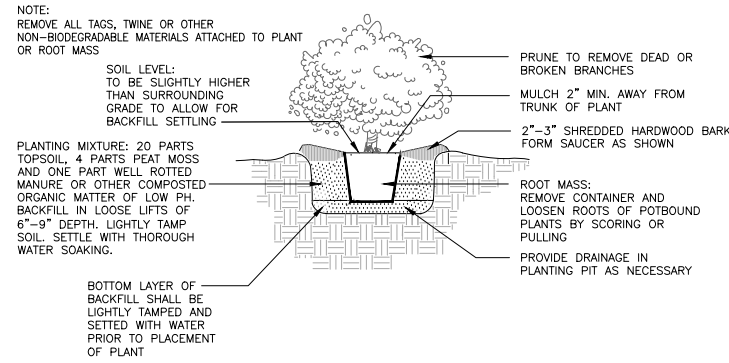
SHEET 14 OF 15

Aug 01, 2022 - 12:15pm
F:\TFM\Projects\82549-Gordon - Route 9 - Keene, Sullivan, NH\82549-00_C3D\Design\Production Drawings\82549-00_Cover-Details.dwg

LANDSCAPE SPECIFICATIONS

SITE AND SOIL PREPARATION

- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
- ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 4 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
- LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.6. LOAM SHALL CONTAIN A MINIMUM OF THREE PERCENT (3%) AND A MAXIMUM OF TWENTY PERCENT (20%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
- NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
- SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.
- APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
- THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.



CONTAINER PLANTING

NOT TO SCALE

SEEDING

- ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.
- SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):

- 33% CREEPING RED FESCUE (MIN. 66 LBS/ACRE)
- 42% PERENNIAL RYEGRASS (MIN. 84 LBS/ACRE)
- 21% KENTUCKY BLUEGRASS (MIN. 42 LBS/ACRE)
- 4% REDTOP (MIN. 8 LBS/ACRE)

GENERAL SLOPE (NH00T TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

- 44% CREEPING RED FESCUE (MIN. 70 LBS/ACRE)
- 38% PERENNIAL RYEGRASS (MIN. 60 LBS/ACRE)
- 6% REDTOP (MIN. 10 LBS/ACRE)
- 6% ALSIKE CLOVER (MIN. 10 LBS/ACRE)
- 6% BIRDSFOOT TREFLOIL (MIN. 10 LBS/ACRE)

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix for Dry Sites

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	
<i>Lolium perenne</i>	Perennial Ryegrass	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL

PRICE PER LB. \$18.00 MIN. QUANTITY 5 LBS. TOTAL: \$90.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Roadside Matrix Upland Seed Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Desmodium paniculatum</i>	Panicledleaf Tick Trefoil	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Rhus typhina</i>	Staghorn Sumac	
<i>Cornus racemosa</i>	Grey Dogwood	FAC
<i>Cornus amomum</i>	Silky Dogwood	FACW
<i>Oenothera biennis</i>	Evening Primrose	FACU-
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Eupatorium fistulosum (Eutrochium fistulosum)</i>	Hollow-Stem Joe Pye Weed	FACW

PRICE PER LB. \$69.00 MIN. QUANTITY 1 LBS. TOTAL: \$69.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Roadside Matrix Mixes are designed for use along roads and highways. These mixes are unusual in that they contain native grasses, wildflowers, and shrubs that are blended together as a native matrix seed mix. In areas that receive frequent mowing, the cold season grasses will dominate, such as those areas closest to the roadway shoulder. In areas farther from the road, which may be mown only once each year, or in hard to mow areas, such as around sign posts, the wildflower component will become dominant. Along cuts and side slopes which may never be mown, the shrub component will add diversity and beauty to the roadside plantings. It is a particularly appropriate seed mix for roadsides, industrial sites, or cut and fill slopes. These mixes may be applied by hydroseeding, or by mechanical spreader. Always apply on a clean, weed-free seed bed. After sowing, lightly rake or roll the site to improve seed-to-soil contact. Best results are obtained with a mid-late spring seeding. Summer seeding will benefit from a light mulching of clean, weed-free straw to conserve soil moisture.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

TAX MAP 215 LOT 7
LANDSCAPING DETAILS
EXCAVATION SITE
RTE. 9, KEENE/SULLIVAN/ROXBURY, NH
 OWNED BY/PREPARED FOR
G2 HOLDINGS LLC

SCALE: AS SHOWN

MARCH 18, 2022

Copyright 2022 ©TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK
5	8/1/2022	UPDATE PER COMPLETENESS COMMENTS	JD	JK
3	6/6/2022	UPDATE PER PEER REVIEW COMMENTS	JMR	JK
2	4/29/2022	UPDATE FOR AOT SUBMISSION	MCK	JK
1	4/8/2022	GENERAL DESIGN UPDATES	SRP	JK
			DR	CK

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

82549.00 DR SRP FB
 CK JK CADFILE 82549-00 COVER-DETAILS SHEET 15 OF 15



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

PHOTOSHEET

Proposed Gravel Pit – Route 9, Keene, NH



Photo 1. Looking towards Route 9.



Photo 2. Looking down Route 9.



Photo 3. Looking roughly west on existing path – proposed uses in the area include excavation, processing, and stockpiling.



Photo 4. Looking roughly west on existing path – proposed uses in the area include excavation, processing, and stockpiling.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 F(603) 472-9747 www.tfmoran.com

MSC a division of TFMoran, Inc.
170 Commerce Way – Suite 102, Portsmouth, NH 03801
T(603) 431-2222 F(603) 431-0910 www.msceingineers.com

Photos from right of way obtained via Google Steet View:



Photo 5. Existing entrance drive.



Photo 6. Approximately 1,000 feet west of entrance drive (site to the right in photograph).



Photo 7. Approximately 500 feet west on entrance drive (site to right in photograph).

TES ENVIRONMENTAL CONSULTANTS, L.L.C.

*Environmental Planning and Permitting
Soil and Wetlands Investigation*

SITE-SPECIFIC
SOIL SURVEY REPORT

performed at

Gordon Excavation Site
Tax Map 215, Lot 7
Route 9, Keene, NH

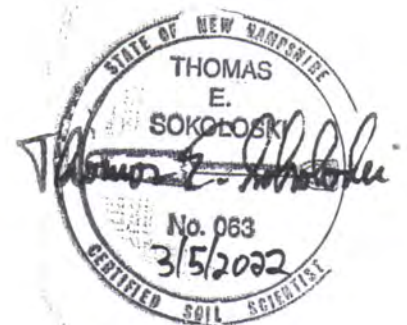
prepared for

T.F. Moran, Inc.
48 Constitution Drive
Bedford, NH 03110

TES Project # 21-0094

1494 Route 3A, Unit 1
Bow, NH 03304
(603) 856-8925

tom@tesenviro.comcastbiz.net



March 5, 2022

Ms. Maureen Kelly, Civil Project Engineer
T.F. Moran, Inc.
48 Constitution Drive
Bedford, NH 03110

RE: Site Specific Soil Map
Gordon Excavation Site; Tax Map 215, Lot 7; Route 9, Keene, NH

Dear Ms. Kelly:

On December 7, 2021 I performed field work on the above-referenced property on Route 9 in Keene, New Hampshire for a Site Specific Soil Survey as you requested. The Soil Survey encompassed approximately 9 acres of the overall 84.7-acre property, within a roughly square area depicted on a base Boring and Test Pit Plan dated October 14, 2021 that was provided by your office. This plan had a scale of 1" = 50', with a 2-foot contour interval, and depicted undisturbed conditions on the site.

Prior to my site investigation, essentially the entire mapping area was altered by excavation and regrading, with piles of soil and stone material scattered across the site (Figure 1). After discussing the disturbed site conditions with you, it was decided that this soil mapping effort should be an attempt to depict the undisturbed, pre-existing conditions on the site, since those conditions would serve as the baseline for developing a stormwater management plan. In that way, this soil mapping effort, prepared to support an after-the-fact New Hampshire Alteration of Terrain permit application, differs from Site Specific Soil Mapping Standards for New Hampshire and Vermont, Version 7.0, March 2021 (SSSNNE Special Publication No. 3), but is otherwise similar to the typical product prepared to those standards. The soil legend used for this soil map conforms to the New Hampshire State-Wide Numerical Soils Legend, Issue #10, January 2011 established and maintained by the Natural Resources Conservation Service.

Field work for this survey included traversing the site and examining undisturbed adjacent soils and cuts (Figure 2) via hand dug test pits and auger borings. Logs from eleven (11) test pits witnessed by a representative from your office on September 10, 2020 within and nearby the soil mapping area were reviewed for information on the soils that existed prior to site alteration. Also, a report dated October 29, 2020 that was prepared by a geotechnical engineer from Milone and McBroom was also reviewed. This report did not include actual test pit descriptions, rather it was a general report on soils observed within 3 test pits along with laboratory soil gradation (particle size analysis in laboratory tests) analyses of soil samples taken from three (3) test pits. The report mentions that probable bedrock was encountered within each of the three test pits, but does not indicate the depths at which the probable bedrock was encountered.

The NRCS Soil Survey of Cheshire County, New Hampshire, was also reviewed via Web Soil Survey for reference. This NRCS mapping indicates that site soils originally consisted mostly of Berkshire fine sandy loam, very stony (73C and 73D), with an area of Marlow fine sandy loam, very stony (77E) along the Route 9 frontage. Inclusions of moderately well drained catena

associates of these soils may be expected within such well drained soil map units, as TF Moran test pit data and my field observations indicate.

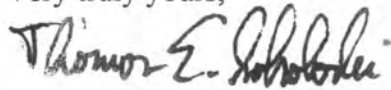
No New Hampshire Wetlands Bureau jurisdictional wetlands were found within the soil mapping area by your firm's certified wetland scientist who performed a wetland site investigation prior to the site alteration. I observed one area in the northeast quadrant of the mapping area that appeared to have been excavated that had surface water on December 9, 2021. I mapped this area as a moderately well drained soil (169, Sunapee fine sandy loam, very stony) since the excavation appeared to have not been more than 40 inches below adjacent undisturbed soils.

Ground control for this soil survey consisted of tree cut lines, a gravel access road, flagged wetland boundaries located outside but adjacent to the soil mapping area, and adjacent topographic features. Mapped soil slopes reflect former topography as depicted on the base map.

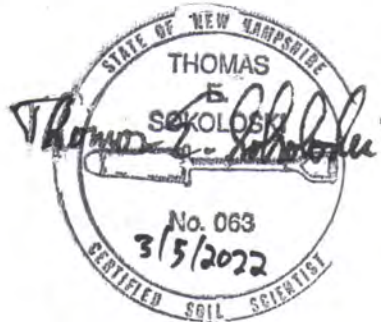
The following sections of this report include a Site Specific Soil Map Key with Hydrologic Soil Groups, attached soil map unit descriptions, and soil profile descriptions from the TF Moran test pit investigation. The general soil conditions on the site consisted of moderately to steeply sloping soils formed in loose and dense glacial till deposits.

If you have any questions regarding the soils on this site and the accompanying report, please contact our office.

Very truly yours,



Thomas E. Sokoloski
Certified Soil Scientist #063



TEST PIT REPORT

for
Gordon Services

Route 9
Keene, NH

PREPARED FOR

Cody Gordon
82549.00

PREPARED BY

TFMoran, Inc.
48 Constitution Drive
Bedford, NH 03110

September 10, 2020



Test Pit #1 9/10/2020

0-5' Fill Sandy Loam, Massive, Friable
5-15' Fine Sandy Loam, Cobbles/angular rock Fragments
 Compact till-hardpan, Coarse, Platy, Firm

ESHWT: Obs @ 6' 7.5YR 5/8 Redox Concentrations
 Few, Distinct

Seeps: None observed at 15'
No Refusal @ 15' Restrictive, compact till

Test Pit #2 9/10/2020

0-6' Sandy Loam, gravelly, Granular, Friable
6-15' Fine Sandy Loam, Cobbles/angular rock Fragments
 Compact till-hardpan, Coarse, Platy, Firm

ESHWT: Obs @ 6' 7.5YR 5/8 Redox Concentrations
 Few, Distinct

Seeps: None observed at 15'
No Refusal @ 15' Restrictive, compact till

Test Pit #3 9/10/2020

0-3' Sandy Loam, Gravelly, Granular, Friable
3-5' Fine Sandy Loam, Cobbles/angular rock Fragments
 Fine, Platy, Firm
5-14' Fine Sandy Loam, Coarse Platy, Firm, Hardpan

ESHWT: Obs @ 5' 7.5YR 5/8 Redox Concentrations
 Common, Distinct

Seeps: None observed at 14'
No Refusal @ 14' Restrictive, compact till

Test Pit #4 9/10/2020

0-4' Sandy Loam, Massive, Friable
4-15' Fine Sandy Loam, Cobbles/angular rock Fragments
 Compact till-hardpan, Coarse, Platy, Firm with small inclusion
 Medium sand, single grain loose.

ESHWT: Obs @ 4' 7.5YR 5/8 Redox Concentrations
 common, Distinct

Seeps: None observed at 13'

No Refusal @ 15' Restrictive, compact till

Test Pit #5 9/10/2020

0-3' Sandy Loam, Massive, Friable
3-13' Fine Sandy Loam, Cobbles/angular rock Fragments
 Compact till-hardpan, Coarse, Platy, Firm

ESHWT: Obs @ 4' 7.5YR 5/8 Redox Concentrations
 common, Distinct

Seeps: None observed at 13'

No Refusal @ 13' Restrictive, compact till

Test Pit #6 9/10/2020

0-3' Sandy Loam, gravelly, Friable
3-14' Fine Sandy Loam, Cobbles/angular rock Fragments
 Compact till-hardpan, Coarse, Platy, Firm

ESHWT: Obs @ 3' 7.5YR 5/8 Redox Concentrations
 common, Distinct

Seeps: None observed at 14'

No Refusal @ 14' Restrictive, compact till

Test Pit #7 9/10/2020

0-1' Sandy Loam, Granular, Friable-topsoil
1-2' Sandy Loam, Granular, Friable, Angular rock fragments
2-4' Sandy Loam, Gravelly Single Grain, Loose,
4-12' Fine Sandy Loam, Sub-angular, Blocky, Firm,
 Large boulder encountered at 12'

ESHWT: Obs @ 5' 7.5YR 5/8 Redox Concentrations
 common, Distinct

Seeps: None observed at 12'

Refusal @ 12' to Large Boulder

Test Pit #8 9/10/2020

0-3' Sandy Loam, gravelly, Friable

ESHWT: Obs @ 3' 7.5YR 5/8 Redox Concentrations
 common, Distinct

Seeps: None observed at 3'

Refusal @ 3' Paralithic bedrock refusal

Test Pit #9 9/10/2020

0-1.5' Sandy Loam, Granular, Friable-topsoil
1.5-3' Sandy Loam, Massive, slightly firm, Angular rock fragments
3-9' Sandy Loam, Gravelly Single Grain, Loose,

ESHWT: Obs @ 20" 7.5YR 5/8 Redox Concentrations
 common, Distinct

Seeps: None observed at 9'

Refusal @ 9' Paralithic bedrock refusal

Test Pit #10 9/10/2020

0-3' Sandy Loam, Gravelly, Granular, Friable
3-5' Fine Sandy Loam, Fine Platy, Firm Hardpan

ESHWT: Obs @ 3' 7.5YR 5/8 Redox Concentrations
 common, Distinct

Seeps: None observed at 5'

Refusal @ 5' Paralithic bedrock refusal

Test Pit #11 9/10/2020

0-2' Sandy Loam, Gravelly, Granular, Friable
2-6' Fine Sandy Loam, Massive, Firm
 Cobbles/angular rock Fragments
 Fine, Platy, Firm
6-14' Fine Sandy Loam, Coarse Platy, Firm, Hardpan

ESHWT: Obs @ 3' 7.5YR 5/8 Redox Concentrations
 Common, Distinct

Seeps: None observed at 14'

No Refusal @ 14' Restrictive, compact till

Phase 1: Threatened and Endangered Wildlife and Habitat Assessment

Keene Gravel Excavation

Route 9
Keene, NH

Prepared for:
TF Moran, Inc.
48 Constitution Drive
Bedford, NH 03101

Prepared by:
Pond View Wetland Consultants, L.L.C.
237 Beauty Hill Road
Center Barnstead, NH 03225

June 21, 2021

PHASE I THREATENED AND ENDANGERED WILDLIFE AND HABITAT ASSESSMENT

PART 1: SUMMARY AND FINDINGS

Jim Fougere	NHB21-0316
Pond View Wetland Consultants LLC	Keene Sand and Gravel
237 Beauty Hill Rd, Ctr Barnstead NH	Keene, NH
jimfougere@gmail.com	TF Moran
603-520-6120	

PROPOSED PROJECT:

The Keene Excavation project refers to a gravel excavation operation off Route 9 in Keene, just west of the Roxbury town line and south of the Sullivan town line. This excavation is planned in the southwest corner of the property. This project location is illustrated on the Existing Conditions Plan included in Part 2 of this report.

Most of the excavation site was previously logged and cleared prior to the site visit for this report. Significant areas of undeveloped Hemlock-hardwood-pine forest occurs to the north and east of this property. Two small wetland areas occur in the footprint of the excavation site; however, a 250-foot excavation setback occurs at each of these sites. No wetland impacts are associated with this project.

Surrounding land use is limited to a multibuilding facility, immediately to the east. Other development is generally limited in the area to scattered residential properties. The west-flowing Otter Brook is also an important land feature in the surrounding area with a US Army Corps of Engineers recreation site and Otter Brook State Park, located at Otter Brook Lake, southwest of the gravel pit area across Route 9. Granite Gorge Ski Area is located about a ½ mile to the southeast as well. Access to the excavation site is off Route 9.

The forested component of the parcel would be described as a Hemlock-hardwood-pine forest with Eastern hemlock (*Tsuga canadensis*), white pine (*Pinus strobus*), black birch (*Betula pennsylvanica*), sugar maple (*Acer saccharum*) and beech (*Fagus grandifolia*) and oaks (*Quercus* spp.). The understory is dominated by similar species but also includes bracken fern (*Pteridium aquilinum*).

PHASE 1: Threatened and Endangered Wildlife Assessment Findings

Check One

- X No threatened and endangered wildlife and habitat present, no threatened or endangered wildlife, habitat, or wildlife corridors likely to be impacted by project activities.

Threatened and endangered wildlife habitat present; HOWEVER NO threatened or endangered wildlife, habitat, or wildlife corridors likely to be impacted by project activities. No conservation measures are proposed.

Threatened and endangered wildlife and habitat present or wildlife corridors present. Proposed actions have the potential for impacts. Conservation measures incorporated into the proposed project or project design.

THREATENED AND ENDANGERED WILDLIFE AND HABITAT

- **NHB21-0316**

Threatened or Endangered Species identified in the NHB Datacheck report include:

Spotted Turtle (*Clemmys guttata*) – State threatened

Wood Turtle (*Glyptemys insculpta*) – NH Species of Concern

Northern long-eared bat (*Myotis septentrionalis*) – State endangered, Federal threatened
Not listed on NHB report but typically on US Fish and Wildlife Service, IPac

On-site Habitats

The habitats associated with the Keene Excavation project include:

- The dominant upland forest associated with the excavation area is Hemlock-hardwood-pine forest. This upland habitat includes hemlock, sugar maple, white pine, and beech.
- The understory is composed of similar species plus bracken fern and several other upland plants.
- The excavation area is generally cleared of trees and other woody vegetation.
- As a gravel pit, the property has numerous areas of ongoing disturbance including stockpiles and access roads.
- Otter Brook, a high-quality stream occurs on the south side of Route 9. Flowing from east to west, the stream flows into the large Otter Brook Lake, within the Otter Brook State Park.
- Several small wetlands occur adjacent to the excavation parcel with one occurring in the southeast corner of the site plus a second, west of the western edge of the excavation area. All proposed excavation areas occur at least 250-feet from these wetlands.
- Neither of these sites appeared to be capable of providing vernal pool habitat, although the timing of the site visit was not ideal for this determination.
- Large areas of woodlands and limited development occur on the east side of the Keene, as well as, to the north and south of the Excavation site.
- Based on the presence of moose scat and deer tracks, it is likely the area is currently used by a variety of wildlife to access other habitats, most likely outside normal operating hours for the excavation site.

Potential Endangered and Threatened Species

The excavation pit has potential habitat values in the form of accessing offsite habitats including the off-site Otter Brook which combine to provide potential habitat values for some species in

the form of a travel corridor along the stream as well as in the adjacent riparian areas. This corridor could potentially provide habitat to:

Spotted turtles are consistently reported to prefer large intact landscapes with a diversity of wetlands, but they only tolerate limited development. The Keene gravel excavation site is clearly a well-developed area of intense industrial activity, namely mineral extraction, with the associated trucking activity. The Otter Brook habitat is a diverse community which could encourage species such as the spotted turtle to travel along the stream corridor to the various ponds up and downstream areas. Otter Brook is also dammed below the site as part of a U.S. Army Corps of Engineers project and Otter Brook State Park. There is a little significant wetland habitat located in the vicinity of the excavation project which could provide a suitable habitat for spotted turtles.

Northern long-eared bat and other bats species may utilize forested habitats on the site, on a seasonal basis. Extensive areas of this forested habitat are located outside the footprint of this project. The excavation site was logged and cleared previously so minimal tree clearing is expected to be necessary for the excavation project. Any additional tree clearing should be conducted outside the pup-rearing season, April through August.

Other Species of Special Concern or SGCN: The NH Wildlife Action Plan identifies Species of Concern that may occur in Keene. Of these species, the following are identified in the NHB Datacheck Report for the Keene gravel excavation parcel.

Wood turtles (*Glyptemys insculpta*) also cover a lot of territory in their travels. They reportedly need a mosaic of rivers and streams, plus forests and dense shrubs and bare sandy substrate. Most activity is reported to be within 300 meters of streams and rivers. DeGraff (1986) reports special habitat requirements of wood turtles to include wooded riverbanks and open sandy nesting areas. The disturbed condition of the excavation area could potentially be used by wood turtles for nesting due to its proximity to the brook; however, the limited on-site wetlands and general site disturbance is likely to limit overall values of the site.

As noted, **Moose** (*Alces alces*) scat was noted on the excavation site. Most likely, they were crossing the site to access habitat to the north or south.

PROPOSED CONSERVATION MEASURES

The proposed conservation measures for the Keene gravel excavation site primarily focus on the avoidance of impacts to the on-site wetlands and their excavation setback, as well as any adjacent boundary setbacks. Long-term, the excavation area may be reclaimed which could potentially provide areas of additional habitat.

Measures incorporated in the project design that are intended to minimize impacts to these species and other potential species utilizing the site, include the following, which is typically referenced by NH Fish and Game and include:

- Avoid the use of welded plastic or “biodegradable plastic” netting or thread in erosion control matting, due to issues with snakes and wildlife being trapped and killed.

- The use of erosion control berm, white Filtrexx Degradable Woven Silt Sock, or several “wildlife friendly” options such as woven organic material (e.g., coco or jute matting such as North American green SC150BN or equivalent) are considered suitable alternatives.
- Drainage at this site is strictly surface flow, limiting potential impacts to species in the form of drainage structures, and curbing.

PART 1: SUMMARY AND FINDINGS

Jim Fougere

6/21/2021

NAME

DATE

James Fougere

SIGNATURE

Check Applicable Requested Action

Request for NHFG Concurrence with Findings in compliance with Env. Wq. 1503.19(h)(1)a

- X Request for NHFG Concurrence with Findings and Proposed Conservation Measures in compliance with Env. Wq. 1503.19(h)(1)b***

Requests further coordination with NHFG to discuss proposed conservation measures and/or, potential focused survey needs (Phase II)*

***New Hampshire Fish and Game’s review and recommendations are based on the information provided in the assessment. Changes to project scope may affect NHFG and/or NHDES determination on potential impacts and whether conservation measures and project design modifications proposed are still applicable or sufficient.**



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

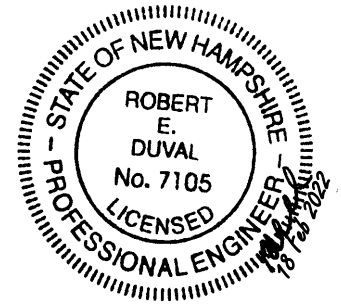
TRAFFIC MEMORANDUM

Date: February 18, 2022

To: City of Keene
 3 Washington Street
 Keene, NH 03431

From: Robert Duval, PE

Re: **Proposed Gravel Pit**
Route 9, Keene, NH
 TFM Project No. 82549-00



INTRODUCTION

TFMoran has prepared this traffic memo on behalf of G2 Holdings, LLC to describe trip generation and the existing roadway network associated with a proposed gravel pit in Keene, NH. The site (Map 215 Lot 7) is located within the Rural Zoning District on the north side of Franklin Pierce Highway (NH 9).

The parcel currently has a gravel access drive into a small clearing. G2 Holdings, LLC is currently using the clearing as a laydown area for their landscape and sitework business. The remaining site consists of woods, steep slopes, and wetlands.

PROPOSAL

G2 Holdings, LLC is proposing to construct and operate a 10 +/- acre gravel pit located on The initial phase of the operation will be approximately 5 acres. The gravel driveway will be widened and brush trimmed as necessary to accommodate two-way traffic with adequate sight distance in both directions to support the operation.

DESCRIPTION OF ROADWAYS AND INTERSECTIONS

Franklin Pierce Highway (NH 9)

- Classification. Franklin Pierce Highway is a State-maintained principal arterial that provides east-west travel across the state from Vermont to Maine.
- Lane widths and usage. In the project vicinity, the roadway provides one 12' travel lane in each direction, with 7-8' paved shoulders.
- Pedestrian facilities. There are no sidewalks in the study area.
- Signage and markings. The posted speed limit is 55 mph. Adjacent to the existing driveway is an intersection warning sign. The road has white shoulder markings on both sides. An

TFMoran, Inc.
 48 Constitution Drive, Bedford, NH 03110
 T(603) 472-4488 F(603) 472-9747 www.tfmoran.com

MSC a division of TFMoran, Inc.
 170 Commerce Way – Suite 102, Portsmouth, NH 03801
 T(603) 431-2222 F(603) 431-0910 www.msceingineers.com

eastbound passing zone begins about 300' to the west and extends about 600' east of the driveway, followed by a two-way passing zone.

- Lighting. No roadway lighting is provided in the study area.
- Sight Distance: The existing driveway is located on a straight segment of Franklin Pierce Highway with a gentle curve right approximately 250' west of the site and remains straight approximately 2,000' to the east. The alignment is relatively flat and provides sufficient sight distance in both directions.
- Road conditions. The roadway has moderate grade change, open drainage, and normal crown. The pavement is in good condition with minimal to no cracking, little or no ruts, soft spots, potholes, or other structural defects evident.
- There are minimal other developments in the area. Adjacent uses and driveways consist of:
 - Approximately 350' to the west on the opposite side of the road is the entrance to Otter Brook Beach State Park. No other driveways are present until Sullivan Road, approximately 4,350' from the existing site driveway.
 - Approximately 2100' to the east is a driveway to small commercial home/office development. Another 1500' east of the office development is the entrance to Granite Gorge Ski Area.
- There are no other intersections in the study area.

TRIP GENERATION

Trip generation was calculated based on the applicant's anticipated pit operation schedule. Site operations will be 7am-5pm Monday through Friday, with Saturday operations 7am-12pm. The site will be occupied by 3 employees. All employees will arrive prior to AM peak hours (7-9am) and leave during PM peak hours (4-6pm).

Trucking operations are expected at 40 trucks per day or less, with arrivals on average at fifteen minute intervals. While one truck is arriving, the previous will be leaving. The last load out will typically leave around 330pm (1130am on Saturday). Employees will leave after site cleanup and equipment shutdown.

Employee & Truck Schedule

Time	Employee In	Employee Out	Truck In	Truck Out	Total Trips
Before 7 AM	3				3
7 AM – 8 AM			4	3	7
8 AM – 9:AM			4	4	8
9 AM – 10 AM			4	4	8
10 AM – 11 AM			4	4	8
11 AM – 12 PM			4	4	8
12 PM – 1 PM			4	4	8
1 PM – 2 PM			4	4	8
2 PM – 3 PM			4	4	8
3 PM – 4 PM			2	3	5
After 4 PM		3			3
Total Peak Hour Trips (Adjacent Street)			Trips In	Trips Out	Total Trips
Weekday AM (7-9am)			4	4	8
Weekday PM (4-6pm)			0	3	3
SAT (11am-1pm)			2	3	5

CONCLUSION

Based on the minimal scale of operations described above, traffic impacts associated with the project will be negligible. The traffic from this development will add 8 trips or less during all peak hours. Total weekday trips are expected to be on the order of 80 to 90 trips per day (40 - 50 on a Saturday). Most of these trips occur outside peak travel times.

The AADT of NH 9 in 2019 was 9,707 vehicles. Thus the percentage increase is less than 1%, with typically 15 minutes between successive arrivals and departures. The roadway alignment and wide shoulders will facilitate safe access and egress from the site.

We therefore find the traffic associated with this proposal can be safely accommodated by the adjacent roadway without need for improvements. Please let me know if you have any questions in regard to these items.

TFMORAN, INC.

A handwritten signature in black ink, appearing to read 'R. Duval', with a stylized flourish at the end.

Robert Duval, PE
Chief Engineer

Stormwater Management Report

Excavation Site

**Tax Map 215 Lot 7
0 Route 9
Keene, NH**

Date:
April 8, 2022
Rev. 2: 6/6/22

Prepared for:
**G2 Holdings LLC
c/o Cody Gordon**
250 North Street
Jaffrey, NH 03452

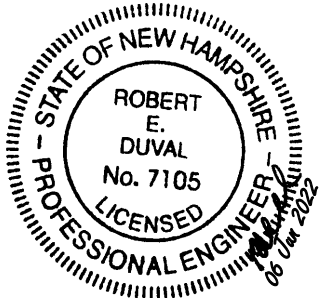
TFM #: 82549-00

Prepared by:



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive, Bedford, NH 03110
Tel: (603) 472-4488 Fax: (603) 472-9747
www.tfmoran.com



Executive Summary

- The Applicant proposes to operate a gravel pit on a 10± acre portion of the 84± acre parcel on Route 9 in Keene, NH.
- The excavation area stormwater runoff will be directed to a stormwater pond, which outlets to a riprap swale along the access drive and discharges to an existing discharge point along the southern lot line.
- Significant vegetated buffers and earthen berms, in addition to installed erosion and sedimentation controls, will serve to protect natural resources and prevent adverse impacts to abutters. The site is in a rural and sparsely developed area.
- The Applicant proposes excavation only above the seasonal high water table. Ongoing geohydrological investigation will inform excavation planning.
- Upon completion of the excavation project, the site will be stabilized and reclaimed.

Description of Project

G2 Holdings LLC proposes to operate a gravel pit on 10± acres of the 84± acre parcel. The excavation plan includes cutoff swales to direct stormwater runoff into a drainage pond on the southern end of the excavation area. The drainage pond outlets to a swale that runs along the access drive, and eventually outlets at an existing discharge point along the southern property line by Route 9.

Storm Water Methodology

Pre-Development Conditions

The existing site is primarily wooded, with a gravel access drive and some trails throughout the property. The terrain is hilly and there are some wetland areas to the west, east, and south of the project area. The ground elevation generally climbs upwards towards the north of the property.

Natural vegetated and earthen screening exists between the public right of way and the majority of the access drive. There is also an existing earthen berm to the west of the project area. To the west, north, and east, the site is surrounded by significant woodland buffers. This site is located in a rural, remote area with minimal development on the adjacent properties. Multiple abutting properties are owned by the Applicant.

Existing discharge points are A) wetland area east of the project site, and B) wetland area along the southern lot line adjacent to Route 9. There are currently no drainage improvements on the site.

Rainfall Intensity

The NHDES AoT program requires applicants to obtain rainfall data from the Northeast Regional Climate Center (NRCC). The below table lists the rainfall data used to model storms in HydroCAD.

24-Hour Rainfall Intensity

	Northeast Regional Climate Center
2-year	2.76 inches
10-year	4.02 inches
25-year	4.98 inches
50-year	5.86 inches

Post-Development Conditions

The Applicant proposes to operate a gravel pit on 10± acres of the 84± acre property. The excavation area is proposed to be located in one of the naturally least sloped areas of the lot. The existing access drive will be improved to support the excavation operations and drainage improvements will be installed to manage stormwater runoff.

Proposed cutoff swales will intercept stormwater runoff from uphill of the excavation area and prevent it from entering the excavation area and provide an alternate stabilized flow path to reach the same wetland at discharge point (A) where it currently flows. The drainage pond (HydroCAD pond node P1) will outlet to a swale (Reach R2) that runs along the access drive. A small riprap sedimentation basin (Pond P2)) node west of the access drive combines site runoff with flow from the route 9 ditchline. From there, runoff flows thru a proposed culvert under the access drive, into an existing roadside ditch (Reach R3) and discharges into the existing wetland (modeled as Discharge Point B) along the southern lot line at Route 9. The remaining wooded areas will discharge in the same manner as in the pre-development condition, with one discharge point (A) just east of the access drive and the other (B) at the wetland east of the project area.

The main drainage pond is an infiltration basin which serves to improve groundwater table recharge in-site and minimize stormwater runoff volumes from the site.

All three discharge points have been analyzed in both pre- and post-development conditions. The final stormwater management design will produce no increase in flow to any discharge point and will have no adverse impact on abutters.

Erosion Control Measures

Erosion Control Measures are found on the Storm Water Management Plan within the plan set. The erosion control notes and construction sequence notes on the Detail Sheets contain specifications for stabilizing disturbed areas and limiting the length of time these areas are exposed.

Temporary Erosion Control Measures

- Silt Fence
- Silt Sock
- Double rows of erosion control adjacent to wetlands

Permanent Erosion Control Measures

- Rip rap at pipe outlets
- Rip rap along swales as needed for slope and velocity
- Stabilized vegetative growth along mildly sloped/low-velocity swales.

Flood Protection

Examination of the following Flood Insurance Rate Map indicates that no portion of the project area is located within a flood hazard area:

- FIRM, Cheshire County, New Hampshire (All Jurisdictions), Map Number 33005, Effective Date May 23, 2006.

Conclusion

Peak Rate Flows

The peak rates of runoff will be mitigated at locations where stormwater leaves the project area in post-development conditions to not create an adverse drainage impact on existing off-site infrastructure and natural drainage conveyances.

Discharge Point	Pre-development cfs				Post-development cfs			
	2-yr	10-yr	25-yr	50-yr	2-yr	10-yr	25-yr	50-yr
A	1.3	5.9	10.7	15.7	1.1	5.0	9.1	13.4
B	4.4	14.2	23.5	33.0	3.1	10.1	15.9	21.9

Runoff Volumes

The 2 year design storm runoff volumes will be reduced at locations where stormwater leaves the project area in post-development conditions, to ensure an improvement to groundwater recharge.

Discharge Point	Pre-development cf	Post-development cfs
	2-yr	2-yr
A	13,159	10,931
B	35,057	26,343

STAFF REPORT

S-07-22 – SUBDIVISION – 91 Sullivan Street

Request:

Applicant Huntley Survey & Design PLLC, on behalf of owner Venture Residential LLC, proposes to subdivide the 0.74-ac parcel at 91 Sullivan St (TMP# 516-013-000) into a 0.23-ac lot and a 0.5-ac lot. The property is located in the Low Density District.

Background:

The property that is the subject of this proposal is located on the east side of Sullivan Street on the corner of Rule Street, as shown in Figure 1. There is an existing single family home on the northern end of the lot with several accessory structures, and a small area of wetlands is located on the southeast corner of the property. A drainage easement benefitting the City of Keene runs along the southern end of the lot. The site is 0.74 acres in size (32,024 sf) and is located in a residential neighborhood.

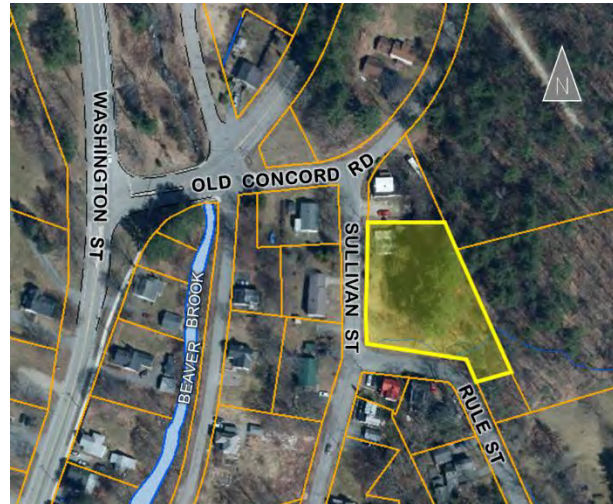


Figure 1. Aerial image of the property located at 91 Sullivan Street (lot highlighted in yellow).

The applicant proposes to subdivide the property into two lots. Lot 1 would be 10,166 sf in size and would contain the existing dwelling and associated structures, including a small detached garage, a barn, and three sheds. Lot 2 would be 21,858 sf in size and would contain the remainder of the parcel, including the existing drainage infrastructure.

The subject parcel is in the Low Density District, and both proposed lots would be conforming with this District's dimensional standards if subdivided as proposed. The Applicant does not propose any new development at this time; however, the new lot would be considered "buildable" if approved.

Completeness:

The Applicant requests exemptions from providing separate existing and proposed conditions plans and 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 departmental comments on this application.

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 at this time, and the site is not located in the floodplain. The following is a review of the Site Development standards relevant to this application.

- **Sewer and Water:** This site has access to City sewer and water. This standard appears to be met.
- **Traffic & Access Managment:** The creation of one new lot will not have a substantial impact on traffic generation or the safety and capacity of the existing street infrastructure. No new driveways or curb cuts are proposed at this time. This standard appears to be met.

STAFF REPORT

- **Surface Waters & Wetlands:** A wetland is located on the southeast corner of the site and has been delineated by a wetlands scientist. The 30-ft surface water protection buffer is shown on the subdivision plan. No development is proposed at this time; however, any future development or work within the 30-ft buffer may require a Surface Water Protection Conditional Use Permit. This standard appears to be met.

Recommended Motion:

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

Approve S-07-22 for a 2-lot subdivision of the parcel located at 91 Sullivan St (TMP# 516-013-000), as shown on the plan identified as “Two Lot Subdivision, Land of Venture Residential, LLC” prepared by Huntley Survey & Design, PLLC at a scale of 1 inch = 20 feet, dated July 5, 2022 and revised on August 2, 2022 with the following conditions precedent, prior to signature by Planning Board Chair:

- 1. Submittal of four (4) full size copies of the final plans and two (2) Mylar sheets.**
- 2. Submittal of a check in the amount of \$51.00 made out to the Cheshire County Registry of Deeds.**

CITY OF KEENE | PLANNING BOARD

SUBDIVISION APPLICATION



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

A Project Name		Date Received/Date of Submission:	
Tax Map Parcel number(s) 5 1 6 - 0 1 3 - 0 0 0 - 0 0 0 - 0 0 0			
Project Address: 91 Sullivan Street Keene, NH			
Acreage/S.F. of Parcel: 0.735 / 32,024	Owner	Name/Company: PLEASE PRINT: Venture Residential, LLC/ Elijah Ketolah	
		Address: 6 Parker St., Suite 1, Charlestown, MA 02129	
Telephone: (603) 491-8525 E-mail: edgewater97@gmail.com			
Signature: [Signature] Printed Name: Elijah Ketola			
Zoning District: Low Density	Applicant	Contact Name/Company: PLEASE PRINT: Russell Huntley Huntley Survey & Design, PLLC [Signature]	
		Address: 659 West Rd, Temple, NH 03084	
		Telephone: (603) 924-1669 E-mail: russ@huntleysurvey.com	
Signature: Printed Name: Russell Huntley			

B Descriptive Narrative Including

<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	

C A complete application must include the following

<input checked="" type="checkbox"/> Two (2) copies of completed application forms signed and dated	<input type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36")
<input checked="" 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 checked="" type="checkbox"/> Two (2) copies on 11 x 17"
<input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter	<input type="checkbox"/> Three (3) copies of all technical reports
<input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")	<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



Huntley Survey & Design, PLLC

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

Two Lot Subdivision
Land of Venture Residential, LLC
91 Sullivan Street, Keene, NH

July 5, 2022

Project Narrative

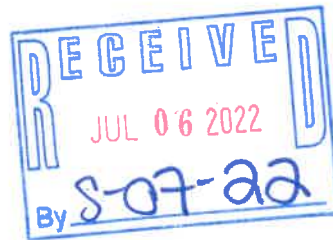
Venture Residential LLC currently owns a 0.735 Acre/32,024 square foot parcel of land known as Tax map parcel 516-013-000 located at 91 Sullivan Street in Keene in the low-density zone. Venture wishes to subdivide the parcel into two parcels, with an existing residence on the northerly parcel and a developable residential building lot as the southerly parcel.

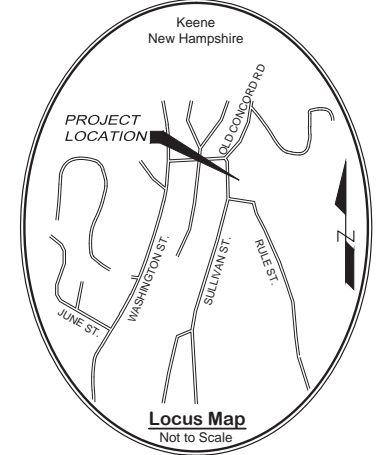
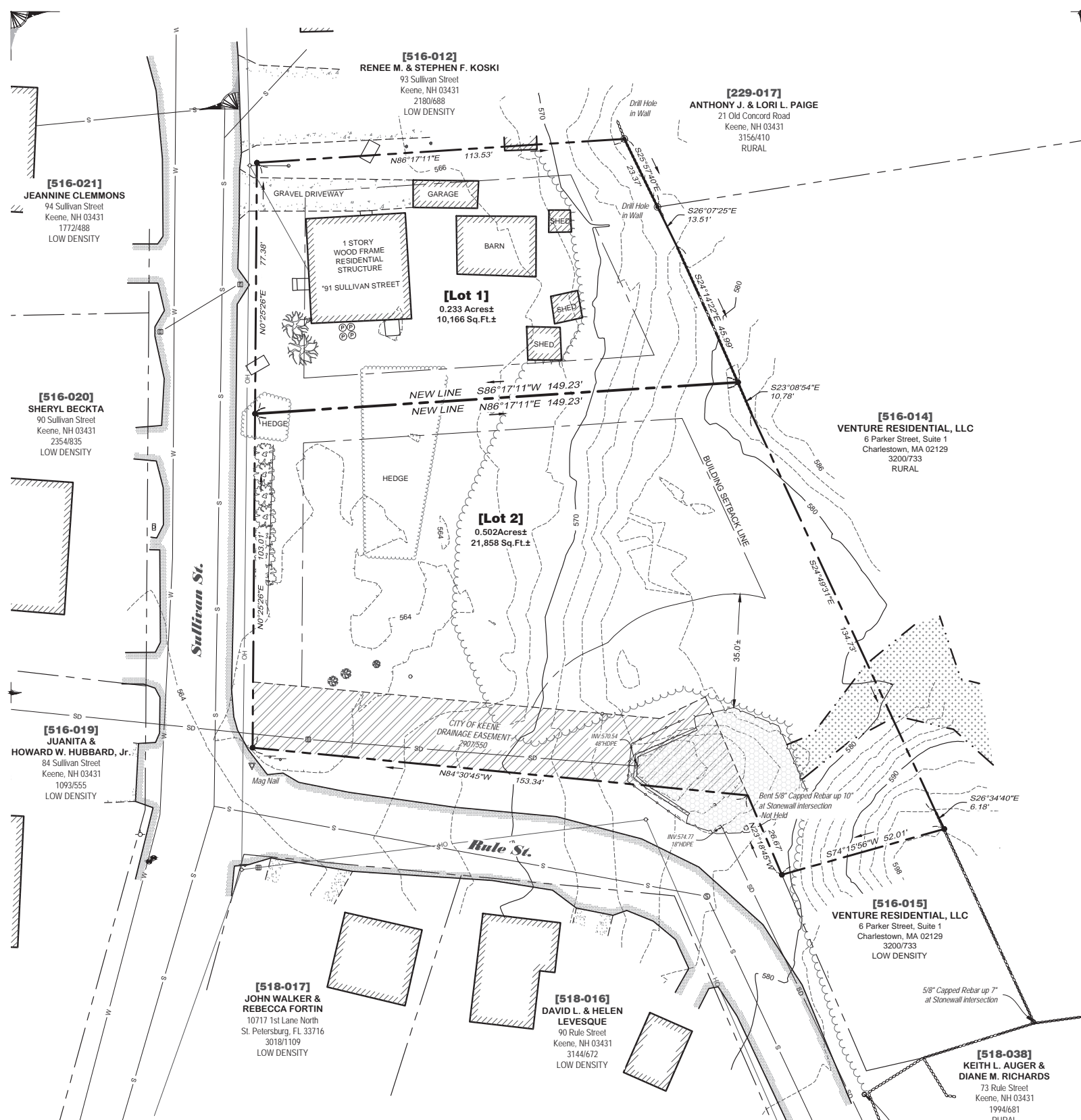
The Venture Residential LLC retained Huntley Survey & Design to perform the necessary survey and to prepare the subdivision plat and application.

Lot 1 will have 77.3 feet of frontage on Sullivan Street and 10,166 square feet of area, has an existing gravel driveway and is serviced with municipal sewer and water.

Lot 2 will have 103 feet of frontage on Sullivan Street, as well as land abutting Rule Street and 21,858 square feet of area. It has the ability to be serviced with municipal sewer and water. It is subject to a drainage easement benefitting the City of Keene along the Rule Street side of the property.

Both lots meet the dimensional requirements of the City of Keene Land Development Code.





Plan References

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- BOUNDARY PLAN, 516-013, 516-014 & 516-015, 91 SULLIVAN & RULE STREET, KEENE, NH, DATED NOVEMBER 6, 2018; BY WENDY PELLETIER, CARDINAL SURVEYING & PLANNING (Plan 18171 CCRD)
 - BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS OWNED BY KEITH L. AUGER & DIANE M. RICHARDS, DATED MARCH 27, 2015; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan 15126 CCRD)
 - PROPOSED DRAINAGE EASEMENTS TO BE CONVEYED TO THE CITY OF KEENE LOCATED AT RULE STREET, SULLIVAN STREET AND UPPER KNIGHT STREET IN KEENE, NEW HAMPSHIRE, DATED FEBRUARY 2, 2015; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (On file at KED and SVE)
 - EXISTING CONDITIONS PLAN & SITE PLANS - DRAINAGE PROJECT, RULE STREET, SULLIVAN STREET & UPPER KNIGHT STREET, KEENE, NH, PREPARED FOR THE CITY OF KEENE, DATED NOVEMBER 1, 2014; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (On file at the City of Keene and SVE)
 - 2011 INFRASTRUCTURE PROJECT FOR THE CITY OF KEENE - RULE STREET, SULLIVAN STREET, UPPER KNIGHT STREET, OLD CONCORD ROAD; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (On file at SVE and the City of Keene)

Zoning Districts

LD (Low Density)	2 STORIES/35'	OVERLAY DISTRICTS
MAX HEIGHT	10,000 Sq.Ft.	SURFACE WATER PROTECTION DISTRICT
LOT SIZE	60'	RURAL DISTRICT
FRONTAGE	70'	LOW DENSITY
LOT WIDTH		75' BUFFER
		35' BUFFER
BUILDING SETBACKS		HILLSIDE PROTECTION DISTRICT
FRONT	15'	PRECAUTIONARY SLOPES
SIDE	10'	PROHIBITIVE SLOPES
REAR	20'	15 - 25%
		> 25%
MAX BUILDING COVERAGE	35%	SEE CITY OF KEENE LAND USE ORDINANCES CONCERNING
MAX IMPERMEABLE COVERAGE	45%	ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

Lot Statistics

Lot 1	Lot 2
FRONTAGE 77.38 FEET	FRONTAGE 103.01 FEET
LOT SIZE	LOT SIZE
0.233 ACRES	0.502 ACRES
10,166 SQ.FT.	21,858 SQ.FT.
COVERAGE	COVERAGE
1898 Sq.Ft. / 18.7 % BUILDING	0 Sq.Ft. / 0.0 % BUILDING
2370 Sq.Ft. / 23.3 % IMPERMEABLE	0 Sq.Ft. / 0.0 % IMPERMEABLE

Notes

- THE BEARINGS SHOWN ON THIS PLAN IS/ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED ON MARCH 11, 2022 USING AN IGGSS GNSS RECEIVER.
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS & PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF MARCH, 2022, SUPPLEMENTED BY LIDAR SURVEY AND MAPPING OBTAINED FROM <http://lidar.unh.edu/map>. THE VERTICAL DATUM IS NAVD 88 OBTAINED FROM THE GPS SURVEY DESCRIBED IN NOTE No.1. CONTOUR INTERVAL IS TWO (2) FEET.
- 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(S) SHOWN ARE LOCATED IN ZONE X AND ARE NOT IN A SPECIAL FLOOD HAZARD AREA.
- JURISDICTIONAL WETLANDS WERE DELINEATED IN MAY, 2022, BY HUNTLEY SURVEY & DESIGN.



Owner of Record
Tax Map 516 Lots 13
VENTURE RESIDENTIAL, LLC
 6 Parker Street, Suite 1
 Charlestown, MA 02129
 3200/733

TOTAL AREA
 0.735 Acres±
 32,024 Sq.Ft.±

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 _____

APPROVED BY THE KEENE PLANNING BOARD

BY _____ CHAIRMAN
 AND _____ SECRETARY

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 TRAVERSE WITH A POSITION TOLERANCE THAT MEETS OR EXCEEDS NH LAN 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY 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.



Two Lot Subdivision
 LAND OF
Venture Residential, LLC
 located at
 Tax Map 516 Lots 13
 91 Sullivan Street, Keene, Cheshire County, New Hampshire
 Book 3200, Page 733

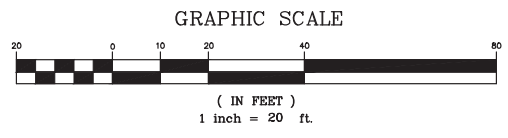
Scale 1"= 20'

Surveyed 02/2022 Plan prepared 07/05/2022
 Project No. H22-010 Cad File No. H22-010A.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

Symbol Legend

	CATCH BASIN		TREE LINE
	DRAIN MANHOLE		EDGE OF PAVEMENT
	STORM SEWER LINE		EDGE OF GRAVEL
	WATER LINE		EDGE OF WETLANDS
	WATER VALVE		RIP RAP
	SEWER MANHOLE		INDEX CONTOUR
	SANITARY SEWER LINE		CONTOUR
	UTILITY POLE W/GUY		IRON PIN/PIPE
	WIRES, OVERHEAD LINES AND NUMBERS		DRILL HOLE
	SIGN		5/8" REBAR WITH CAP (SET)
	STONE WALL		CONIFEROUS TREE
	CHAIN LINK FENCE		DECIDUOUS TREE
	WOOD RAIL/STOCKADE FENCE		BLAZED TREE
	CHESHIRE REGISTRY OF DEEDS		PROPANE
	TAX MAP PARCEL NUMBER		MAILBOX
	DEED VOLUME & PAGE		



NO.	DATE	REVISION	BY
1	8/2/2022	REVISIONS PER PLANNING REVIEW	RJH

STAFF REPORT

S-08-22 – Subdivision – Two-Lot Subdivision of 284-288 Hurricane Road

Request:

Applicant Cardinal Surveying & Land Planning, on behalf of owners Cory & Pamela Graves, proposes to subdivide the 13.04-acre parcel at 284-288 Hurricane Rd (TMP# 106-010-000-000-000) into a 7.94-acre lot and a 5.10-acre lot. The property is located in the Rural District.

Background:

The subject property is an existing 13.04 acre parcel located on the south side of Hurricane Road, just east of the Aldrich Road and Dickinson Road intersection, as shown in Figure 1, in the Rural District. The property contains two detached single family residences, a detached garage, shed, and various quanset huts. The residential structure at 284 Hurricane Road is 3,500 sq. ft. with an attached accessory dwelling unit that was constructed in 2015 and is located approximately 200 ft. from the property line. The residential structure at 288 Hurricane Road is 3,400 sq. ft. and was constructed in 1850 and is located approximately 15 ft. from the property line. Both residential structures are served by on-site wells and septic systems.



Figure 1. Aerial image of the property located at 284-288 Hurricane Road (lot highlighted in yellow)

The Applicant proposes to subdivide the existing parcel into two separate parcels so that each residential structure is on its own parcel. The 284 Hurricane Road property will have a 5.10 acre parcel and retain the existing site access along Hurricane Road. The 288 Hurricane Road property will have a 7.94 acre parcel and retain the two existing site access points along Hurricane Road. No development is proposed with this application.

The residential structure and detached garage for 288 Hurricane Road are located almost entirely within the 50 ft. front yard setback. Since the structures were built in 1850 and pre-date zoning, the encroachment into the front yard setback is considered legal non-conforming and the Applicant is not proposing to expand the non-conformity of these existing structures with this application. The Applicant has noted in the project narrative that there are precautionary and prohibitive slopes on the subject property but have not shown topographic details on the plat.

Completeness:

The Applicant has requested exemptions from providing separate existing and proposed conditions plans, grading plan, a lighting plan, a landscaping plan, technical reports, and a narrative explaining how the proposal meets the 13 development standards of the Land Development Code. Staff have determined that the requested exemptions would have no bearing on the merits of the application, and recommend that the Board accept the application as “complete”

STAFF REPORT

Departmental Comments:

None

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

- 20.8 **Sewer & Water:** Both lots will be serviced by existing on-site well and septic. This standard appears to be met.
- 20.9 **Traffic & Access Management:** Existing site access points are shown on the plat and no modifications to site access is proposed with this application. Note 10 on the plat states that any future modification to site access shall be handled through a Street Access Permit to be issued by the City Engineer. This standard appears to be met.
- 20.11 **Surface Waters & Wetlands:** There are no surface waters or wetlands shown on the plat. This standard appears to be met.

Recommended Motion:

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

Approve S-08-22 for a 2-lot subdivision of the parcel located at 284-288 Hurricane Road (TMP# 106-010-000), as shown on the plan identified as "2-Lot Subdivision Plan, Lot 106-010-000 284 Hurricane Road Keene, NH 03431" prepared by Cardinal Surveying & Land Planning at a scale of 1 inch = 50 feet, dated July 15, 2022 and revised on August 8, 2022 with the following conditions precedent, prior to signature by the Planning Board Chair:

- 1. Owner's signature appears on the plan.**
- 2. Submittal of four (4) full sized copies of the final plans and two (2) Mylar sheets.**
- 3. Submittal of a check in the amount of \$51.00 made out to the Cheshire County Registry of Deeds.**

CITY OF KEENE | PLANNING BOARD

SUBDIVISION APPLICATION

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



A	Project Name Graves Two-Lot Subdivision	Date Received/Date of Submission:	
	Tax Map Parcel number(s) 106 - 10 - - - - - - - - - - - - - - -	Community Development Dept File #:	
Project Address: 284-288 Hurricane Rd Keene NH, 03431	Owner	Name/Company: PLEASE PRINT: Cory & Pamela Graves	
		Address: 284 Hurricane Rd, Keene, NH, 03431	
Acreage/S.F. of Parcel: 13.04 /	Applicant	Telephone: 603-852-2061	
		E-mail: cory.graves.cg@gmail.com	
Zoning District: Rural	Applicant	Signature:	
		Printed Name:	
		Contact Name/Company: PLEASE PRINT: Cardinal Surveying & Land Planning	
		Address: PO Box 160, Sullivan NH, 03450	
		Telephone: 603-209-1989	
		E-mail: Wendy@cardinalsurveying.net	
		Signature: <i>Wendy A Pelletier</i>	
		Printed Name: Wendy Pelletier	

B Descriptive Narrative Including

- | | | |
|--|---|---|
| <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 | |

C A complete application must include the following

- | | |
|---|---|
| <input type="checkbox"/> Two (2) copies of completed application forms signed and dated | <input type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36") |
| <input type="checkbox"/> Two (2) copies of descriptive narrative | <input type="checkbox"/> Plans stamped/signed by reg. professional |
| <input type="checkbox"/> Notarized list of all owners of property within 200' - include owner and applicant | <input type="checkbox"/> Two (2) copies on |
| <input type="checkbox"/> Two (2) sets of mailing labels, per abutter | <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") | <input type="checkbox"/> Two (2) color architectural elevations on 11" x 17" |
| | <input 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 | PLANNING BOARD

SUBDIVISION APPLICATION

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



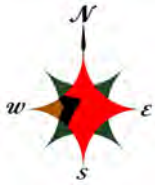
A	Project Name Graves Two-Lot Subdivision	Date Received/Date of Submission:	
	Tax Map Parcel number(s) 106 - 10 - - - - - - - - - - - - - - -	Community Development Dept File #:	
Project Address: 284-288 Hurricane Rd Keene NH, 03431	Owner	Name/Company: PLEASE PRINT: Cory & Pamela Graves	
Acreage/S.F. of Parcel: 13.04 /		Address: 284 Hurricane Rd, Keene, NH, 03431	
		Telephone: 603-852-2061	
		E-mail: cory.graves.cg@gmail.com	
Zoning District: Rural	Applicant	Signature: <i>Cory Graves</i> Printed Name: Cory W. Graves	
		Contact Name/Company: PLEASE PRINT: Cardinal Surveying & Land Planning	
		Address: PO Box 160, Sullivan NH, 03450	
		Telephone: 603-209-1989	
		E-mail: Wendy@cardinalsurveying.net	
		Signature:	
		Printed Name: Wendy Pelletier	

B Descriptive Narrative Including

<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	

C A complete application must include the following

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



CARDINAL SURVEYING & LAND PLANNING

PO Box 160
Sullivan, NH 03445
(603) 209-1989

www.cardinalsurveying.net

now Your Boundaries"

2 Lot Subdivision
Cory & Pamela Graves
284 Hurricane Road
Keene, NH 03431

Project Narrative-Revised

TM 106-010-000 is a 13.04 acre parcel in the Rural District. There are 2 houses, one detached 3 car garage and several sheds on the lot. The original house was built in 1850. The second home was added in 2015. Each lot has an existing driveway, septic and well.

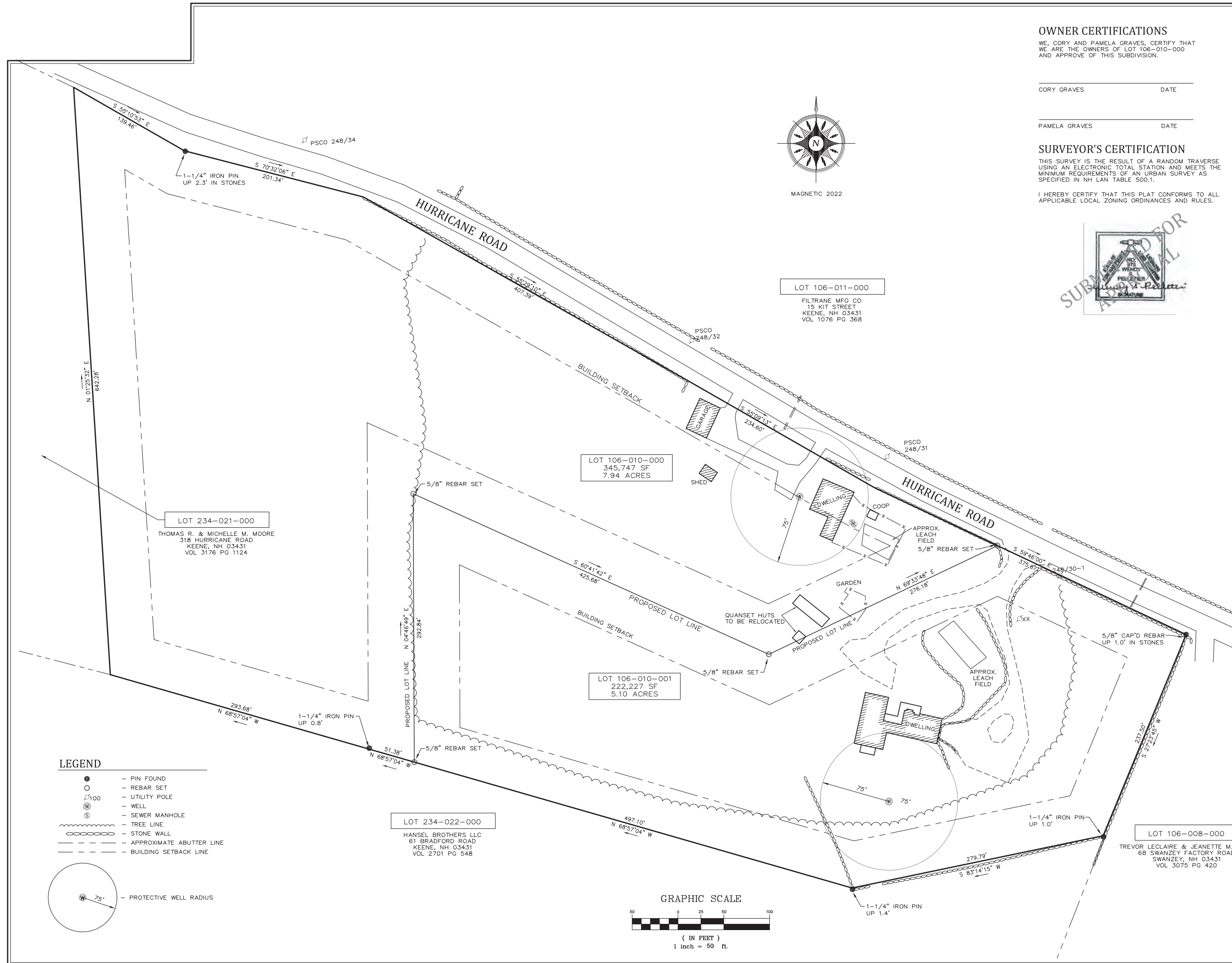
The owners are proposing a 2 lot subdivision. The first lot with the newer home will be 5.1 acres, the second lot will be 7.94 acres.

Exemptions are requested from providing an Existing Conditions plan, Grading plan, Landscaping plan, Lighting plan and Technical Reports.

Waivers are being requested from the 19 development standards as noted in the application.

There is no additional building or improvements proposed on either lot at this time.

Hillside Protection Overlay District- While there are areas of prohibitive and precautionary slopes on site, there is no proposed new construction or improvements proposed. Each lot has an existing dwelling, driveway and accessory structures.



OWNER CERTIFICATIONS

WE, CORY AND PAMELA GRAVES, CERTIFY THAT WE ARE THE OWNERS OF LOT 106-010-000 AND APPROVE OF THIS SUBDIVISION.

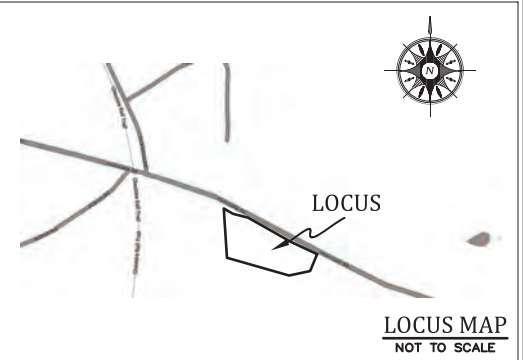
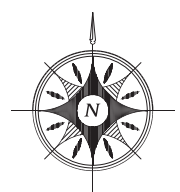
CORY GRAVES _____ DATE _____

PAMELA GRAVES _____ DATE _____

SURVEYOR'S CERTIFICATION

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

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



NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 106-010-000 INTO 2 RESIDENTIAL LOTS.
- OWNERS OF RECORD:
CORY & PAMELA GRAVES
284 HURRICANE ROAD
KEENE, NH 03431
VOLUME 2866 PAGE 525
- AREA OF LOT 106-010-000: 567,971 SF OR 13.04 ACRES
PROPOSED AREA OF LOT 106-010-001: 345,747 SF OR 7.94 ACRES
PROPOSED AREA OF LOT 106-010-002: 222,227 SF OR 5.10 ACRES
- MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
- CURRENT ZONING: RURAL DISTRICT
MIN. LOT AREA - 5 ACRES
MIN. FRONTAGE - 200 FEET
MIN. WIDTH AT BUILDING LINE - 200 FEET
BUILDING SETBACKS:
FRONT - 50 FEET
SIDE - 50 FEET
REAR - 50 FEET
- THE RIGHT OF WAY OF HURRICANE ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 3 RODS WIDE (49.5') BASED ON THE LAYOUT OF 1847 RECORDED IN VOLUME 1 PAGE 110 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- LOT 106-010-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.
- ANY FUTURE MODIFICATIONS TO SITE ACCESS LOCATIONS WILL REQUIRE A STREET ACCESS PERMIT ISSUED BY THE CITY ENGINEER.

REFERENCE PLANS

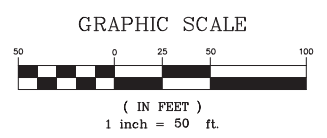
- "SUBDIVISION FOR WILLIAM M. & ANDREA A. SCRANTON, KEENE, N.H., SOURCE OF TITLE 589/50, 592/507"; PREPARED BY THOMAS W. FLAVIN, JR.; DATED NOV. 25, 1988; SCALE 1"=50'; RECORDED AT CCRD PLAN C11-D00-0044.
- "BOUNDARY LINE ADJUSTMENT, LOTS 106-008-000 & 106-009-000, HURRICANE ROAD, KEENE, NH 03431"; PREPARED BY CARDINAL SURVEYING & LAND PLANNING; DATED APRIL 9, 2019; SCALE: 1"=50'; RECORDED AT CCRD PLAN NO. 19074.

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

NO.	DATE	REVISION	ADDRESS STAFF COMMENTS	WP BY
1.	8/9/22			

2-LOT SUBDIVISION PLAN
LOT 106-010-000
284 HURRICANE ROAD
KEENE, NH 034431
 DATE: JUL 15, 2022 SCALE: 1"=50'
 PREPARED FOR:
 CORY & PAMELA GRAVES
CARDINAL SURVEYING & LAND PLANNING
 Sullivan, New Hampshire 03445
 Tel: (803) 209-1989

- LEGEND**
- - PIN FOUND
 - - REBAR SET
 - - UTILITY POLE
 - ⊙ - WELL
 - ⊙ - SEWER MANHOLE
 - ~ - TREE LINE
 - - STONE WALL
 - - - - - APPROXIMATE ABUTTER LINE
 - - - - - BUILDING SETBACK LINE
 - - PROTECTIVE WELL RADIUS



JOB NO: 732 SURVEY DATE: 05-22 FEB: 11/22



KEENE PLANNING BOARD

DRAFT Rules of Procedure

1. Authority, Adoption, & Amendment

- 1.1. *Authority.* These Rules of Procedure for the City of Keene Planning Board (“Rules”) are adopted under the authority of New Hampshire Revised Statutes Annotated (“RSA”), 676:1, and may be amended from time to time. These Rules supplement the application procedures set forth in Article 25 of the Keene Land Development Code.
- 1.2. *Adoption.* The Keene Planning Board Rules of Procedure shall be adopted by a simple majority vote of all Planning Board members at a regular meeting of the Board. The Rules of Procedure shall be effective upon adoption and when the Rules have been signed by a simple majority of the Planning Board and placed on file with the City Clerk for public inspection.
- 1.3. *Amendment.* The Keene Planning Board Rules of Procedure may be amended in the same manner as the initial adoption.

2. Membership

- 2.1. *Membership.* In accordance with state law, the Keene Planning Board (“Board”) shall be composed of nine members. One of the members of the Board shall be the Mayor or the Mayor’s designee, one of the members shall be an administrative official appointed by the Mayor, one of the members shall be a member of City Council selected by the Council, and the remaining six members of the Board shall be appointed by the Mayor.

2.2. Terms of Office.

- 2.2.1. All regular Board members and alternates shall be appointed for terms of three years. The terms of office shall commence on the first secular day of January and end on the last secular day of December three (3) years subsequent. Regular members may not serve for more than two consecutive terms, either full or partial, except that partial terms shall only count toward this term limit if they are more than 18 months in duration. The terms of office shall continue until successors have been appointed and qualified.

- 2.2.2.2. The terms of ex-officio members shall correspond with and terminate with the term of the mayor that appointed them. Ex-officio members shall not be held to the limitation of two consecutive terms.

- 2.3. *Alternate Members.* In accordance with RSA 673:6, up to five alternate members may be appointed by the Mayor. Alternate members may participate in meetings of the Board as a nonvoting member.
- 2.4. *Vacancies.* Vacancies in membership shall be filled by appointment of the Mayor for the unexpired balance of the term.
- 2.5. *Officers.* The Board shall elect by majority vote a Chair and Vice Chair on the first meeting of the new calendar year. It shall be the responsibility of the Chair to preside over all meetings and hearings, appoint Planning Board members to committees and groups as directed by the Board, represent the Board before other bodies, and to undertake such other duties as may be asked by the Board. It shall further be the duty of the Chair to officially sign all subdivisions, site plans, and permits approved by the Board. The Vice-Chair shall preside in the absence of the Chair and shall have the full powers of the Chair on matters that come before the Board during the absence of the Chair.

3. Steering Committee & Subcommittees

- 3.1. *Steering Committee.* The Planning Board Steering Committee shall be comprised of the Chair, Vice Chair, and a third member that shall be elected annually by a majority vote of the Board at the first meeting of the new calendar year. It shall be the responsibility of the Steering Committee to consult with and advise the Community Development Director or their designee regarding the Planning Board's agenda and formal Planning Board site visits in connection with any application before the Board. The Steering Committee meeting schedule shall be adopted at the first meeting of the new calendar year, and may be modified from time to time.
- 3.2. *Subcommittees.* The Board may create subcommittees as necessary to assist in its operations, which shall be advisory to the Board. Subcommittees shall be created by vote of the Board for a stated purpose, identifying the specific Board members appointed, with the purpose and membership included in the minutes of the Board. Non-Board members shall not be appointed to subcommittees. Subcommittees are public bodies under RSA 91-A, and are subject to all of the requirements applicable to the Board under the foregoing Rules of Procedure, including prior public notice of meeting dates, times and meeting locations which are accessible to the public, and keeping and submitting appropriate minutes within the time periods stated above.

4. Meetings

- 4.1. *Regular Meetings.* The Board shall normally hold a regulatory meeting each month. At the first meeting of each new calendar year, the Board shall establish a calendar of meetings which may be modified from time to time. The Board may hold such other meetings or workshops as it deems necessary and appropriate. The meetings of the Board shall normally be conducted in accordance with Roberts Rules of Order, unless otherwise stipulated or agreed upon by the Board. Regulatory matters such as subdivisions, site plans, permit applications, and driveway applications shall be

considered by the Board in accordance with specific Board regulations regarding those matters.

- 4.2. *Non-Public Session.* The Board may not enter a non-public session without prior notice to, and the presence of, City Staff at the meeting. In the event of a requirement to enter into non-public session, a majority of members present at a Board meeting may, by roll call, vote to go into non-public session in accordance with RSA 91-A:3. The motion shall state the specific statutory basis relied upon for the non-public session. All persons who are not Board members qualified to participate in the discussion shall leave the meeting, unless specifically requested to remain. No action or decision with respect to the matter shall be taken in non-public session. Minutes of the non-public sessions shall be taken and the minutes shall be publicly disclosed within seventy-two (72) hours unless, by recorded vote of two-thirds (2/3) of the members present, the minutes are sealed in accordance with RSA 91-A:3. For all meetings held in nonpublic session, where the minutes or decisions were determined to not be subject to full public disclosure, a list of such minutes or decisions shall be kept and this list shall be made available as soon as practicable for public disclosure. This list shall identify the public body and include the date and time of the meeting in nonpublic session, the specific exemption which is relied upon as foundation for the nonpublic session, the date of the decision to withhold the minutes or decisions from public disclosure, and the date of any subsequent decision, if any, to make the minutes or decisions available for public disclosure.
- 4.3. *Agenda.* The meeting agenda shall be prepared by the Community Development Director or their designee (“Director”) in consultation with the Steering Committee or the Chair, ~~although the Board shall retain the right to adjust that agenda during the course of its meeting.~~ Items to be placed on the meeting agenda must be received by the Director a minimum of five (5) business days prior to the scheduled meeting. No subject matter that is not on the agenda shall be discussed at the meeting, but shall be referenced under New Business and shall be placed on the agenda for discussion at the next regular meeting.
- 4.4. *Quorum.* A quorum shall consist of five members, including alternates sitting in place of regular members. Board business shall not be conducted in the absence of a quorum. Whenever a regular Planning Board member is absent or disqualified, the Chair shall designate an alternate to act in the absent or disqualified member’s place; except that only the alternate designated for the City Council shall serve in place of that member. ~~Unless the appointed alternate member becomes unable to continue to participate, the alternate member so appointed should continue to serve in the place of the absent regular member if a matter under consideration by the Board extends over multiple meetings, and/or until that matter has been completed.~~
- 4.5. *Remote Participation.* A Board member may participate by telephone or other electronic communication (“remotely”) with the approval of the Board when the member’s attendance is not reasonably practical, the reason for absence is stated in the minutes, the remote member states where they are physically located, and who is present in that location with them. All participants, including the public, must be able to hear, read and discern the meeting discussion. Members participating remotely may vote, but shall not count toward quorum. All votes must be taken by roll call. The Presiding Officer shall be physically present at the meeting location specified in the meeting notice.

- 4.6. *Order of Business.* The business of all regular meetings of the Keene Planning Board shall be transacted in the following order: (1) call to order; (2) roll call of attendance; (3) acceptance of minutes of the preceding meeting; (4) non-binding consultations, final votes on conditionally approved applications, application reviews, public hearings, discussions, and decisions; (5) reports and other business, including requests for advice and consideration; (6) new business; and (7) adjournment. The Chair of the Planning Board may permit any item of business to be taken out of order unless there is an objection by a Board member, in which case such item of business may be taken out of order only by a majority vote.
- 4.7. *Presiding Officer.* The Chair shall preside over the meeting and call the members to order. In case of absence of the Chair, if a quorum is determined to be present, the Board shall proceed with the Vice-Chair acting as the presiding officer. In case of absence of both the Chair and Vice Chair, if a quorum is determined to be present, the Board shall proceed to elect a Board member, by majority vote of those present, as Temporary Chair of the meeting until the presiding officer Chair or Vice Chair appears.
- 4.8. *Right of Floor.* The Chair or Presiding Officer shall control the meeting. When recognized by the Chair, a member of the Board, applicant, or member of the public, shall respectfully address the members of the Board and shall confine themselves to the question under debate, avoid personal comments, and refrain from impugning the motives of any other individual's argument or vote. The Chair shall act on all proper motions for which there is a second.

5. Motions, Voting, & Conflict of Interest

- 5.1. *Motions in General.* Unless otherwise indicated in these Rules of Procedure, a motion that is duly seconded shall be carried when a simple majority of Commission members present vote in the affirmative.
- 5.2. *Tie Vote.* In case of a tie vote on any motion or recommendation, said motion or recommendation shall be deemed defeated.
- 5.3. *Conflict of Interest.* A member of the Planning Board shall not participate in deciding nor shall they sit upon the hearing of any question which the Board is to decide in a quasi-judicial capacity if that member has a direct personal or pecuniary interest in the outcome which differs from the interest of other citizens, or if that member would be disqualified for any cause to act as a juror upon the trial of the same matter in any action at law. Reasons for disqualification do not include exemption from service as a juror, or knowledge of the facts involved gained in the performance of the member's official duties.

When uncertainty arises as to the application of the above standard to a Board member in particular circumstances, the Board shall, upon the request of that member or another member of the Board, vote on the question of whether that member should be disqualified. Any such request and vote shall be made prior to or at the commencement of any required public hearing. Such a vote shall be advisory and non-binding, and may not be requested by persons other than Board members.

If a member is disqualified or is unable to act in any particular case pending before the Board, the Chair shall designate an alternate to act in the member's place.

6. Records, Communications, & Board Conduct

- 6.1. *Minutes.* Minutes of all Board meetings shall be kept in accordance with RSA 91-A:2. The official minutes of the Board shall be those minutes, which are in writing, which have been reviewed and voted upon and approved by a majority of the Board. Once approved, meeting minutes shall be immediately filed with the City Clerk. Any recordings of Board meetings are for administrative convenience only, and are not the official minutes of the Board.
- 6.2. *Correspondence.* All correspondence shall be addressed to the Chair. The Board shall only accept, introduce, place on the Agenda, and/or act upon written correspondence by applicants, representatives or agents of applicants, abutters, and other parties that are signed by the drafter or representative or agent of the drafter. The correspondence must provide the mailing address and residential/commercial address, if different, of the drafter or drafter's agent or representative. Correspondence addressed to Planning Board members that are of a personal or argumentative nature shall not be accepted, introduced, or acted upon by the Board. Any correspondence directly to a member of the Board relating to a matter before the Board must be provided to the Staff Liaison for compliance with this paragraph and for inclusion in the record.
- 6.3. *Electronic Communication.* Email and other electronic communications among the Board or between the Board and Staff Liaison shall be used only for the transmittal of administrative matters such as scheduling or the transmittal of information to be acted upon at the public meeting. Board business shall not be conducted in any manner other than at a duly noticed public meeting.
- 6.4. *Board Conduct.* Board members shall use caution in entering into any discussion of a project coming before the Board other than at a regularly scheduled meeting of the Board. Board members shall not accept phone calls or packets of information from applicants or their representatives, or from anyone other than the Community Development Department except at Board meetings. Anyone wishing to present information to Board members should be directed to provide that information through the normal channel of the Community Development Department, where a full public record of all information transmitted to the Board can be kept.

7. Coordination with Other Boards

- 7.1. *Joint Committee of the Planning Board and Planning, Licenses and Development Committee.* The Planning Board shall hold at least one joint meeting annually with the City Council Planning, Licenses and Development Committee ("Joint Committee") to discuss and review the Master Plan.
- 7.2. *Joint Meetings.* Pursuant to RSA 676:2; an applicant seeking approval from the Planning Board and another land use board(s) may petition the Planning Board and the other land

use board(s) to hold a joint meeting or hearing when the subject matter is within the responsibilities of those boards. Similarly, the Planning Board shall have the authority on its own initiative to request a joint meeting with any other land use board(s). Each land use board so petitioned shall have the discretion as to whether or not to hold a joint meeting with any other land use board. The following rules shall apply to all joint hearings:

7.2.1. The Chairperson of the Planning Board along with the chairperson(s) of the other land use board(s) shall mutually determine who shall chair the joint meeting.

7.2.2. The Rules of Procedure for the joint meeting shall be governed by the land use board that chairs the meeting.

7.2.3. Every board or commission shall be responsible for rendering a decision on the subject matter that is within its own jurisdiction.

7.3. *Coordination with other boards.* The Planning Board may hold joint meetings with other City Boards and Commissions to discuss matters of mutual interest, including but not limited to the City Council Finance, Organization, and Personnel Committee, to discuss both the Capital Improvement Program and the annual-operating budget of the Board; the Zoning Board of Adjustment to discuss the Zoning Ordinance and other matters of mutual interest; and the Conservation Commission to discuss the Open Space Plan and other matters of mutual interest.

8. Statutory Duties

8.1. *Zoning Ordinance & Amendments.* The Joint Committee of the Planning Board and the Planning, Licenses and Development Committee has the authority to make recommendations to City Council on all proposed changes to the Land Development Code (LDC), including changes to the Zoning Map or text of the Zoning Regulations. For any proposed change to the Zoning Map or text of the Zoning Regulations, the Joint Committee shall hold a public workshop in accordance with Section 25.3 of Article 25 of the LDC.

8.2. *Master Plan.* In accordance with the provisions of RSA 674:1-4, the Board is required to prepare and revise as necessary a Master Plan.

8.2.1. *Schedule for Review and Updates.* In consideration of the provisions of RSA 674:2 (VIII), and to assure that the Master Plan remains a useful decision tool, it shall be a policy of the Board to review the entire Master Plan every five (5) years and use its best efforts to update every ten (10) years. The Board shall work directly with the Community Development Department, Planning, Licenses and Development Committee of the City Council, and the City Manager to maintain a schedule of Master Plan review.

8.2.2. *Review and Adoption by City Council.* In order to assure that the City Council fully understands and supports the Master Plan, the Planning Board shall seek Council review and adoption of the Master Plan prior to Board adoption. Prior to

adoption of revisions or new sections of the Master Plan, the Board shall hold a public hearing, in accordance with the requirements of State law.

8.3. *Capital Improvement Plan.* The Planning Board shall review the Capital Improvement Plan (CIP) every two years, and recommend revisions or modifications of that Plan to the City Council. The principal purpose of Board review and comment shall be to assure, to the degree possible, that the CIP reflects the principals and priorities of the Master Plan.

9. Minor Project Review Committee (MPRC)

9.1. *Authority.* The Planning Board has the authority to delegate its site review powers and duties in regard to minor site plans to a committee of technically qualified administrators chosen by the planning board in accordance with RSA 674:43(III). The process and procedures for this committee, which shall be known as the Minor Project Review Committee (MPRC), are set forth in Article 25 of the Keene Land Development Code.

9.2. *Establishment.* The Minor Project Review Committee was formed by the Planning Board and the City Council through Ordinance O-2020-10B (adopted May 20, 2021 and effective September 1, 2021), which established the City of Keene Land Development Code.

9.3. *Duties.* The MPRC shall have the authority to hear and decide on minor site plan applications, to review and comment on proposed projects for site plan review or subdivision review prior to the formal submission of a site plan or subdivision applications, and to hear and decide on requests for extensions to minor site plan approvals.

9.4. *Membership.* The MPRC shall be comprised of five members. One member shall be the Public Works Director or their designee, one member shall be the Community Development Director or their designee, one member shall be the Zoning Administrator or their designee, one member shall be the Fire Chief or their designee, and one member shall be a designee of the City Manager.

10. Miscellaneous Rules of Procedure

10.1. *Robert's Rules of Order.* "Robert's Rules of Order," as amended, shall govern points of order not covered by these Rules of Procedure.

10.2. *Suspension of Rules of Procedure.* Any provision of these Rules of Procedure that are not governed by the City of Keene Charter, state law, or local ordinance or regulation and do not affect the substantive rights of persons appearing before the Keene Planning Board may be temporarily suspended at any meeting of the Planning Board, by a two-thirds (2/3) majority vote of all members present. The vote on any such suspension of the Rules shall be taken by roll call and entered upon the records.

10.3. *Severability Clause.* If any of the provisions set forth in these Rules of Procedure are held to be invalid, for any reason, by a court of law, such holding shall not invalidate any other provision contained herein.



KEENE PLANNING BOARD

DRAFT Rules of Procedure

1. Authority, Adoption, & Amendment

- 1.1. *Authority.* These Rules of Procedure for the City of Keene Planning Board (“Rules”) are adopted under the authority of New Hampshire Revised Statutes Annotated (“RSA”), 676:1, and may be amended from time to time. These Rules supplement the application procedures set forth in Article 25 of the Keene Land Development Code.
- 1.2. *Adoption.* The Keene Planning Board Rules of Procedure shall be adopted by a simple majority vote of all Planning Board members at a regular meeting of the Board. The Rules of Procedure shall be effective upon adoption and when the Rules have been signed by a simple majority of the Planning Board and placed on file with the City Clerk for public inspection.
- 1.3. *Amendment.* The Keene Planning Board Rules of Procedure may be amended in the same manner as the initial adoption.

2. Membership

- 2.1. *Membership.* In accordance with state law, the Keene Planning Board (“Board”) shall be composed of nine members. One of the members of the Board shall be the Mayor or the Mayor’s designee, one of the members shall be an administrative official appointed by the Mayor, one of the members shall be a member of City Council selected by the Council, and the remaining six members of the Board shall be appointed by the Mayor.
- 2.2. *Terms of Office.*
 - 2.2.1. All regular Board members and alternates shall be appointed for terms of three years. The terms of office shall commence on the first secular day of January and end on the last secular day of December three (3) years subsequent. Regular members may not serve for more than two consecutive terms, either full or partial, except that partial terms shall only count toward this term limit if they are more than 18 months in duration. The terms of office shall continue until successors have been appointed and qualified.
 - 2.2.2. The terms of ex-officio members shall correspond with and terminate with the term of the mayor that appointed them. Ex-officio members shall not be held to the limitation of two consecutive terms.

- 2.3. *Alternate Members.* In accordance with RSA 673:6, up to five alternate members may be appointed by the Mayor. Alternate members may participate in meetings of the Board as a nonvoting member.
- 2.4. *Vacancies.* Vacancies in membership shall be filled by appointment of the Mayor for the unexpired balance of the term.
- 2.5. *Officers.* The Board shall elect by majority vote a Chair and Vice Chair on the first meeting of the new calendar year. It shall be the responsibility of the Chair to preside over all meetings and hearings, appoint Planning Board members to committees and groups as directed by the Board, represent the Board before other bodies, and to undertake such other duties as may be asked by the Board. It shall further be the duty of the Chair to officially sign all subdivisions, site plans, and permits approved by the Board. The Vice-Chair shall preside in the absence of the Chair and shall have the full powers of the Chair on matters that come before the Board during the absence of the Chair.

3. Steering Committee & Subcommittees

- 3.1. *Steering Committee.* The Planning Board Steering Committee shall be comprised of the Chair, Vice Chair, and a third member that shall be elected annually by a majority vote of the Board at the first meeting of the new calendar year. It shall be the responsibility of the Steering Committee to consult with and advise the Community Development Director or their designee regarding the Planning Board's agenda and formal Planning Board site visits in connection with any application before the Board. The Steering Committee meeting schedule shall be adopted at the first meeting of the new calendar year, and may be modified from time to time.
- 3.2. *Subcommittees.* The Board may create subcommittees as necessary to assist in its operations, which shall be advisory to the Board. Subcommittees shall be created by vote of the Board for a stated purpose, identifying the specific Board members appointed, with the purpose and membership included in the minutes of the Board. Non-Board members shall not be appointed to subcommittees. Subcommittees are public bodies under RSA 91-A, and are subject to all of the requirements applicable to the Board under the foregoing Rules of Procedure, including prior public notice of meeting dates, times and meeting locations which are accessible to the public, and keeping and submitting appropriate minutes within the time periods stated above.

4. Meetings

- 4.1. *Regular Meetings.* The Board shall normally hold a regulatory meeting each month. At the first meeting of each new calendar year, the Board shall establish a calendar of meetings which may be modified from time to time. The Board may hold such other meetings or workshops as it deems necessary and appropriate. The meetings of the Board shall normally be conducted in accordance with Roberts Rules of Order, unless otherwise stipulated or agreed upon by the Board. Regulatory matters such as subdivisions, site plans, permit applications, and driveway applications shall be

considered by the Board in accordance with specific Board regulations regarding those matters.

- 4.2. *Non-Public Session.* The Board may not enter a non-public session without prior notice to, and the presence of, City Staff at the meeting. In the event of a requirement to enter into non-public session, a majority of members present at a Board meeting may, by roll call, vote to go into non-public session in accordance with RSA 91-A:3. The motion shall state the specific statutory basis relied upon for the non-public session. All persons who are not Board members qualified to participate in the discussion shall leave the meeting, unless specifically requested to remain. No action or decision with respect to the matter shall be taken in non-public session. Minutes of the non-public sessions shall be taken and the minutes shall be publicly disclosed within seventy-two (72) hours unless, by recorded vote of two-thirds (2/3) of the members present, the minutes are sealed in accordance with RSA 91-A:3. For all meetings held in nonpublic session, where the minutes or decisions were determined to not be subject to full public disclosure, a list of such minutes or decisions shall be kept and this list shall be made available as soon as practicable for public disclosure. This list shall identify the public body and include the date and time of the meeting in nonpublic session, the specific exemption which is relied upon as foundation for the nonpublic session, the date of the decision to withhold the minutes or decisions from public disclosure, and the date of any subsequent decision, if any, to make the minutes or decisions available for public disclosure.
- 4.3. *Agenda.* The meeting agenda shall be prepared by the Community Development Director or their designee (“Director”) in consultation with the Steering Committee or the Chair. Items to be placed on the meeting agenda must be received by the Director a minimum of five (5) business days prior to the scheduled meeting. No subject matter that is not on the agenda shall be discussed at the meeting, but shall be referenced under New Business and shall be placed on the agenda for discussion at the next regular meeting.
- 4.4. *Quorum.* A quorum shall consist of five members, including alternates sitting in place of regular members. Board business shall not be conducted in the absence of a quorum. Whenever a regular Planning Board member is absent or disqualified, the Chair shall designate an alternate to act in the absent or disqualified member’s place; except that only the alternate designated for the City Council shall serve in place of that member.
- 4.5. *Remote Participation.* A Board member may participate by telephone or other electronic communication (“remotely”) with the approval of the Board when the member’s attendance is not reasonably practical, the reason for absence is stated in the minutes, the remote member states where they are physically located, and who is present in that location with them. All participants, including the public, must be able to hear, read and discern the meeting discussion. Members participating remotely may vote, but shall not count toward quorum. All votes must be taken by roll call. The Presiding Officer shall be physically present at the meeting location specified in the meeting notice.
- 4.6. *Order of Business.* The business of all regular meetings of the Keene Planning Board shall be transacted in the following order: (1) call to order; (2) roll call of attendance; (3) acceptance of minutes of the preceding meeting; (4) non-binding consultations, final votes on conditionally approved applications, application reviews, public hearings,

discussions, and decisions; (5) reports and other business, including requests for advice and consideration; (6) new business; and (7) adjournment. The Chair of the Planning Board may permit any item of business to be taken out of order unless there is an objection by a Board member, in which case such item of business may be taken out of order only by a majority vote.

- 4.7. *Presiding Officer.* The Chair shall preside over the meeting and call the members to order. In case of absence of the Chair, if a quorum is determined to be present, the Board shall proceed with the Vice-Chair acting as the presiding officer. In case of absence of both the Chair and Vice Chair, if a quorum is determined to be present, the Board shall proceed to elect a Board member, by majority vote of those present, as Temporary Chair of the meeting until the Chair or Vice Chair appears.
- 4.8. *Right of Floor.* The Chair or Presiding Officer shall control the meeting. When recognized by the Chair, a member of the Board, applicant, or member of the public, shall respectfully address the members of the Board and shall confine themselves to the question under debate, avoid personal comments, and refrain from impugning the motives of any other individual's argument or vote. The Chair shall act on all proper motions for which there is a second.

5. Motions, Voting, & Conflict of Interest

- 5.1. *Motions in General.* Unless otherwise indicated in these Rules of Procedure, a motion that is duly seconded shall be carried when a simple majority of Commission members present vote in the affirmative.
- 5.2. *Tie Vote.* In case of a tie vote on any motion or recommendation, said motion or recommendation shall be deemed defeated.
- 5.3. *Conflict of Interest.* A member of the Planning Board shall not participate in deciding nor shall they sit upon the hearing of any question which the Board is to decide in a quasi-judicial capacity if that member has a direct personal or pecuniary interest in the outcome which differs from the interest of other citizens, or if that member would be disqualified for any cause to act as a juror upon the trial of the same matter in any action at law. Reasons for disqualification do not include exemption from service as a juror, or knowledge of the facts involved gained in the performance of the member's official duties.

When uncertainty arises as to the application of the above standard to a Board member in particular circumstances, the Board shall, upon the request of that member or another member of the Board, vote on the question of whether that member should be disqualified. Any such request and vote shall be made prior to or at the commencement of any required public hearing. Such a vote shall be advisory and non-binding, and may not be requested by persons other than Board members.

If a member is disqualified or is unable to act in any particular case pending before the Board, the Chair shall designate an alternate to act in the member's place.

6. Records, Communications, & Board Conduct

- 6.1. *Minutes.* Minutes of all Board meetings shall be kept in accordance with RSA 91-A:2. The official minutes of the Board shall be those minutes, which are in writing, which have been reviewed and voted upon and approved by a majority of the Board. Once approved, meeting minutes shall be immediately filed with the City Clerk. Any recordings of Board meetings are for administrative convenience only, and are not the official minutes of the Board.
- 6.2. *Correspondence.* All correspondence shall be addressed to the Chair. The Board shall only accept, introduce, place on the Agenda, and/or act upon written correspondence by applicants, representatives or agents of applicants, abutters, and other parties that are signed by the drafter or representative or agent of the drafter. The correspondence must provide the mailing address and residential/commercial address, if different, of the drafter or drafter's agent or representative. Correspondence addressed to Planning Board members that are of a personal or argumentative nature shall not be accepted, introduced, or acted upon by the Board. Any correspondence directly to a member of the Board relating to a matter before the Board must be provided to the Staff Liaison for compliance with this paragraph and for inclusion in the record.
- 6.3. *Electronic Communication.* Email and other electronic communications among the Board or between the Board and Staff Liaison shall be used only for the transmittal of administrative matters such as scheduling or the transmittal of information to be acted upon at the public meeting. Board business shall not be conducted in any manner other than at a duly noticed public meeting.
- 6.4. *Board Conduct.* Board members shall use caution in entering into any discussion of a project coming before the Board other than at a regularly scheduled meeting of the Board. Board members shall not accept phone calls or packets of information from applicants or their representatives, or from anyone other than the Community Development Department except at Board meetings. Anyone wishing to present information to Board members should be directed to provide that information through the normal channel of the Community Development Department, where a full public record of all information transmitted to the Board can be kept.

7. Coordination with Other Boards

- 7.1. *Joint Committee of the Planning Board and Planning, Licenses and Development Committee.* The Planning Board shall hold at least one joint meeting annually with the City Council Planning, Licenses and Development Committee ("Joint Committee") to discuss and review the Master Plan.
- 7.2. *Joint Meetings.* Pursuant to RSA 676:2; an applicant seeking approval from the Planning Board and another land use board(s) may petition the Planning Board and the other land use board(s) to hold a joint meeting or hearing when the subject matter is within the responsibilities of those boards. Similarly, the Planning Board shall have the authority on its own initiative to request a joint meeting with any other land use board(s). Each land use board so petitioned shall have the discretion as to whether or not to hold a joint

meeting with any other land use board. The following rules shall apply to all joint hearings:

- 7.2.1. The Chairperson of the Planning Board along with the chairperson(s) of the other land use board(s) shall mutually determine who shall chair the joint meeting.
 - 7.2.2. The Rules of Procedure for the joint meeting shall be governed by the land use board that chairs the meeting.
 - 7.2.3. Every board or commission shall be responsible for rendering a decision on the subject matter that is within its own jurisdiction.
- 7.3. *Coordination with other boards.* The Planning Board may hold joint meetings with other City Boards and Commissions to discuss matters of mutual interest, including but not limited to the City Council Finance, Organization, and Personnel Committee, to discuss both the Capital Improvement Program and the annual-operating budget of the Board; the Zoning Board of Adjustment to discuss the Zoning Ordinance and other matters of mutual interest; and the Conservation Commission to discuss the Open Space Plan and other matters of mutual interest.

8. Statutory Duties

- 8.1. *Zoning Ordinance & Amendments.* The Joint Committee of the Planning Board and the Planning, Licenses and Development Committee has the authority to make recommendations to City Council on all proposed changes to the Land Development Code (LDC), including changes to the Zoning Map or text of the Zoning Regulations. For any proposed change to the Zoning Map or text of the Zoning Regulations, the Joint Committee shall hold a public workshop in accordance with Section 25.3 of Article 25 of the LDC.
- 8.2. *Master Plan.* In accordance with the provisions of RSA 674:1-4, the Board is required to prepare and revise as necessary a Master Plan.
 - 8.2.1. *Schedule for Review and Updates.* In consideration of the provisions of RSA 674:2 (VIII), and to assure that the Master Plan remains a useful decision tool, it shall be a policy of the Board to review the entire Master Plan every five (5) years and use its best efforts to update every ten (10) years. The Board shall work directly with the Community Development Department, Planning, Licenses and Development Committee of the City Council, and the City Manager to maintain a schedule of Master Plan review.
 - 8.2.2. *Review and Adoption by City Council.* In order to assure that the City Council fully understands and supports the Master Plan, the Planning Board shall seek Council review and adoption of the Master Plan prior to Board adoption. Prior to adoption of revisions or new sections of the Master Plan, the Board shall hold a public hearing, in accordance with the requirements of State law.

8.3. *Capital Improvement Plan.* The Planning Board shall review the Capital Improvement Plan (CIP) every two years, and recommend revisions or modifications of that Plan to the City Council. The principal purpose of Board review and comment shall be to assure, to the degree possible, that the CIP reflects the principals and priorities of the Master Plan.

9. Minor Project Review Committee (MPRC)

- 9.1. *Authority.* The Planning Board has the authority to delegate its site review powers and duties in regard to minor site plans to a committee of technically qualified administrators chosen by the planning board in accordance with RSA 674:43(III). The process and procedures for this committee, which shall be known as the Minor Project Review Committee (MPRC), are set forth in Article 25 of the Keene Land Development Code.
- 9.2. *Establishment.* The Minor Project Review Committee was formed by the Planning Board and the City Council through Ordinance O-2020-10B (adopted May 20, 2021 and effective September 1, 2021), which established the City of Keene Land Development Code.
- 9.3. *Duties.* The MPRC shall have the authority to hear and decide on minor site plan applications, to review and comment on proposed projects for site plan review or subdivision review prior to the formal submission of a site plan or subdivision applications, and to hear and decide on requests for extensions to minor site plan approvals.
- 9.4. *Membership.* The MPRC shall be comprised of five members. One member shall be the Public Works Director or their designee, one member shall be the Community Development Director or their designee, one member shall be the Zoning Administrator or their designee, one member shall be the Fire Chief or their designee, and one member shall be a designee of the City Manager.

10. Miscellaneous Rules of Procedure

- 10.1. *Robert's Rules of Order.* "Robert's Rules of Order," as amended, shall govern points of order not covered by these Rules of Procedure.
- 10.2. *Suspension of Rules of Procedure.* Any provision of these Rules of Procedure that are not governed by the City of Keene Charter, state law, or local ordinance or regulation and do not affect the substantive rights of persons appearing before the Keene Planning Board may be temporarily suspended at any meeting of the Planning Board, by a two-thirds (2/3) majority vote of all members present. The vote on any such suspension of the Rules shall be taken by roll call and entered upon the records.
- 10.3. *Severability Clause.* If any of the provisions set forth in these Rules of Procedure are held to be invalid, for any reason, by a court of law, such holding shall not invalidate any other provision contained herein.