



City of Keene Planning Board

AGENDA

Monday, November 28, 2022

6:30 PM

City Hall, 2nd Floor Council Chambers

I. **Call to Order** – Roll Call

II. **Final Vote on Conditional Approvals**

III. **Public Hearing**

SPR-964, Modification #7 – Site Plan – Hampton Inn Landscaping Modifications, 120 Key Rd -

Applicant SVE Associates, on behalf of owner Jazzlyn Hospitality II LLC, proposes to modify the landscaping for the Hampton Inn site at 120 Key Road (TMP #110-019-000). The property is 2.4 acres and is located in the Commerce District.

IV. **Continued Public Hearing**

S-04-22 – Conservation Residential Development Subdivision & SPR-04-22 – Site Plan – 0 Drummer

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

V. **Staff Updates**

VI. **New Business**

VII. **Upcoming Dates of Interest**

- Planning Board Steering Committee – December 6, 11:00 AM
- Joint Committee of the Planning Board and PLD – December 12, 6:30 PM
- Planning Board Site Visit – December 14, 8:00 AM – To Be Confirmed
- Planning Board Meeting – **December 19, 6:30 PM**

1 City of Keene
2 New Hampshire

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5 PLANNING BOARD
6 MEETING MINUTES
7

8 **Monday, October 24, 2022**

6:30 PM

**Council Chambers,
City Hall**

Members Present:

Pamela Russell-Slack, Chair
Mayor George S. Hansel
Roberta Mastrogiovanni
Armando Rangel
Harold Farrington
Randyn Markelon, Alternate
Kenneth Kost, Alternate

Staff Present:

Jesse Rounds, Community Development
Director
Mari Brunner, Senior Planner

Members Not Present:

David Orgaz, Vice Chair
Councilor Michael Remy
Emily Lavigne-Bernier
Gail Somers, Alternate
Tammy Adams, Alternate

9
10 **Call to Order – Roll Call**

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

13 **I) Minutes of Previous Meeting – September 26, 2022**

14 Harold Farrington offered the following correction – Line 569 the word *that* should be replaced
15 with the word *than*.
16

17 A motion was made by Mayor George Hansel that the Planning Board approve the September 26,
18 2022 meeting minutes as amended. The motion was seconded by Harold Farrington and was
19 unanimously approved.
20

21 **II) Final Vote on Conditional Approvals**

22 The Chair stated this is a new, standing agenda item in response to the recent “City of Dover”
23 decision issued by the NH Supreme Court. As a matter of practice, the Board will now issue a final
24 vote on all conditionally approved plans after all of the “conditions precedent” have been met.
25 This final vote will be the final approval and will start the 30-day appeal clock. She asked staff
26 whether there were any applications tonight that are ready for a final vote.
27

28 Senior Planner Mari Brunner stated one application is ready for final vote, which is the Mint
29 Carwash site plan application SPR 16-14, Modification 8. There were two conditions precedent:

30 that the owner's signature appears on the plan and that five copies of the plan be submitted. Ms.
31 Brunner stated both those conditions have been met and hence the applicant is looking for a final
32 approval tonight.

33
34 A motion was made by Mayor George Hansel that the Planning Board issue final site plan approval
35 for SPR 16-14, Modification 8. The motion was seconded by Harold Farrington and carried on a
36 unanimous vote.

37
38 **III) Public Hearings**

39
40 **SPR-11-16, Modification #10 – Site Plan – Covenant Living Site Modifications, 95,**
41 **100, & 118 Wyman Rd** - Applicant SVE Associates, on behalf of owner Covenant Living
42 of Keene, proposes site modifications including the creation of an on-site pedestrian
43 walkway and sidewalks, two crosswalks, and the relocation of seven street trees and
44 fourteen shrubs on their properties at 95 Wyman Rd (TMP #221-019-000), 100 Wyman
45 Rd (TMP #221-018-000), and 118 Wyman Rd (TMP #210-010-000). These properties are
46 a combined 67 acres in size and are located in the Rural District.

47
48 A. Board Determination of Completeness

49 Ms. Brunner stated the Applicant has requested exemptions from submitting a Lighting Plan,
50 Elevations, and technical reports. Staff recommends the Board grant these exemptions and accept
51 the application as complete.

52
53 A motion was made by Mayor George Hansel to recommend the Board accept Application SPR-
54 11-16, Modification #10 as complete. The motion was seconded by Councilor Michael Remy and
55 was unanimously approved.

56
57 B. Public Hearing

58 Ms. Liza Sargent from SVE Associates addressed the Board on behalf of Applicant Covenant
59 Living of Keene. On a plan, Ms. Sargent referred to the independent living building, healthcare
60 building and the barn. Ms. Sargent stated the proposal is to construct a crosswalk at the main
61 entrance on top of the speed table, locate two additional sidewalks, as well as a gravel path along
62 the west side of Wyman Road to the barn facility and connecting to the existing path. As part of
63 this project, landscaping will be relocated to improve sight distance; there are existing trees to the
64 south that block the view. The trees will be relocated to the islands that exist on site. This concluded
65 the applicant's presentation.

66
67 Staff comments were next. Ms. Brunner stated there were a few departmental comments from
68 engineering staff, mostly regarding the infrastructure that is going to be installed in the public right
69 of way. The first comment is that the property owner should submit written documentation that
70 the improvements do not serve the general public and will not be maintained by the City. The
71 second comment is that the applicant will obtain a revocable license and maintenance agreement
72 from the Public Works Department for the infrastructure that is going to be installed in the public
73 right of way.

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75 With respect to the Planning Board development standards Ms. Brunner stated as follows:

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Drainage & Stormwater Management: The project narrative states that approximately 2,030 sf of impervious area will be added to the site from the addition of the new sidewalks and paved pathway. The project narrative specifies that the existing impervious areas will continue to drain as they currently do and notes that another catch basin is proposed to be installed. Engineering also had a comment about the proposed infiltration on the lawn of the former Miracles in Motion property and that this infiltration system will become less effective over time and will require maintenance. She added the Board may wish to ask the applicant to clarify how they plan on maintenance of this system.

Sedimentation & Erosion Control: The applicant is proposing inlet protection over existing catch basins and silt fencing. Ms. Brunner indicated this standard appears to be met.

Landscaping: The applicant is proposing new landscaping along the road to improve sight distance based on comments from residents. These trees will be relocated on site and will not be eliminated. Ms. Brunner referred to where the trees and shrubs are currently located and the area they are going to be relocated.

Ms. Brunner went on to say that prior to this proposed change, the parking lot was in compliance with the parking lot landscape standards in zoning. With this change, the applicant is seeking an alternative design and the Board may wish to determine if this meets the intent of the parking lot landscaping design standards.

Traffic & Access Management: The applicant is addressing some concerns raised by residents and are proposing to install two crosswalks with pedestrian-activated beacons. However, because of the topography of the site and somewhat high speeds on the road they are proposing to locate warning beacons 100 feet in advance of the crosswalk. They are also proposing a stone dust walkway which would connect to the barn and would connect via the secondary crosswalk to the walking path.

Ms. Brunner stated there is an outstanding condition of approval from the Board which states as follows: *“Between Twelve and Eighteen months following the issuance of a Certificate of Occupancy, the Applicant will hire an independent consultant to complete an assessment of pedestrian traffic and safety along the area of Wyman Road adjacent to the site. If the Public Works Director determines that the pedestrian volumes and assessed safety conditions warrant changes to the site and/or roadway design, the Applicant will work with the Public Works and Planning Departments to implement agreed upon changes at the expense of the Applicant.”*

Ms. Brunner stated the Applicant did approach staff after the certificate of occupancy was issued but that was in the midst of Covid and staff and the applicant agreed to wait until after Covid when traffic patterns would be more normal. Since that time, ownership changed and the new owner is interested in installing pedestrian facilities and staff agreed to skip that step of the pedestrian safety assessment as they are going directly to the solution.

This concluded staff comments.

The Chair asked for public comment next.

122
123 Mr. Carl Jacobs, 81 Wyman Road addressed the Board and stated he was one of those who
124 advocated for the crosswalk and noted the situation as it exists now is not safe. He encouraged the
125 Board to approve this request.

126
127 With no further comments the Chair closed the public hearing.

128
129 C. Board Discussion and Action

130 A motion was made by Mayor George Hansel that the Planning Board approve SPR-11-16,
131 Modification 10 as shown on the plan set identified as “Covenant Living Cross Walks, 95 Wyman
132 Road, Keene New Hampshire” prepared by SVE Associates at varying scales on August 16, 2022,
133 and last revised October 4, 2022, with the following conditions:

134
135 A. Prior to final approval and signature by Planning Board Chair, the following conditions
136 precedent shall be met:

- 137 1. Owner’s signature appears on plan.
- 138 2. Submittal of five full-size paper copies and one digital copy of the final plan
139 set.
- 140 3. The property owner shall submit written acknowledgement, acceptable to the
141 Public Works Director and City Attorney, that the proposed pedestrian
142 improvements do not serve the general public and will not be maintained by the
143 City. A written note to this effect shall be added to sheet C-4 of the plan set.
- 144 4. The property owner shall obtain a revocable license and maintenance
145 agreement from the City of Keene for the placement of private signage and
146 pedestrian safety improvements within the public right-of-way. A plan showing
147 the location of the pedestrian safety improvements and signage shall be submitted
148 as part of the required documentation.”

149
150 The motion was seconded by Harold Farrington and was unanimously approved.

151 **CLSS-CUP-01-22 – Congregate Living & Social Service Conditional Use Permit –**
152 **Unity House, 39 Summer St** - Applicant The Home for Little Wanderers, on behalf of
153 owner William K. Schofield, proposes to operate a Small Group Home on the property
154 located at 39 Summer St (TMP #568-037-000). A waiver is requested from Sec. 25.14.7.A
155 of the Land Development Code regarding the requirement to submit a complete plan set
156 stamped and signed by a NH licensed engineer or architect. The site is 0.40 acres in size
157 and is located in the Downtown Transition District.

158
159 A. Board Determination of Completeness

160 Ms. Brunner stated the Applicant has requested exemptions from submitting a plan set that is
161 signed and stamped by a NH licensed engineer or architect. The Community Development
162 Director did determine that this is an exemption request because it is a submittal item and not a
163 waiver request. However, staff made an error and included the waiver request in the legal language
164 and hence the Board does not need to vote on the waiver request. She reiterated that it is just an
165 exemption request. In addition, the application is also requesting an exemption from providing a

166 grading plan, a lighting plan, architectural elevations, and technical reports. After reviewing the
167 requested exemptions, staff recommend that the Planning Board accept the application as
168 complete.

169
170 A motion was made by Mayor George Hansel to recommend the Board accept Application CLSS-
171 CUP-01-22 as complete. The motion was seconded by Harold Farrington and was unanimously
172 approved.

173
174 **B. Public Hearing**
175 Attorney Tom Hanna addressed the Board on behalf of The Home for Little Wanderers and
176 indicated the application relates to a small group home, initially the applicant was considering a
177 large group home with 12 youth but it has been downsized to eight (small group home) which is a
178 permitted use in the Downtown Transition District. Attorney Hanna introduced Tara Kessler,
179 Planner Paralegal who also works from Attorney Hanna's law firm. The attorney also introduced
180 Vice-President for Community Programs, Matt McCall and Director of Facilities, John Davis.

181
182 Mr. McCall began the presentation by saying that this group home is for children who are involved
183 with DCYF and will specialize in treatment of children who identify as LGBTQ. This is the first
184 such group home in New Hampshire and third in the country. Mr. McCall stated this facility will
185 help youth from New Hampshire to remain in New Hampshire and receive services.

186
187 Mr. McCall stated this site would be considered a Level 2 Group Home, where community based
188 support will be provided for children under the age of 18 where children will eventually be able to
189 return to the community. There will be staff present at the site 24/7 to provide ongoing support
190 and supervision. There will be mental health services as part of the program and this would be an
191 in house service provided to the residents. The children will also be assisted with day to day needs
192 that any adolescent would have.

193
194 Mr. McCall went on to say that they have a \$250,000 budget to renovate this home. For many
195 years this site was a single family home, a very large property (7,000 square feet) in total. For the
196 last several years it has been used as a business.

197
198 Mr. McCall continued with respect to how they operate the program. There are services provided
199 to children who have go through trauma in their lives, but the program also keeps in mind that they
200 encourage youth to grow and do better while also making sure the program and site is not
201 detrimental to the neighborhood. At other sites they operate in different areas, there is little impact
202 on the community such as minor usage of emergency services. The site in Massachusetts has
203 probably seen three ambulance calls per year. He added because staff is present 24/7, neighbors
204 always have a way of getting in touch with someone with any concerns they may have. He added
205 there are also administrators on call 24 hours a day.

206
207 He stated they also conduct quarterly meetings in the community to discuss any challenges which
208 is also a way for the neighbors to be part of the program. Chair Russell-Slack asked whether
209 neighbors typically attend such meetings. Mr. McCall stated attendance usually depends on
210 weather, time of year, etc. The Chair asked for the ages of children and their gender. Mr. McCall
211 stated they are between the ages of 14-18 and both male and female. Mr. McCall added the State

212 is short 250 beds, and in addition Crotched Mountain Center will also be closing its doors soon
213 which would increase this number. Hence, there is a lot more pressure to open group homes in
214 New Hampshire.

215
216 Mayor Hansel clarified the parking in the rear is accessible via the adjoining property and asked if
217 the applicant has an agreement with the neighbor to use that access. Attorney Hanna stated there
218 is a long standing deeded easement. The Mayor asked whether the front driveway will be used to
219 access the rear parking lot. Mr. McCall stated that driveway won't be used often, except to use the
220 handicap parking at the front and to access the lift located on the first floor. The Mayor noted the
221 lighting fixtures are being proposed to be changed but asked if the lighting itself is being changed.
222 Mr. McCall stated the lighting is not being proposed to be changed significantly.

223
224 Mr. Farrington asked if any of the youth would have vehicles. Mr. McCall answered in the
225 negative.

226
227 Tara Kessler addressed the Board next and went over the Conditional Use Criteria outlined in
228 Article 15 in the Land Development Code for Congregate Living and Social Services.

229
230
231 ***A. The nature of the proposed application is consistent with the spirit and intent of the***
232 ***Zoning Regulations, and the City's Comprehensive Master Plan, and complies with all***
233 ***the applicable standards for the particular use in Section 8.3.4.***

234
235 This property is located in the Downtown Transition (DT-T) district, which acts as a transition
236 between the more intense Downtown Core District and neighboring residential areas and allow for
237 mixture of uses including residential, multi family, office, funeral home, bed and breakfast,
238 institutional uses, and cultural centers (with special exception). The proposed use would be less
239 intense than the ones allowed by special exception, as it takes an office building and converts it to
240 a residential building.

241
242 Ms. Kessler noted surrounding uses on Summer Street are consistent with this proposed use; on
243 the same side of Summer Street are two, three-unit apartment buildings, a single family home, two
244 offices and one mixed use building. Ms. Kessler stated the use standards for Small Group Home
245 state that the use must be licensed through the City's Congregate Living Social Service License.
246 Pending tonight's outcome, the applicant will be back before the Licensing Board tomorrow.

247
248 She went on to say the applicant wants to preserve the exterior of the building as a single family
249 home.

250
251 Ms. Kessler stated the primary goal of this facility is to provide a safe haven for LGBTQ youth to
252 live and grow and be part of the community. She noted this is consistent with the Master Plan goals
253 of embracing diversity.

254
255 ***B. The proposed use will be established, maintained, and operated so as not to endanger the***
256 ***public health, safety, or welfare.***

257

258 Ms. Kessler stated the Home has a long history of operating similar programs both in
259 Massachusetts and New Hampshire. The home will be managed by 14.5 equivalent professional
260 staff and at a minimum of two professional staff will be present during “awake hours” and two
261 staff present during “asleep hours” to ensure continual supervision in the event of an emergency.
262 An administrator is also on-call 24/7 for any issues that need additional support or guidance. All
263 points of ingress/egress for the building will be secured with key-pad locks and security cameras.
264 With this level of security, the Applicant feels there will be no unreasonable hazards to the
265 neighborhood.

266
267 **C. *The proposed use will be established, maintained, and operated so as to be harmonious***
268 ***with the surrounding area and will not impede the development, use, and enjoyment of***
269 ***adjacent property. In addition, any parking lots, outdoor activity area, or waiting areas***
270 ***associated with the use shall be adequately screened from adjacent properties and from***
271 ***public rights-of-way.***

272
273 Ms. Kessler noted as indicated previously, this use will be compatible with surrounding uses in
274 the neighborhood. With respect to screening, there is an existing parking lot at the rear and right
275 now the abutter to the east has a stockade fence for screening. There is a heavy vegetative
276 screening for the abutter to the north. With respect to outdoor activities, it is anticipated the
277 residents would use the extensive front porch of the building. There is also some lawn area at
278 the rear of the building and to the west side of the building and there is thick vegetation that
279 screens the neighboring property to the west. If the residents were to be congregating outside on
280 the lawn, west of the building, the applicant did suggest to the abutter at 45 Summer Street, that
281 the applicant will be willing to install landscaping to screen this area but this abutter has stated
282 he does not want any screening in this area; he has concerns about added vegetation crowding
283 his property. However, if the Board requires screening, he would prefer a stockade fence. At the
284 request of staff, the site plan shows ten arborvitae in the area. The portion of the existing structure
285 that would be most impacted by the outdoor activity area is the barn. Ms. Kessler circulated to
286 the Board an email from this abutter indicated his opposition to vegetation along his shared
287 property boundary with the site.

288
289 **D. *The proposed use will be of a character that does not produce noise, odors, glare, and/or***
290 ***vibration that adversely affects the surrounding area.***

291
292 Ms. Kessler stated the proposed use is going to be residential in nature. With respect to impact
293 of noise, odor etc. the noise level from the residents who use the outdoor area will be similar to
294 that of a residential uses in the neighborhood. Staff will always be present during outdoor activity
295 to monitor noise and address neighborhood concerns. Ms. Kessler added the residents in this
296 group home are not residing in this facility due to behavior issues which prohibit them from
297 being in a community setting.

298
299 With respect to air quality, there will be no smoking permitted anywhere on the site. With respect
300 to the lighting, there will be four wall mounted, fully shielded lights.

301
302 **E. *The proposed use will not place an excessive burden on public infrastructure, facilities,***
303 ***services, or utilities.***

304
305 Ms. Kessler noted that this site has had similar uses and hence the applicant feels there will not
306 be any added burden on public services. The applicant will also be providing their own mental
307 health services and will not be relying on community programs for this. However, like any other
308 Keene residents, they might need the City's emergency room or medical facility. There is
309 existing water and sewer available and will be sufficient for the proposed use and the applicant
310 would have to go before the City for a building permit and would have to adhere to building life
311 safety codes before occupying the space.

312
313 F. ***The proposed use will not result in the destruction, loss, or damage of any feature determined***
314 ***to be of significant natural, scenic, or historic importance.***

315
316 Ms. Kessler stated there are no new structures or additions being proposed. There is interior work
317 being proposed. However, for the exterior of the site it will be limited to painting the building in
318 a similar color as it is today. There is some damage to the front porch which would also be
319 repaired as well as some roofing repair. The applicant has a budget of \$250,000 for this work
320 and will also have an annual capital budget for maintenance and they also have a full time
321 facilities maintenance person on staff.

322
323 G. ***The proposed use will not create a traffic safety hazard or a substantial increase in the***
324 ***level of traffic congestion in the vicinity of the use.***

325
326 Ms. Kessler stated that the residents will not be driving and staff will work in three shifts, hence
327 traffic impact would be at a minimum. Average daily weekday trip generation is estimated to be
328 20 vehicle trips. Weekend trips will amount to 16 vehicle trips. According to ITE calculation,
329 the prior office use estimated about 90 trips a day. Hence, this use has a much lesser impact.
330 There is ample parking at the site. There are 15 spaces on site for use by employees and visitors.
331 The Home will have its own transportation for its residents and parking will be at the rear of the
332 building.

333
334 H. ***The proposed use will be located in proximity to pedestrian facilities (e.g. multiuse trails***
335 ***and sidewalks), public transportation, or offer transportation options to its client***
336 ***population.***

337
338 Ms. Kessler noted this is an ideal site for a youth group home as it is at walking distance to
339 downtown and community resources. There will be a bike rack added to the rear of the building,
340 and the site will have access to the City Express. This concluded Ms. Kessler's presentation.

341
342 Attorney Hanna referred to the email from the abutter which requests that there be no plant
343 screening and, if there should be any screening, is requesting a fence.

344
345 Staff comments were next. Ms. Brunner referred to Conditional Use Permit Criteria 15.3.c which
346 calls for any parking lots and activity areas associated with the use to be adequately screened from
347 adjacent properties and public rights of way. Ms. Brunner stated in this instance the key word is
348 "adequately" which is not defined anywhere in the code. In this instance, the abutter does not want
349 screening, most of the area is screened and there is only one area that is not fully screened. In this

350 instance, staff did not feel they could make the determination that no screening is required;
351 however, the Board could determine whether or not that is adequate. Ms. Brunner stated that the
352 applicant is looking for final approval tonight if possible, and so the applicant has brought different
353 versions of the plan to the meeting with options for arborvitae (as shown in the packet), fencing,
354 or no screening. She suggested the Board should decide which option they would prefer and make
355 it clear which version of the plan they are approving. There is only one condition of approval staff
356 is requesting and that is, that the Applicant has to obtain a Congregate Living and Social Services
357 License, which shall be renewed annually in accordance with Chapter 46 of the City Code of
358 Ordinances. This concluded staff comments.

359
360 The Chair asked for public comment next.

361
362 The Chair began by reading into the record an email from Sally Rhinehart of 24 School Street
363 which states as follows:

364 *The last public hearing I attended had only a few minutes for the public to speak.... My concern*
365 *remains the same as it was when this organization was going for a variance – there is no green*
366 *space for these teens to enjoy the outdoors... I urge all members to walk the site before a decision*
367 *is made.*

368
369 Mr. John Arruda of 31 Summer Street addressed the Board next. Mr. Arruda stated their property
370 is 17 feet from this Home and is concerned as there are many youth who would be using this site
371 and he has young children of his own. He stated he has only heard good things about this use but
372 has heard many concerns raised by the neighbors. He questioned the need for the waiver. Ms.
373 Brunner stated the waiver was to exempt the applicant from having to submit a site plan prepared
374 by a NH licensed engineer or architect; this is a requirement of the Planning Board for full site
375 plan approval. Ms. Brunner stated this item does not meet the threshold for site plan approval
376 because the site changes are so minor. If the applicant did not require a conditional use permit, all
377 they would have required is administrative approval without the need of a stamped plan. She added
378 this is not a waiver request, but an exemption request for submittal.

379
380 Mr. Arruda stated he is requesting a fence on the east side of the property. Mr. McCall stated they
381 had met with the real estate agent during the neighborhood meeting and have agreed to locate any
382 amount of screening to the east as the neighbors would like. Mr. Arruda asked for a timeline for
383 the installation. Mr. McCall stated it would be installed prior to occupancy as part of their
384 renovation efforts.

385
386 Laura Tobin of Center Street stated she would love to have teenagers in the neighborhood.
387 However, she stated her concern is the drug dealers who inhabit that area; they cut through yards
388 on Summer Street to get to Center Street. She stated she has called the police many times over the
389 past few weeks and has been told they are too busy to respond. She stated when she looked up this
390 application, one of the names was related to an embezzling incident at that property and wanted to
391 make sure that relationship was severed. The Chair stated this is not something the Board can
392 address.

393
394 Mr. Michael Zoll of 18 Summer Street was the next to address the Board. Mr. Zoll stated that, at
395 the neighborhood meeting, he had asked Mr. McCall about the variance for 12 residents versus

396 eight and Mr. McCall had indicated they would not have the financial resources to continue with
397 eight residents. Mr. Zoll asked for Mr. McCall to address this issue. The Chair stated unfortunately
398 this is not the Board’s purview and asked Mr. Zoll to address this with Mr. McCall at the end of
399 the meeting. She explained the Board’s responsibility is to make sure the Board’s 19 Standards are
400 adhered to and the item raised by Mr. Zoll is not part of those Standards.

401
402 Mr. Tom Savastano of 25 Winter Street referred to the traffic impact statement outlined on Pages
403 59 and 60 of the packet. He indicated this statement refers to staff travel but does not mention
404 visitors to the site. He stated the final sentence indicates *.....The estimated weekly number of*
405 *visitors and guests will be between 1 and 2* and felt this number does not address visitors to the
406 site. Ms. Brunner in response stated the traffic numbers outlined come from the ITE trip generation
407 manual and they use an average based on the use and this is the number the City goes by.

408
409 Ms. Susan Doyle of 69 Island addressed the Board and referred to the Congregate Living and
410 Social Services Licenses and asked for clarification. Ms. Brunner stated all uses that fall under the
411 category of Congregate Living and Social Services, which include “group home,” need a license
412 every year from the City. The Licensing Board will meet a day after the Planning Board to review
413 this license. Ms. Doyle also raised the issue of the number of residents as 12 versus eight – the
414 Chair reiterated this is not an issue that is the purview of the Planning Board.

415
416 Ms. Jeananne Farrar of 59 School Street stated she has lived in the Summer Street neighborhood
417 most of her life until she moved into her current home on School Street. She stated her concern is
418 where the City is going with these types of uses; Winter Street now is mostly business uses. She
419 indicated Winter Street, Center Street, Summer Street and Middle Street were laid out in the 1800’s
420 and they are not wide enough for traffic and Summer Street has already been diminished by speed
421 bumps. This is one of the second oldest neighborhoods in the City. She felt there are some rules
422 that need to be followed with respect to certain areas which have been protected up to this point.
423 Ms. Farrar stated she loves kids and these young people need a place to live, but expressed concern
424 about the location and the close proximity to drug dealers. She indicated the problems on Main
425 Street are getting worse. She felt this use should be in a location where they are not next to things
426 that are not healthy for the residents.

427
428 Attorney Hanna addressed the Board and stated they have a Purchase and Sales Agreement on this
429 property and it was important to receive approval from the Board. He stated as Mr. McCall has
430 indicated they are willing to locate a fence to the east of this site.

431
432 With no further comment, the Chair closed the public hearing.

433
434 Mayor Hansel stated that the various processes that applicants have to go through can be confusing
435 at times. The one tonight focuses mainly on the site, accessibility, and the development standards
436 the Board has to adhere to. Concerns with respect to use is a conversation for a different night. He
437 said the Board’s responsibility is to look at their standards, resolve potential conflicts, which it
438 looks like they might be able to do tonight. He said with respect to screening, he agrees with the
439 applicant that the screening on the west side is adequate without the arborvitae or the fence.
440 Additionally, it looks like the abutter on the west side would like some screening, so it makes sense
441 to add a fence there and the motion he makes will reflect that.

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C. Board Discussion and Action

A motion was made by Mayor George Hansel that the Planning Board approve Conditional Use Permit CLSS-CUP-01-22 for a small group home, as shown on the plan identified as “Proposed Conditions, 39 Summer Street, Keene, NH” prepared at a scale of 1 inch = 45 feet, dated August 23, 2022 and last revised October 7, 2022, with the following conditions subsequent to final approval:

1. The Applicant shall obtain a Congregate Living and Social Services License, which shall be renewed annually in accordance with Chapter 46 of the City Code of Ordinances.
2. The Applicant shall submit a revised plan showing a fence on the eastern side of the property and the removal of 10 arborvitae on the western side of the property.

The motion was seconded by Harold Farrington and was unanimously approved.

V. Staff Updates

a. Downtown Infrastructure Improvement and Reconstruction Project

Mr. Rounds addressed the Board and noted that the Department of Public Works is working on the design for this project with their consultant, Stantec. There have been two public sessions for the public to weigh in and there will be more. Mr. Rounds indicated that Kurt Blomquist, Public Works Director, is present tonight.

Mr. Blomquist stated that a Steering Committee has been created for the project, with the Mayor serving as the Chair. The Committee represents various interests in the community including business, arts, bicycle/pedestrian, etc. The Committee meets on the third Tuesday of the month and will be extending their meeting schedule through January. This Committee is charged with overseeing the design phase and acting as a group that collects comments.

The project is estimated at around \$7.4 million and 75% of the project is underground. Mr. Blomquist noted that some utilities downtown were installed between 1800–1930 and most of this infrastructure cannot support the downtown activities. When the underground work is completed, there will be an opportunity to make adjustments to the layout and design of the downtown. The last time downtown was renovated was in 1988. At that time, retail was the main aspect in the downtown. This has changed, as people now come downtown for entertainment, gathering etc.; however, the downtown is not user-friendly for these types of activities. What the Steering Committee is hearing is the need for gathering spaces, outdoor activity, and dining (Water Street to Central Square as well as Railroad Square and Gilbo Avenue).

One of the alternatives is to create a focus area on Railroad Square and Gilbo Avenue, creating a much wider pedestrian crossing and more gathering areas. In addition to this, a goal would also be to create bicycle and pedestrian facilities on Main Street.

With respect to the schedule, the Steering Committee will make a recommendation to the City Council in early 2023. The goal is by March/April 2023 to decide what major elements are going to be considered. Phase 1 is planned to start in calendar year 2024. This will be a three year project.

488 The issue is to determine how businesses are going to be operated and also allow people to conduct
489 activities, which could slow down the work. Mr. Blomquist stated that there is a project website
490 that also has alternatives and encouraged the public to visit this site and provide comments.

491
492 Chair Russell-Slack stated that there is a Downtown Merchants Association, but noted that not all
493 downtown businesses are part of this group. She added that not all merchants have been contacted
494 and felt it is imperative that they are made aware of what is going to happen. She stated that she
495 also has not heard about transportation (not just bicycle and pedestrian). Mr. Blomquist stated that
496 the City has contacted every property owner in the downtown. In addition to this, he noted that
497 Public Works has had a number of discussions with Mark Remillard, who represents the
498 Downtown Merchants Association on the Steering Committee, and has an email distribution list
499 for this group. Mr. Blomquist encouraged people to reach out to him with any questions. He agreed
500 that public transit in the Monadnock region is an issue. This concluded staff's presentation.

501
502 **VI. New Business**

503
504 Chair Russell-Slack stated that there is a need to update the City's Master Plan (focusing on
505 housing needs) to address decisions that will be coming before the Board. Ms. Brunner explained
506 that the City will be starting a housing needs assessment this week. The work will include the
507 Planning, Licenses, & Development Committee and the Planning Board. Mr. Kost stated that he
508 is hearing about a Master Plan, the Housing Needs Analysis, and the downtown project and did
509 not feel these were separate and said that he felt that all of these projects should be connected. He
510 asked if this could be looked at as a whole. In response, Mr. Rounds agreed that these are all
511 connected and focus on change in the community. He felt that the grants being applied for are
512 going to provide many opportunities and stated that his focus is to look at which portions of the
513 Master Plan need to be updated first.

514
515 The Chair stated that she would like the site visit for the November Planning Board meeting to be
516 earlier than the day before Thanksgiving.

517
518 **VII. Upcoming Dates of Interest – August 2022**

- 519 • Joint Committee of the Planning Board and PLD – November 14, 6:30 PM
520 • Planning Board Steering Committee – November 15, 11:00 AM
521 • Planning Board Site Visit – November 23, 8:00 AM – To Be Confirmed
522 • Planning Board Meeting – November 28, 6:30 PM

523
524 There being no further business, Chair Russell-Slack adjourned the meeting at 8:19 PM.

525
526 Respectfully submitted by,
527 Krishni Pahl, Minute Taker

528
529 Reviewed and edited by,
530 Mari Brunner, Senior Planner
531 Megan Fortson, Planning Technician

STAFF REPORT

SPR-964, Mod. #7 – Site Plan Review– Hampton Inn Landscaping – 120 Key Road

Request:

Applicant SVE Associates, on behalf of owner Jazzlyn Hospitality II LLC, proposes to modify the landscaping on the Hampton Inn site at 120 Key Road (TMP #110-019-000). The property is 2.4 acres and is located in the Commerce District.

Background:

This project (SPR-964) was originally approved by the Planning Board on February 27, 2006 and was partially constructed, then abandoned. The current owner acquired the site in 2015 and was granted conditional approval by the Planning Board on February 27, 2017 to construct a 97,822 SF Hampton Inn & Suites that would utilize the existing foundation and site layout of the hotel project that was previously approved by the Board in 2006 (SPR-964 Modification #2).

In 2022, the project was substantially completed and a Certificate of Occupancy was issued for the hotel on August 30th. While the site work was completed, the landscaping was installed with significant deviations from the originally approved landscaping plan. The installed landscaping includes species that differ from the planting schedule as well as changes in the location of the plantings from the approved plan.

The applicant is requesting approval of an as-built landscaping plan that was prepared by SVE Associates that shows the new location of the installed landscaping as well as a count of how many plants were installed. The planting schedule does not include a species list of the plants installed as required by the Planning Board submittal requirements in Section 25.12.5.5.a of the Land Development Code. Instead, the plan refers to the plantings by a general category of type and size (e.g. “small shrub,” “medium shrub”).

Completeness:

The applicant requests an exemption from submitting a landscaping plan that shows the location, species, and size of all landscaping materials proposed to be installed on the site, as required per Section 25.12.5.5.a of the Land Development Code. The applicant has submitted invoices with incomplete information related to the species and planting size for the proposed landscaping. The Community Development Director has determined that this information is required in order for the Board to review the proposal for compliance with the site development standard for landscaping in Article 20 of the Land Development Code. Specifically, staff are unable to review the application to determine whether the proposed plant species comply with Development Standard 20.5.1.A (invasive species) or 20.5.1.B (hardy to regional climate conditions). Therefore, the Community Development Director has denied this exemption request.

Per Section 25.12.6.C of the Land Development Code, if a requested exemption is not granted by the Community Development Director, or their designee, the applicant may appeal the decision to the Planning Board prior to the Board’s determination of application completeness. The Board should invite the Applicant to explain the exemption request and decide whether or not to grant the requested exemption prior to voting on application completeness. If the Board does not grant the requested exemption, this application will need to be tabled until the necessary information has been submitted with the application.

In addition to the request above, the applicant has requested exemptions from providing an existing conditions plan, a proposed conditions plan, a grading plan, a lighting plan, elevations, and technical reports. Staff have determined that these requested exemptions would have no bearing on the merits of the application.

Staff does **not** recommend that the Board accept the application as “complete.”

STAFF REPORT

Departmental Comments:

None

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

- 20.5 **Landscaping:** According to the applicant, the location of the installed landscaping deviated from the approved landscaping plan in order to accommodate underground utilities and stormwater structures such as detention basins. The original approved landscaping plan did not take into account these site features. Field changes were made to ensure that the landscaping did not conflict with the other site features. The table below includes a comparison of the number and general type of plantings that were approved to the plantings that are installed.

General Type	Approved	Installed
Tree	72	98
Shrub	284	315

During a conversation with the applicant, it was revealed that a surveyor and not a landscape professional was utilized to create the as-built Landscape Plan. During the installation of the plantings, the landscapers removed the identification tags on the plants. Due to the removal of the identifying tags, the planting species could not be identified by the staff conducting the work. In addition, because the plants were provided from various sources, the applicant does not have a list of the species that were planted. This lead the applicant to use a general description of the plantings and not the specific species in the planting schedule.

Section 20.5.1.A of the LDC states *“No plant material shall be installed on a site that is listed by the NH Department of Agriculture, Markets and Food as an invasive species.”* It is not possible to determine whether this standard has been met. Should the Board wish to approve this application, staff has included a recommended motion to address this. Without information about the species that were planted, a waiver request from this standard would be required.

Section 20.5.1.B of the LDC states *“Plant materials shall be hardy to regional climate conditions per the U.S. Department of Agriculture’s Plant Hardiness Zone Map.”* It is not possible to determine whether this standard has been met. Should the Board wish to approve this application, staff has included a recommended motion to address this. Without information about the hardiness zone for each of the plant species that were planted, a waiver request from this standard would be required.

Section 20.5.4.C of the Land Development Code states *“All landscaping approved as part of a site plan shall be considered as elements of the site in the same manner as parking, building materials and other site details.”* Staff believes that information about the species of plantings is an important part of the record of this project and without these details, future enforcement actions related to landscaping may be challenging.

- 20.6 **Screening:** The project at the time of approval was required to provide a minimum of 1 shade tree and 10 shrubs per 35 linear feet of frontage along the public right-of-way. The project is required to install a minimum of 3 trees and 30 shrubs for perimeter landscaping and 11 trees for interior landscaping. The as-built landscaping plan shows 11 trees along the right-of-way, at least 60 shrubs

STAFF REPORT

and at least 70 interior trees. The spacing of these plantings is less than 35 feet and provides adequate screening for the parking lot. All utility hookups visible from the public right-of-way, including a large transformer located on the northeast corner of the property, have been properly screened by landscaping. It appears that this standard has been met.

Recommended Motion:

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

Approve SPR-964, Mod. 7 as shown on the plan identified as “Landscape As-Built Plan Hotel Site Jazzlyn Hospitality II LLC 120 Key Road Keene, NH” prepared by SVE Associates at a scale of 1”=20’ dated August 16, 2022 and last revised October 3, 2022 with the following conditions:

- A. Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:
 1. Submittal of a revised Landscaping Plan with the following information added:
 - i. A planting schedule that reflects the invoices submitted to the Community Development Department and includes the scientific names of all plantings on the schedule.
 - ii. A data table that indicates the required and installed quantity of landscaping to ensure compliance with zoning and site development regulations.
 2. Submittal of five full sized paper copies and one digital copy of the final plan.



City of Keene, NH
Planning Board
Major / Minor Project Application

SECTION 1: PROJECT INFORMATION

PROJECT NAME:

Hampton Inn

PROJECT ADDRESS(ES):

120 Key Road

TYPE OF APPLICATION BEING SUBMITTED:

MAJOR PROJECT APPLICATION

MINOR PROJECT APPLICATION

SECTION 2: CONTACT INFORMATION

OWNER

NAME/COMPANY:

Jazzlyn Hospitality II, LLC

MAILING ADDRESS:

120 Key Road

PHONE:

781-856-8206

EMAIL:

apatel@jamsan.us

SIGNATURE:

PRINTED NAME:

Ashok Patel

APPLICANT

NAME/COMPANY:

Jazzlyn Hospitality II LLC

MAILING ADDRESS:

120 Key Road

PHONE:

781-856-8206

EMAIL:

apatel@jamsan.us

SIGNATURE:

PRINTED NAME:

Ashok Patel

AUTHORIZED AGENT

(if different than Owner/Applicant)

NAME/COMPANY:

SVE Associates

MAILING ADDRESS:

PO Box 1818, Brattleboro, VT 05302

PHONE:

802-257-0561

EMAIL:

rhitchcock@sveassoc.com

SIGNATURE:

PRINTED NAME:

Rob Hitchcock

FOR OFFICE USE ONLY:

TAX MAP PARCEL #(s):

110-019-000-000-000

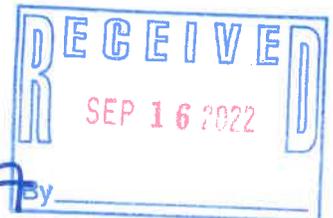
PARCEL SIZE:

2.4 acres

DATE STAMP:

ZONING DISTRICT:

Commerce



PROJECT #:

SPR-964, Mod. 7

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 Planning Board applications are outlined further in **Article 20** and **Article 25.12** 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 **Section 1 of Attachment B** for more information.)

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

- \$250 base fee
- \$0.05 per-sf of new construction x _____ sf of new construction
- \$62 legal ad fee
- 0 current USPS certified mailing rate x 457 abutters

\$ 457 / MAILING

= 348⁵⁰ (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 (See **Section 2 of Attachment B** for additional information.)

- WAIVER(S) REQUESTED**
- NO WAIVER(S) REQUESTED**

PLAN SETS (See Attachment C for additional information.)	SUBMITTED	EXEMPTION REQUESTED
LOCATION MAP OF PROPOSED IMPROVEMENTS		X
EXISTING CONDITIONS PLAN		X
PROPOSED CONDITIONS PLAN		X
GRADING PLAN		X
LANDSCAPING PLAN - AS BUILT LOCATIONS	X	
LIGHTING PLAN		X
ELEVATIONS		X
TECHNICAL REPORTS (See Attachment C for additional information.)	SUBMITTED	EXEMPTION REQUESTED
DRAINAGE REPORT		X
TRAFFIC ANALYSIS		X
SOIL ANALYSIS		X
HISTORIC EVALUATION		X
SCREENING ANALYSIS		X
ARCHITECTURAL & VISUAL APPEARANCE ANALYSIS		X
OTHER REPORTS / ANALYSES		X

Hampton Inn

120 Key Road
Keene, NH

September 16, 2022

Waiver Request

Recently installed landscape materials differ from the approved plan to the extent Planning staff has requested we submit an as-built landscape plan and tabularized list of plantings with species, size, and count for all trees and shrubs installed. Some landscape materials were relocated to avoid conflicts with subsurface utility lines and drainage lines, and the landscaper took some liberties in relocating shrubs and trees for reasons we can only speculate about. The end result, we believe, is a very appealing landscaped site consistent with the intent of the landscape standard.

We did locate all plantings on an as-built survey, but we ask the Board to waive the need to identify each planting and construct a table with species, size, etc. The cost to identify every one of the 410 installed plantings, build a spreadsheet, and scale individual plantings to mature size is in excess of \$5,000. What value does a spreadsheet and rescaled plan provide that an actual visual observation of the installed landscaping does not? A real time visual of the landscaped site provides a better sense of the screening and beautification than a paper plan ever could.

No adverse impact results from not having a spreadsheet or rescaled plan.

Modification Request

The current regulations do not allow for administrative approval if material sizes have changed, if shrubs/trees have been moved, and if varieties are altered, but the regulations do allow the Planning Board to find alternative plans acceptable. We ask that, based on visual observation, the Planning Board find the landscaping as installed to be an acceptable alternative to the approved landscape plan.

The approved landscape plan called for 356 trees and shrubs to be planted. The actual number of trees and plants installed is 410. There are some changes to the sizes, varieties, and species based on what materials were readily available at the time of installation. The shrubs are mostly 3-gallon container shrubs, not 1 or 2 gallon shrubs.

The City right of way screening standard calls for not less than 1 tree and 10 shrubs per 35' of parking along the right of way. We meet that standard for screening.

The interior parking lot landscape standard calls for 2 trees per full island. We have the approved number of parking lot trees.

The site has been fully irrigated, a cost borne by the owner by choice to ensure the landscaping has the best chance of not just survival but the best chance to thrive.

SVE Associates

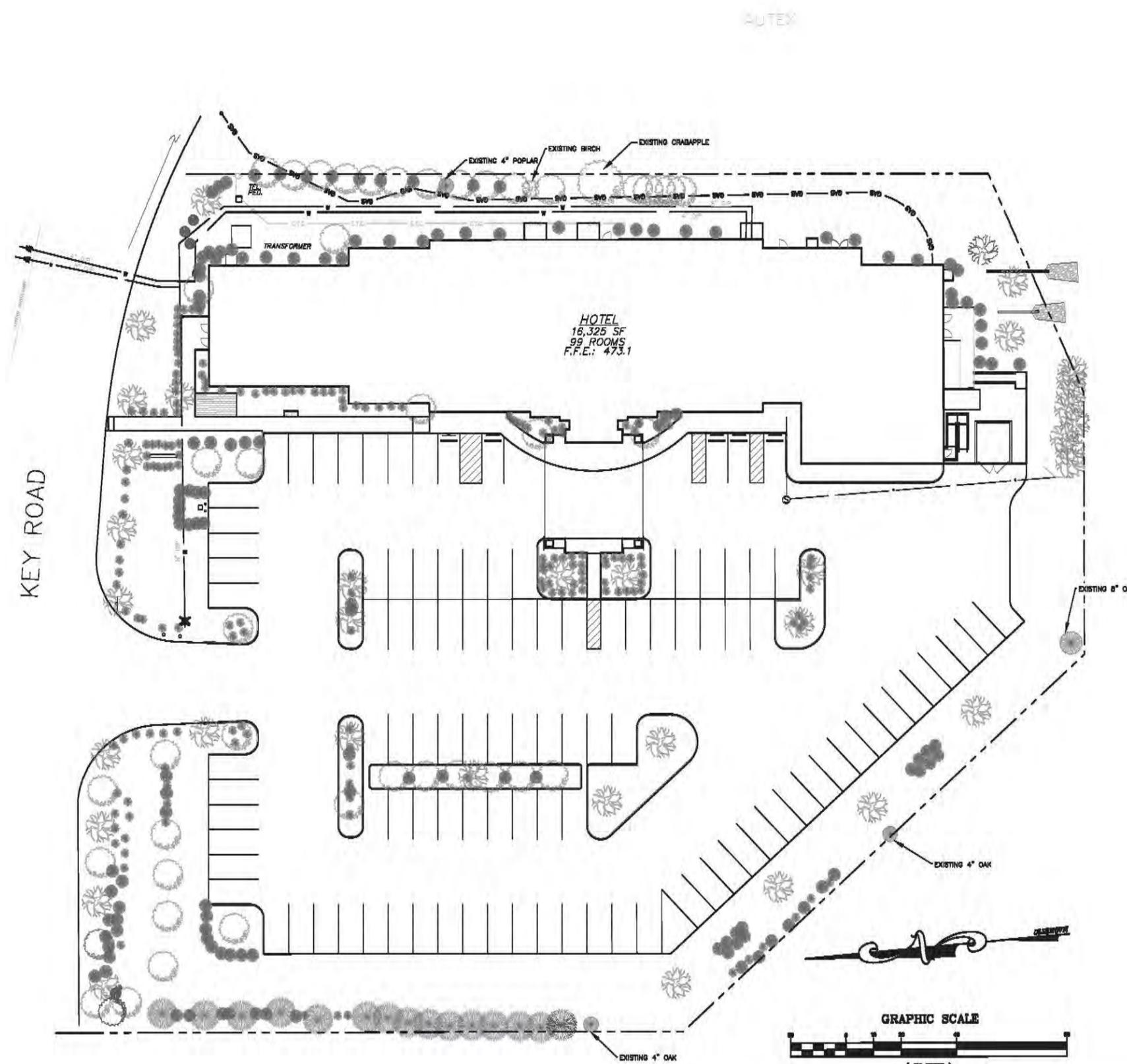
Engineering * Surveying * Landscape Architecture * Planning
PO Box 1818, Brattleboro, VT 05302 Phone: (802) 257-0561 E-mail svek@sveassoc.com

The grass areas were fully sodded, not seeded, and irrigated to give the established look of maturity and beauty.

More screening was suggested by Planning staff to better hide the transformer that fronts on Key Road. We expect to have added supplemental screening materials well before the Planning Board meeting convenes. We hope you'll agree the screening of the transformer is now enough.

Yes, the landscaper took some liberties in relocating and substituting shrubs and trees, but such liberties resulted in what we believe to be a very nicely landscaped site that is attractive, appealing, and in-keeping with the intent of the landscaping standards.

SVE Associates



LEGEND

- HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- GATE VALVE
- HANDICAP PARKING SIGN
- UTILITY POLE
- SMALL SHRUB
- MEDIUM SHRUB
- HARDWOOD TREE
- ORNAMENTAL TREE
- CONIFER TREE
- SEWER LINE
- WATER LINE
- GAS LINE
- PROPERTY LINE

NOTES:

- 1.) AS-BUILT LOCATIONS OF LANDSCAPING AS PER SVE ASSOCIATES SURVEY CREW AUGUST 15, 2022.
- 2.) SHRUB SIZE, SMALL VS MEDIUM, AND TREE TYPE, ORNAMENTAL VS HARDWOOD, WAS A JUDGEMENT CALL BY SVE SURVEY CREW.
- 3.) LANDSCAPE IRRIGATION LINES NOT SHOWN
- 4.) ALL HARDWOOD TREES UNLESS SPECIFIED HAVE A CALIPER OF ±2"
- 5.) UNLESS SPECIFICALLY LABELED EXISTING, ALL PLANTINGS ARE NEW AS OF JULY 2022

AS-BUILT LANDSCAPE COUNT

	Small Shrub	179
	Medium Shrub	136
	Hardwood Tree	38
	Ornamental Tree	45
	Conifer Tree	15



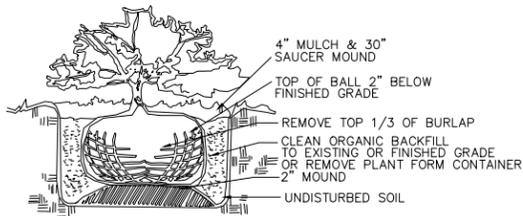
REVISIONS		
1	AS BUILT LANDSCAPE	10/3/22



LANDSCAPE AS-BUILT PLAN
HOTEL SITE
JAZZLYN HOSPITALITY II LLC
120 KEY ROAD
KEENE, NH

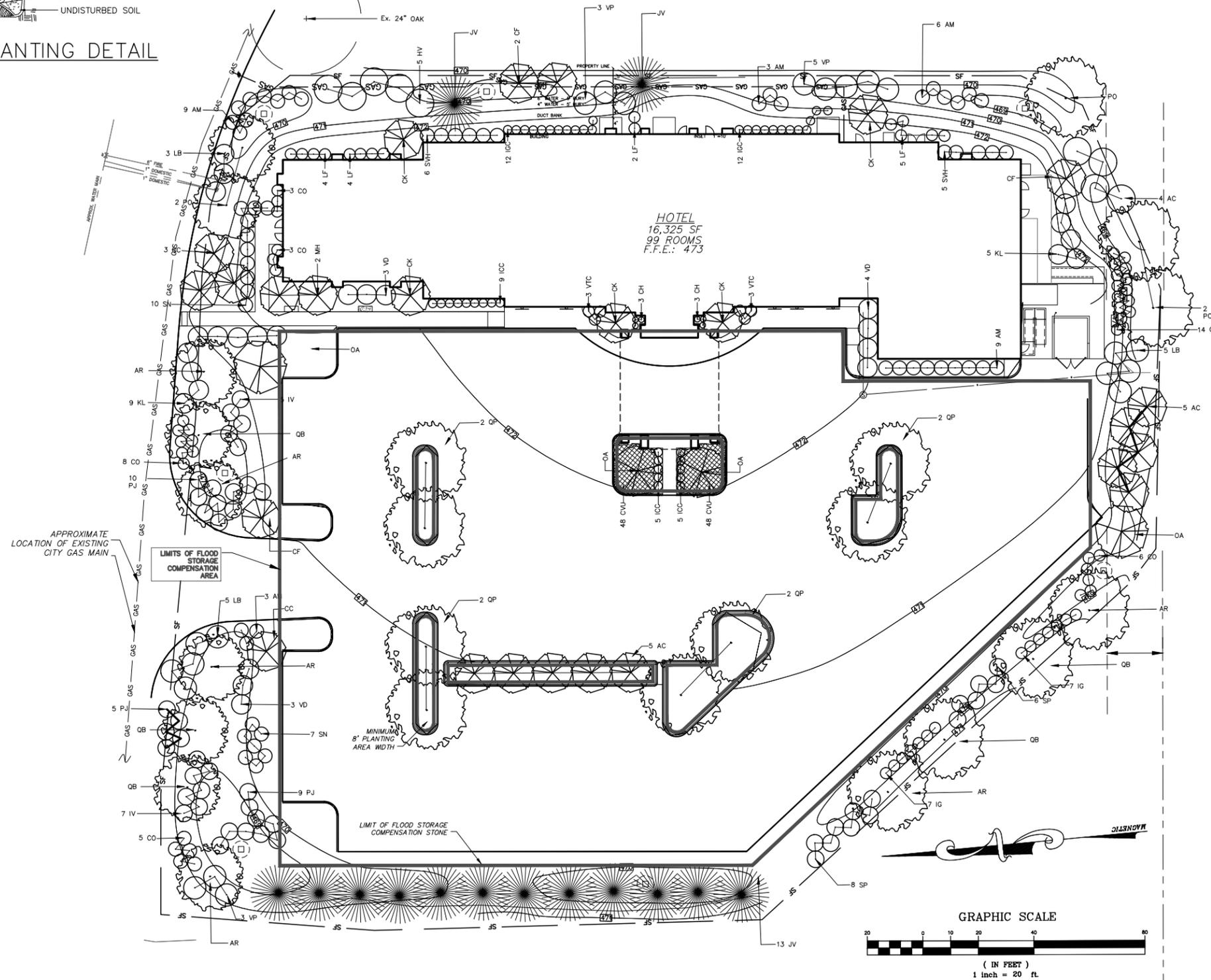
SVE Associates © 2018
Engineering 47 Marlboro St., Keene, NH 03431 Surveying Phone (803) 956-1552 Landscape Architecture Fax (803) 956-2989 Planning website: www.sveassoc.com

DATE PLAN: 08/18/2022	PROJ. NO.: K2454
DATE SURVEY:	CAD NO.: K2454ASBUILT
DESIGNED BY:	SHEET
DRAWN BY: AJG	1 OF 1
CHECKED BY: RHH	21 OF 72
SCALE: 1"=20'	



SHRUB PLANTING DETAIL

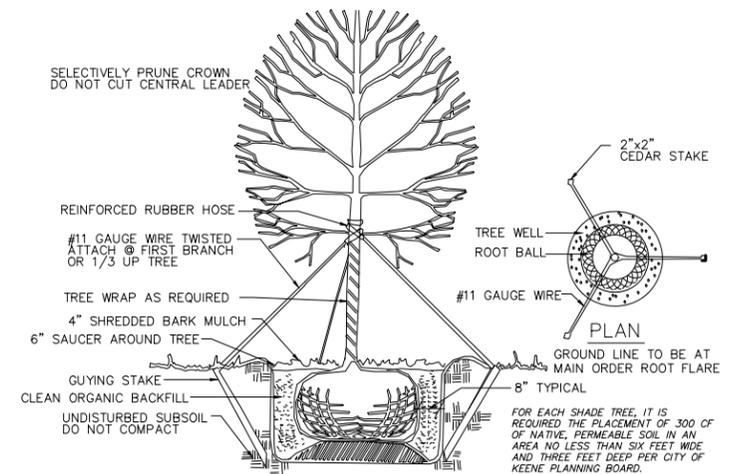
NO SCALE



QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	NOTES
TREES				
6	AR	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	3"-5.5" cal. B&B
5	OB	<i>Quercus bicolor</i>	Swamp White Oak	2.5"-3", B & B
14	AC	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6"-7", B&B
4	CC	<i>Cercis canadensis</i>	Redbud	1.5"-2" cal. B&B
4	CF	<i>Cornus florida</i>	Flowering Dogwood	6"-8", B&B
5	CK	<i>Cornus kousa</i>	Kousa Dogwood	5"-6", B&B
15	JV	<i>Juniperus virginiana</i>	Eastern Redcedar	8"-10", B&B
2	MH	<i>Malus hupehensis</i>	Tea Crataegus	1.5"-2" cal. B&B
4	OA	<i>Osydendrum arboreum</i>	Sourwood	2.5"-3" cal. B&B
5	PO	<i>Platanus occidentalis</i>	Sycamore	3"-3.5" cal. B&B
8	QP	<i>Quercus palustris</i>	Pin Oak	2.5"-3" cal. B&B
SHRUBS				
30	AM	<i>Aronia melanocarpa</i>	Black Chokeberry	24"-30", cont.
6	CH	<i>Cotoneaster horizontalis</i>	Rockspray Cotoneaster	18"-24", cont.
39	CO	<i>Cephalanthus occidentalis</i>	Burtonbush	2'-3', cont.
5	HV	<i>Hamamelis virginiana</i>	Common Witchhazel	3'-4', B&B or cont.
19	IC	<i>Ilex crenata</i> 'Compacta'	Compact Japanese Holly	24"-30", cont.
14	IG	<i>Ilex glabra</i>	Inkberry	24"-30", cont.
34	IGC	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry	24"-30", cont.
12	IV	<i>Ilex verticillata</i>	Winterberry	2'-3', cont.
14	KL	<i>Kalmia latifolia</i>	Mountain Laurel	18"-24", B & B
13	LB	<i>Lindera benzoin</i>	Spicebush	2'-3', cont.
15	LF	<i>Leucothoe fontanesiana</i>	Drooping Leucothoe	18"-24", cont.
34	PJ	<i>Pieris japonica</i>	Japanese Pieris	18"-24", cont.
17	SN	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spiraea	18"-24", cont.
14	SP	<i>Salix purpurea</i>	Purplerosier Willow	5'-6', cont.
11	SVH	<i>Spiraea x vanhouttei</i>	Vanhouttei Spiraea	3'-4', cont.
10	VD	<i>Viburnum dentatum</i>	Arrowwood Viburnum	3'-4', cont. or B&B
11	VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	4'-5", B&B
6	VTC	<i>Viburnum trilobum</i> 'Compactum'	Compact American Cranberrybush	2'-2.5", B&B
PERENNIALS/GROUND COVER				
96	CVU	<i>Calluna vulgaris</i>	Scotch Heather	#2 cont. @ 24" o.c.

10% LANDSCAPING REQUIRED FOR INTERIOR PARKING SPACE AREA (106 INTERIOR PARKING SPACES = 17,172 SF)
 LANDSCAPING REQUIRED = 1,717.2 SF
 LANDSCAPING PROVIDED = 3,489 SF

A MINIMUM OF 1 SHADE TREE IS REQUIRED PER 35 LINEAR FEET & 10 SHRUBS PER 35 LF ALONG PUBLIC ROW
 99 LF PARKING ALONG PUBLIC ROW = 3 TREES REQUIRED, 30 SHRUBS REQUIRED
 10 TREES PROVIDED, 83 SHRUBS PROVIDED



TREE PLANTING & GUYING DETAIL

NO SCALE

Approved Landscaping Plan (from SPR-964, Mod. 6)

REVISIONS		
1	PB COMMENTS	3/24/17
2	REVISE TREE SPECIES PER MC	4/7/17
3	SLIDE SHRUBS ALONG WEST FACADE	7/15/21

LANDSCAPING PLAN PROPOSED HOTEL SITE JAZZLYN HOSPITALITY II LLC 120 KEY ROAD KEENE, NH		DATE PLAN: 12/16/16 DATE SURVEY: 11/2005 DESIGNED BY: LJD DRAWN BY: LJD CHECKED BY: RHH SCALE: 1"=20'	PROJ. NO.: K2454 CAD NO.: K2454SITE SHEET LA-1 22 of 72
SVE Associates © 2016 Engineering Surveying Landscape Architecture Planning 47 Marlboro St., Keene, NH 03431 Phone (603) 355-1532 Fax (603) 355-2969 website: www.sveassoc.com			



Weston Nurseries - Wholesale
40 Frankland Road PO Box 186
Hopkinton, Ma 01748
www.westonwholesale.com
PH:(508) 293-8028 FAX:(508) 497-0743

CUST NO: 804917 **JOB NO:** 000
BILL TO: JAMSAN HOTEL MANAGEMENT, INC.
 83 HARTWELL AVE
 ADDRESS 2
 LEXINGTON MA 02421
 781-863-8500 781-788-0207

DOCUMENT NUMBER **PAGE NO**
 159075/3 1

CLERK	SALESPERSON	DATE / TIME
CSMART	MARK TAYLOR	7/6/22 10:35
TERMINAL	REFERENCE	
124	JULY 6 ORDER	

ORDER

SHIP VIA	PO NUMBER	ORDER NO
WESTON DELY CDL TRUCK		159075
DUE DATE	DELIVERY DATE	
	7/8/22	
TAX	TERMS	
MASS STATE TAX COMMER	COD	

LN#	ITEM	UM	DESCRIPTION	ORDERED	B/O	SHIPPED	UNIT PRICE /PER	EXTENSION
1								
2	AMEGR932B120	EA	AMEL GRAN AUTUMN BRILLIANC 6-7' Size: 6-7 FT	2		2	299.25 /EA	598.50
3			AMELANCHIER X GRANDIFLORA					
4			'AUTUMN BRILLIANCE'					
5			(R) (PP5717)					
6	AMEGR932B121	EA	AMEL GRAN AUTUMN BRILLIANC 7-8' Size: 7-8 FT	8		8	374.25 /EA	2994.00
7			AMELANCHIER X GRANDIFLORA					
8			'AUTUMN BRILLIANCE'					
9			(R) (PP5717)					
10	AMEGR932B119	EA	AMEL GRAN AUTUMN BRILLIANC 5-6' Size: 5-6 FT	4		4	261.75 /EA	1047.00
11			AMELANCHIER X GRANDIFLORA					
12			'AUTUMN BRILLIANCE'					
13			(R) (PP5717)					
14								
15	JUNVI760B123	EA	JUNI VIRG 8-10' Size: 8-10 FT 15.00 Backordered Shipping from St# 5	15	15		455.10 /EA	
16			JUNIPERUS VIRGINIANA					
17								
18	OXYAR500B134	EA	OXYD ARBO 1.5-2"C Size: 1.5-2" CALIPER	3		3	299.25 /EA	897.75

Continued...



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CUST NO: 804917 **JOB NO:** 000
BILL TO: JAMSAN HOTEL MANAGEMENT, INC.
 83 HARTWELL AVE
 ADDRESS 2
 LEXINGTON MA 02421
 781-863-8500 781-788-0207

DOCUMENT NUMBER **PAGE NO**
 159075/3 2

CLERK	SALESPERSON	DATE / TIME
CSMARKT	MARK TAYLOR	7/6/22 10:35
TERMINAL	REFERENCE	
124	JULY 6 ORDER	

ORDER

SHIP VIA	PO NUMBER	ORDER NO
WESTON DELY CDL TRUCK		159075
DUE DATE	DELIVERY DATE	
	7/8/22	
TAX	TERMS	
MASS STATE TAX COMMER	COD	

LN#	ITEM	UM	DESCRIPTION	ORDERED	B/O	SHIPPED	UNIT PRICE /PER	EXTENSION
19			OXYDENDRUM ARBOREUM					
20	OXYAR500B136	EA	OXYD ARBO 2-2.5"C Size: 2-2.5" CALIPER	1		1	374.25 /EA	374.25
21			OXYDENDRUM ARBOREUM					
22			.					
23	CEHOC120063	EA	CEPH OCCI CRIMSON COMETS #3	20		20	37.49 /EA	749.80
24			CEPHALANTHUS OCCIDENTALIS					
25			'CRIMSON COMETS'					
26			.					
27	CLEAL317B063	EA	CLET ALNI RUBY SPICE #3 Size: 3 GALLON	13		13	37.49 /EA	487.37
28			CLETHRA ALNIFOLIA 'RUBY SPICE'					
29			.					
30	LEUFO560B063	EA	LEUCO GIRARDS RAINBOW #3 Size: 3 GALLON	15		15	44.99 /EA	674.85
31			LEUCOTHOE FONTANESIANA					
32			'GIRARD'S RAINBOW'					
33			.					
34	SPIJA295B063	EA	SPIR JAPO NEON FLASH #3 Size: 3 GALLON	17		17	33.74 /EA	573.58
35			SPIRAEA JAPONICA 'NEON FLASH'					
36			SUB FOR SNOW MOUND					
37			.					

Continued...



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SHIP VIA	PO NUMBER	ORDER NO
WESTON DELY CDL TRUCK		159075
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TAX	TERMS	
MASS STATE TAX COMMER	COD	

LN#	ITEM	UM	DESCRIPTION	ORDERED	B/O	SHIPPED	UNIT PRICE /PER	EXTENSION
38	SALGR100063	EA	SALI GRAC MT ASO #3 Size: 3 GALLON 5.00 Backordered Shipping from St# 1	14	5	9	37.49 /EA	337.41
39			SALIX GRACILISTYLA 'MT ASO'					
40			SUB FOR PURPERA					
41			.					
42	SPIBU190B063	EA	SPIR BUMA ANTHONY WATERER #3 Size: 3 GALLON	11		11	33.74 /EA	371.14
43			SPIRAEA X BUMALDA 'ANTHONY					
44			WATERER'					
45			IN STOCK SUB FOR VAN HOUTII					
46			.					
47	VIBTR100B065	EA	VIBURNUM TRILOBUM COMPACT #5 Size: 5 GALLON 6.00 Backordered Shipping from St# 5	6	6		54.00 /EA	
48			VIBURNUM TRILOBUM					
49			(AMERICANUM)'COMPACTUM'					
50			.					

SUBTOTAL 16443.60

(DILIP PATEL -)

DEPOSIT AMOUNT 0.00
 BALANCE DUE 17471.32

TAXABLE 16443.60
 NON-TAXABLE 0.00
 SUBTOTAL 16443.60

TAX AMOUNT 1027.72
TOTAL AMOUNT 17471.32

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Sold to:

Deliver to:

Date: 7-5-22

DILP

HAMPTON INN

126 KEY RD.

KEENE, NH

QUANTITY	DESCRIPTION	PRICE
6	RED MAPLE 300-	1800-
5	OAK 240	1200
4	DOGWOOD FL 200-	800
5	DOGWOOD K 160-	800
2	CRAB 220-	440-
5	SYCAMORE 260-	1300-
6	COTONEASTER 24-	144-
19	COMP JAP HOLY 35-	665
38	INKBERRY 48-	1824-
ABOVE MAT'L DEL'D 6-29-22 10 ³⁰ - 3 ³⁰		
4	PIN OAK 266	1064
4	RED BUD 180	720
12	WINTERBERRY 32-	384
14	MTN LAUREL 60	840-
24	PIERIS 40-	960-
10	VIBURNUM 50-	500
11	VIBURNUM 100-	1100-
5	WITCH HAZEL 45-	225-
ABOVE MAT'L DEL'D 6-30-22 10-2		
30	BLACK CHOKEBERRY 37-	1110
EMAILED		

SUB TOTAL 15876

TAX NH DELY

DELIVERY 855

TOTAL 16731

SIGNATURE

Sold to:

Deliver to:

Date: 7-14-22

HAMPTON INN
126 KEY RD
KEENE, NH

DILIP

QUANTITY	DESCRIPTION	PRICE
6	JAP. MAPLE	240-
14	CRIPPSII	30-
14	GOLD MOP	30
15	RED ROSES	30
24	BLUE STAR	24
30	RED LILY	9.
20	HAPPY RETURN	9.
14	RED RHODY	40-
12	MW WEIGELA	35
10	CRIMSON HYDRANGEA	40
2	FLUFFY	35
2	LP SPIREA	24
2	DWF BUTTERFLY	34
2	TICKSEED	13
2	PHLOX	13
4	BLUE SALVIA	10
1	PURPLE DIANTHUS	10
2	GALLARDIA	10
2	SUMMER CRUSH	65
2	BLUE SPRUCE	170
1	PLUM	210
2	KWANZAN	216
1	SNOW FTN	140
1	MAGNOLIA	220
1	TREE ALTHEA	190

DELIV
7-14-22

EMAILED

SUB TOTAL

TAX

DELIVERY

TOTAL

7106
 NH DELY
 380
 7486

SIGNATURE

STAFF REPORT – Addendum #2

S-04-22 – CONSERVATION RESIDENTIAL DEVELOPMENT & SPR-04-22 – SITE PLAN – Timberlane Woods – 0 Drummer Road

Request: Applicant and owner Christopher Farris proposes to subdivide the 13.1-ac parcel located at 0 Drummer Rd (TMP #515-015-000-000-000) into 6 lots and construct 5 multi-family buildings. Four of the lots are proposed to be developed into 5-unit multifamily residences, one lot is proposed to be developed as a 6-unit multifamily residence, and the remaining lot would be conserved as open space. The developable lots are proposed to have access from Timberlane Dr via a shared private driveway and vary in size from 0.3 to 1.2 acres. The open space lot is 9.5 acres. Waivers are requested from Section 25.10.8.B.2 of the Land Development Code regarding the requirement to prepare a survey that shows all metes and bounds of the revised parcels, Section 20.14.3.D regarding the requirement that all off-street parking be located to the side or rear of buildings, and Section 19.3.5.A.3.a regarding the requirement that all structures be accessed from interior streets. The site is in the Low Density District.

Background:

The public hearing for this application was opened on June 27, 2022. At this meeting, the Planning Board voted to continue the public hearing to the July 25, 2022 meeting and requested additional information from the applicant regarding architecture and visual appearance, stormwater runoff/drainage, and traffic. In response to concerns raised at this meeting, the applicant submitted revised architectural renderings and two letters addressing concerns regarding traffic and stormwater management to the Board. These revisions were discussed at the July 25, 2022 Planning Board meeting. However, prior to the July 25, 2022 meeting, staff discovered an error in the Land Development Code that had to be fixed before the Planning Board could act on this application. Therefore, this application was continued to the September Planning Board meeting, then continued again to the November Planning Board meeting, while the required fix to City Code was under review by City Council. City Council voted to approve the fix, which was part of Ordinance O-2022-09-B, at their meeting on November 17, 2022.

No revised materials or additional information have been submitted by the Applicant since the July 25 Planning Board meeting. More information on this proposal can be found in the staff reports from the the June 27, 2022 Planning Board Agenda Packet and the July 25, 2022 Planning Board Agenda Packet, both of which are included as attachments to this addendum.

Departmental Comments:

No new departmental comments were received on this application.

Application Analysis: Please see the attached staff reports from the June 27, 2022 and July 25, 2022 Planning Board meetings for a review of the Planning Board Conservation Residential Development Subdivision Regulations and Development Standards that are applicable to this application.

STAFF REPORT – Addendum #2

Recommended Motion:

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

“Approve S-04-22 for a 6-lot Conservation Residential Subdivision, **Grant a waiver** from Section 19.3.5.A.3.a of the Planning Board Subdivision Regulations regarding the requirement that all structures be access from interior streets, **Approve SPR-04-22** for the construction of five multi-family buildings, and **Grant a waiver** from Section 20.14.3.D of the Planning Board Development Standards regarding the requirement that all off-street parking be located to the side or rear of buildings, all as presented on the plan set identified as “Conservation Residential Development Subdivision, Tax Map 515, Lot 15, Timberlane Woods” prepared by Fieldstone Land Consultants, LLC, dated March 18, 2022 and last revised on June 13, 2022, and as presented on the building elevations received by the Community Development Department on July 15, 2022, with the following conditions:

- A. Prior to final approval and signature by Planning Board Chair, the following conditions precedent shall be met:
1. Submittal of revised plans and building elevations to demonstrate compliance with the height requirements for the Low Density District in Section 3.3.4 of the Land Development Code. These materials shall be subject to review by the Zoning Administrator and the Community Development Director to confirm compliance with the City’s zoning ordinance and all other applicable regulations in the Land Development Code.
 2. Submittal of written documentation for the access and utility easement, which shall be subject to review and approval by the Community Development Director and City Engineer.
 3. Submittal of written documentation of a cross-easement for the stormwater management and drainage system, which shall be subject to review and approval by the Community Development Director and City Engineer.
 4. Submittal of written documentation of any legal instruments required for the management of the designated Open Space land, which shall be subject to review and approval by the City Attorney.
 5. Submittal of written documentation for the acceptance of all proposed public utilities by the Keene City Council.
 6. Submittal of a revised plan set which displays a “No Cut Buffer” over the 30-foot perimeter buffer along Timberlane Drive.
 7. Submittal of a security for landscaping, erosion control, and as-built plans in a form and amount acceptable to the Community Development Director and City Engineer.
- B. Subsequent to final approval, the following conditions shall be met:
1. Prior to the installation of sedimentation and erosion control measures, City staff shall inspect the wetland buffer in the development area to ensure it is flagged.
 2. In order to ensure the stormwater management system is installed and operates as designed, a professional engineer, hired at the expense of the applicant, shall inspect the on-site stormwater management system and certify that the system was installed in accordance with the approved design. The results of this inspection shall be provided to the Community Development Department prior to the issuance of a Certificate of Occupancy.”

S-04-22 – CONSERVATION RESIDENTIAL DEVELOPMENT & SPR-04-22 – SITE PLAN – Timberlane Woods – 0 Drummer Road

Request: Applicant and owner Christopher Farris proposes to subdivide the 13.1-ac parcel located at 0 Drummer Rd (TMP #515-015-000-000-000) into 6 lots and construct 5 multi-family buildings. Four of the lots are proposed to be developed into 5-unit multifamily residences, one lot is proposed to be developed as a 6-unit multifamily residence, and the remaining lot would be conserved as open space. The developable lots are proposed to have access from Timberlane Dr via a shared private driveway and vary in size from 0.3 to 1.2 acres. The open space lot is 9.5 acres. Waivers are requested from Section 25.10.8.B.2 of the Land Development Code regarding the requirement to prepare a survey that shows all metes and bounds of the revised parcels, Section 20.14.3.D regarding the requirement that all off-street parking be located to the side or rear of buildings, and Section 19.3.5.A.3.a regarding the requirement that all structures be accessed from interior streets. The site is in the Low Density District.

Background:

The public hearing for S-04-22 and SPR-04-22 was opened at the June 27, 2022 Planning Board meeting. During this meeting, Planning Board members discussed or requested the following items:

- **Traffic and Parking** – The Board requested more information about possible traffic impacts and overflow parking, which were concerns raised by abutters.
- **Architecture and visual appearance** – The Board expressed concerns about the proposed visual appearance of the development, and asked the Applicant to address how the proposed architecture is consistent with the prevailing scale, orientation, and design of the City and its historic character. In addition, the Board requested material samples for the siding as well as a rendering to show what the development would look like from Timberlane Drive.
- **Drainage and stormwater runoff** – The Board requested that the Applicant address concerns raised by abutters regarding stormwater runoff.

This staff report provides an analysis of revised materials submitted by the Applicant since the June meeting. More information on this proposal, as well as a more detailed staff report, can be found in the June 27, 2022 Planning Board Agenda Packet, which is available for review at www.keenenh.gov/planning-board.

Departmental Comments:

No new departmental comments were received on this application.

Application Analysis – CRD Subdivision Regulations: The following is a review of the CRD Subdivision Regulations relevant to the most recent revisions and information submitted for this application.

19.3.5 Design Criteria

- A. **General Criteria.** This section states that all structures shall be accessed from interior streets, rather than from roads bordering the perimeter of the tract. In addition, this section states “*in the event that a waiver of this standard is granted, shared driveways shall be incorporated where feasible.*” The Applicant requests a waiver from this standard and proposes to construct

July 25, 2022 – STAFF REPORT Addendum #1

shared driveways in lieu of an internal road. The written waiver request is included as an attachment to this staff report.

In making a determination whether or not to grant this waiver, the Board should find by a majority vote that the criteria outlined in Section 25.10.14 of the LDC have been met:

- “1. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; and,*
- 2. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and,*
- 3. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant.”*

- C. Open Space Ownership & Maintenance. This section requires that all land designated as open space must be permanently protected by covenants or easements, shall be deeded to and maintained by a Homeowners Association (HOA), a non-profit organization, or some other entity as approved by the Planning Board or its designee, and shall be held, managed and maintained by the developer until such time as they are transferred to the designated entity.

The applicant proposes to place the open space into a conservation easement, and stated during the public hearing on June 27 that the open space would be deeded to and maintained by the Homeowners Association (HOA) if the City is not interested in taking over ownership and maintenance of the designated open space land.

In accordance with Section 25.10.9.C of the Land Development Code, the applicant will be required to submit written documentation of any legal instruments required for the management of the designated Open Space land, and such documents will be subject to the review and approval of the City Attorney prior to signature by the Planning Board Chair. Staff have included this as a condition of approval in the recommended motion.

Application Analysis – Site Development Standards: The following is a review of the Site Development Standards relevant to the most recent revisions and information submitted for this application.

- 20.2 Drainage & Stormwater Management: At the time of this staff report, no new information had been provided by the applicant regarding drainage and stormwater management. There were a number of comments regarding existing drainage conditions at the June 27 meeting, including comments from several residents who have wet basements or have experienced water issues downslope of the development site. Several abutters expressed a concern that the amount and/or volume of runoff from the site would increase as a result of this development. The applicant submitted a Storm Water Management Report prepared by a licensed engineer and dated March 18, 2022 which concludes that the proposed development will not increase the peak rates of runoff leaving the site. This report is based on a 50-year storm event, which exceeds the City’s requirement to design stormwater management systems for a 25-year storm event. This standard appears to be met.

July 25, 2022 – STAFF REPORT Addendum #1

20.6 Screening: At the time of this staff report, no new information had been submitted by the applicant regarding screening. However, due to concerns raised by abutters regarding the visual impact of the proposed development, staff continue to recommend that a 30-foot no-cut buffer be placed over the vegetated area along Timberlane Drive to ensure that the screening between this development and the road remains in perpetuity.

20.7 Lighting: The applicant proposes to change the light fixture to a fixture identified as “Franceasi 14.5 inch LED Wall Light Olde Bronze.” The applicant submitted a cut sheet to demonstrate that this fixture is dark sky compliant and meets the City’s standards for color temperature (3000K) and color rendering index (80). The cut sheet is attached to this staff report, and an image of the proposed light fixture is shown in Figure 1. This standard appears to be met.



Figure 1. Image of the proposed light fixture.

20.9 Traffic & Access Management: At the time of this staff report, no new information had been submitted by the applicant regarding traffic and access management. There were several concerns raised by abutters regarding potential safety issues at the proposed driveway entrance. City engineering staff reviewed the proposed street access (driveway) location and have determined that the proposal meets the City’s requirement for a 200-ft all season safe sight distance in all directions.

Several questions were also raised with respect to overflow parking and on-street parking on Timberlane Drive. On-site parking requirements are regulated under the City’s Zoning Ordinance in Article 9.2 of the Land Development Code. Under this section, multifamily dwelling uses are required to provide 2 spaces per unit. The proposed site plan meets these minimum requirements. On-street parking is regulated under Chapter 94, Article III of City Code. This Section prohibits any on-street parking that would obstruct the movement of traffic in the travel lane, and would also prohibit parking on a public way where the wheel of a parked vehicle is beyond the painted lines in the roadway. Based on staff’s understanding of this section, on-street parking could occur on the south / east side of Timberlane Drive where there is a shoulder, as long as the parked vehicle does not cross over the white painted line at the edge of the paved road.

20.14 Architecture & Visual Appearance: In order to address comments from Board members, the applicant has submitted a revised design concept for the front building façade to reflect a more traditional New England aesthetic (See Figure 2). The proposed materials include painted steel roofing, horizontal PVC siding in gray colors, stone veneer along the ground level, and white PVC trim. The applicant submitted revised architectural elevations, which are included as an attachment to this staff report. In addition, the applicant has stated that material samples will be provided at the Planning Board meeting in July.

At the time of this staff report, staff still did not have enough information to determine whether the proposed buildings are in compliance with the 2-story maximum height requirement in zoning for the Low Density District. Submittal of documentation to demonstrate compliance with the dimensional requirements for the Low Density District

July 25, 2022 – STAFF REPORT Addendum #1

will be required either as a condition of approval, or prior to Planning Board approval of this application.

The Applicant requests a waiver from Section 20.14.3.D regarding the requirement that all off-street parking be located to the side or rear of buildings, specifically for Lot 3 where the proposed parking area is located between the building and Timberlane Drive. The written waiver request is included as an attachment to this staff report. In making a determination whether or not to grant the waiver request, the Board should find by a majority vote that the criteria outlined in Section 25.10.14 of the LDC have been met:

- “1. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; and,*
- 2. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and,*
- 3. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant.”*



Figure 2. Design concept for the proposed townhouse design.

**S-04-22 – CONSERVATION RESIDENTIAL DEVELOPMENT & SPR-04-22 – SITE PLAN –
Timberlane Woods – 0 Drummer Road**

Request: Applicant and owner Christopher Farris proposes to subdivide the 13.1-ac parcel located at 0 Drummer Rd (TMP #515-015-000-000-000) into 6 lots and construct 5 multi-family buildings. Four of the lots are proposed to be developed into 5-unit multifamily residences, one lot is proposed to be developed as a 6-unit multifamily residence, and the remaining lot would be conserved as open space. The developable lots are proposed to have access from Timberlane Dr via a shared private driveway and vary in size from 0.3 to 1.2 acres. The open space lot is 9.5 acres. Waivers are requested from Section 25.10.8.B.2 of the Land Development Code regarding the requirement to prepare a survey that shows all metes and bounds of the revised parcels, Section 20.14.3.D regarding the requirement that all off-street parking be located to the side or rear of buildings, and Section 19.3.5.A.3.a regarding the requirement that all structures be accessed from interior streets. The site is in the Low Density District.

Background:

The 13.1-acre tract of land that is the subject of this proposal is located between Drummer Road and Timberlane Drive, with about 818 feet of frontage along Timberlane Drive and 160 feet of frontage on Drummer Road. The site is currently forested and undeveloped, although logging has taken place on the eastern end of the property near Timberlane Drive. The property is located in the Low Density District.

There are forested wetlands located on the west side of the property in the area that is proposed to be conserved as open space. In addition, there are steep slopes in the area of the site that is proposed to be developed, which are shown on the Existing Conditions Plan. However, due to

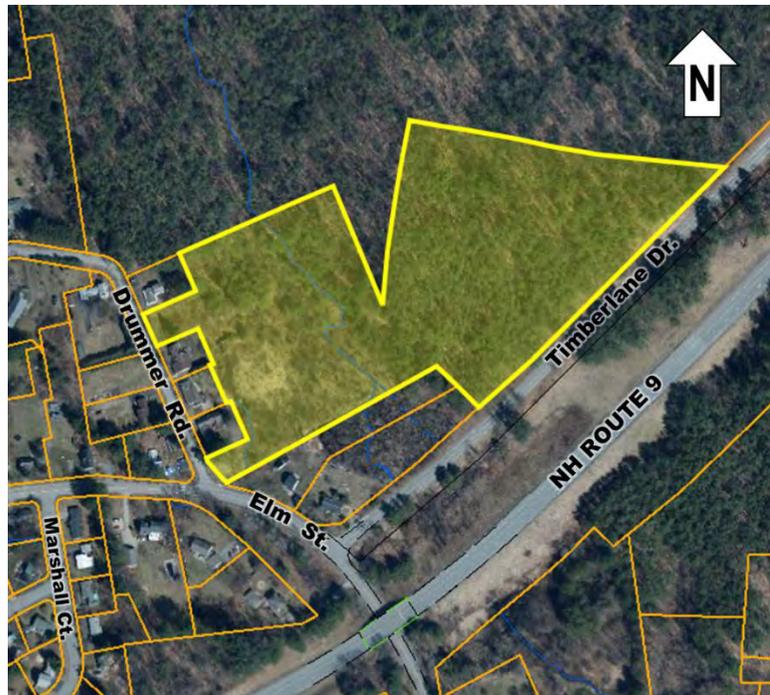


Figure 1. Aerial image of the property located at 0 Drummer Rd (parcel shaded in yellow).

the fact that no slopes greater than 25% grade (prohibitive slopes) will be impacted by development, and less than 20,000 sf of slopes that are between 15% and 25% grade (precautionary slopes) would be impacted by development on any individual lot, a Hillside Protection Conditional Use Permit is not required.

The applicant proposes a Conservation Residential Development (CRD) subdivision, which is permitted in the Low Density District on lots that are at least 5 acres in size. The parent parcel is proposed to be subdivided into six lots, five of which are proposed to be developed and would vary in size from 0.326 to 1.208 acres. The remaining 9.5-acre lot would be conserved as open space via a conservation easement. The proposed development includes four multifamily buildings with five units and one multifamily building with six units, for a total of 26 units. The

multifamily structures are proposed to be townhouse-style building with parking on the first level and living space above. The Applicant proposes to construct a private shared driveway to provide access for the multi-family buildings from Timberlane Drive in lieu of an internal road. Waivers are requested from Section 25.10.8.B.2 of the Land Development Code regarding the requirement to prepare a survey that shows all metes and bounds of the revised parcels, Section 20.14.3.D regarding the requirement that all off-street parking be located to the side or rear of buildings, and Section 19.3.5.A.3.a regarding the requirement that all structures be accessed from interior streets.

Completeness:

The Applicant requests exemptions from submitting an Overview Plan, a Yield Analysis Plan, and a subdivision plan that shows the boundaries and acreage of the existing lot(s) subject to review. The Applicant submitted a written request for each exemption, which is included as an attachment to this staff report. After reviewing each request, staff recommend that the Board grant the requested exemptions as they have no bearing on the merits of the application.

Departmental Comments:

Most of the comments and questions from city departments were addressed by the Applicant. Included below are comments from city engineering staff that are either relevant to the Board's review of the application, or may require follow-up by the applicant:

Engineering:

- The applicant is proposing to construct public infrastructure which will be turned over to the City for operation and maintenance in perpetuity. Approval of the application should be conditioned upon acceptance of these public utilities by the Keene City Council.
- Since the applicant is proposing shared driveways, cross-easements should be recorded which define the rights and responsibilities of each property owner with respect to access, maintenance, costs, etc.
- All of the structures will be given Timberlane Drive addresses. Developer should contact DPW for address assignment once foundations are installed.
- To date, the Department has not received the DES connection permit.
- The proposed design will require drainage easements between the parcels. The cross easements should stipulate the rights and responsibilities of each parcel. In particular, the Department is concerned that Lot 3 will receive runoff from all 5 parcels and discharge said runoff directly to a delineated wetland. Failure to maintain the proposed swales, forebay, and detention basin may result in discharge of sediment laden stormwater to the wetlands area.

Application Analysis – CRD Subdivision Regulations:

19.3.2 Dimensional Standards

The CRD Dimensional requirements for the Low Density District are shown in Table 1 in the "Required" column, and the proposed dimensions of the tract and new lots are shown in the "Proposed" column. The tract of land that is the subject of this proposal and all of the proposed new lots appear to meet the minimum dimensional requirements.

June 27, 2022 – STAFF REPORT

The maximum number of dwelling units allowed within the CRD subdivision is determined by dividing the total area of the tract by the density factor per dwelling unit, which is 10,000 sf for the Low Density District. Based on this calculation, the maximum number of dwelling units that could be permitted for this property is 57 units (570,000 sf/10,000 sf = 57). The Applicant proposes a total of 26 dwelling units.

With respect to open space, the applicant proposes to permanently reserve 9.54 contiguous acres as open space, or 72.3% of the tract (50% required). In the project narrative, the applicant notes that the open space lot will be placed into a conservation easement to ensure it remains permanently reserved as open space.

Table 1. Dimensional requirements for CRD subdivision applications for the Low Density District.

		Required	Proposed
Tract	Min tract size	5 acres	13.1 acres
	Min tract frontage	50 ft	160 ft
	Perimeter From external roads	30 ft	30 ft
	building setback From other tract boundaries	20 ft	20 ft
Lot	Min. Lot Area	6,000 sf	14,203 - 415,000 sf
	Min Road Frontage	40 ft	60 - 174.5 ft
	Min Lot Width at Building Line	60 ft	60 - 246.54 ft
	Min Front Setback	15 ft	30 ft
	Min Rear Setback	15 ft	20 ft
	Min Side Setback	10 ft	20 ft
	Max Building Coverage	45%	4.1% - 15.2%
	Max Impervious Coverage	60%	9.1% - 42%

19.3.3. Permitted Uses

The CRD Subdivision regulations allow single-family, Two-Family, and Multifamily Dwellings (maximum of 6 dwelling units per structure) in the Low Density District. The applicant proposes to construct five multifamily buildings. The Applicant notes in the project narrative that the parcel reserved as open space will be used for conservation land and possibly for passive recreation. Allowed open space uses include conservation, agriculture, forestry, and passive recreation.

19.3.5 Design Criteria

A. General Criteria. This section states that all development shall be located outside of primary conservation areas, and shall minimize impact to any identified secondary conservation areas. All of the identified primary conservation areas for this property are located on the proposed open space lot, and the applicant notes that the location of proposed development was chosen to minimize impact to secondary conservation areas, such as slopes between 15% and 25% grade.

In addition, this standard states that all structures shall be accessed from interior streets, rather than from roads bordering the perimeter of the tract. In addition, this section states “*in the event that a waiver of this standard is granted, shared driveways shall be incorporated*”

June 27, 2022 – STAFF REPORT

where feasible.” The Applicant requests a waiver from this standard and proposes to construct shared driveways in lieu of an internal road. The written waiver request is included as an attachment to this staff report. In making a determination whether or not to grant this waiver, the Board should find by a majority vote that the criteria outlined in Section 25.10.14 of the LDC have been met:

- “1. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; and,*
 - 2. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and,*
 - 3. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant.”*
- B. Open Space Standards. These standards state that the area of land designated as open space shall not be used to site individual lots, construction of buildings, facilities for accessory uses, roads and other areas for vehicular traffic. This section further states that the open space reserve should not be fragmented, should be located adjacent to other open space or protected lands when possible, and should be reasonably accessible from each proposed lot. The applicant notes that no development is proposed on the open space reserve. In addition, the open space parcel is one contiguous area that abuts existing conservation land, and can be accessed directly from Lots 3 and 4. Residents from Lots 1, 2, and 5 would access the open space lot from Timberlane Drive.
- C. Open Space Ownership & Maintenance. This section requires that all land designated as open space shall not be further subdivided, and shall remain as open space in perpetuity. In addition, all designated open space must be permanently protected by covenants or easements, shall be deeded to and maintained by a Homeowners Association, a non-profit organization, or some other entity *as approved by the Planning Board or its designee*, and shall be held, managed and maintained by the developer until such time as they are transferred to the designated entity.

The applicant proposes to place the open space into a conservation easement. In response to staff comments, the Applicant stated that the owner would like to deed the open space to the City of Keene; however, staff are not aware of any conversations between the City and the owner or applicant regarding this proposal. The Board should ask the Applicant what entity will be responsible for maintaining the open space lot if the City of Keene is not willing to maintain the property.

In accordance with Section 25.10.9.C of the Land Development Code, the applicant will be required to submit written documentation of any legal instruments required for the management of the designated Open Space land, and such documents will be subject to the review and approval of the City Attorney prior to signature by the Planning Board Chair. Staff have included this as a condition of approval in the recommended motion.

June 27, 2022 – STAFF REPORT

Application Analysis – Site Development Standards: The following is a review of the Site Development standards relevant to this application.

20.2 Drainage & Stormwater Management: Currently, runoff from the site flows west into the existing wetlands or south into the drainage system on Timberlane Drive. In order to mitigate and treat runoff associated with the new development, the Applicant proposes to construct a stormwater management system consisting of ditches lined with rip-rap and stone check dams and four driveway culverts that will direct stormwater to a sediment forebay or conveyance swale and into a detention basin. Overflow will be conveyed via a swale to a level spreader. For large events, there is an emergency spillway that outlets into the wetland buffer to prevent runoff from being directed onto Timberlane Drive.

The Applicant submitted a Storm Water Management Report prepared by a licensed engineer and dated March 18, 2022 which concludes that the proposed development will not increase the peak rates of runoff leaving the site. Due to the fact that the stormwater management system for the development is proposed to be located largely on Lots 3 and partially on Lots 2 and 1, staff recommend that the submittal of cross-easements for the stormwater management system be required as a condition of approval for this project.

20.3 Sediment & Erosion Control: During construction, the applicant proposes to install perimeter controls including silt fencing downslope of any disturbed areas. In addition, a stabilized construction entrance will be installed to prevent sediment tracking onto Timberlane Drive. Post-construction, all disturbed areas will be stabilized and loamed and seeded. Further erosion control details are provided on Sheet DT-1 of the plan set. Staff recommend that a security for erosion control be included as a condition of approval.

20.4 Snow Storage & Removal: The applicant proposes snow storage areas on the edge of the shared driveway as indicated on the proposed site plan. These areas are located away from wetland areas or other environmentally sensitive areas. The project narrative states that during large snow events, a bucket loader can be used to dump snow over the guardrail at the end of the shared driveway. From this location, snowmelt would drain into the proposed sediment forebay and detention basin before entering the wetland area. This standard appears to be met.

20.5 Landscaping: The Applicant proposes to install four red maple trees, four Bigfruit Hawthorn (a large shrub/small tree), and a mix of 23 shrubs including 10 rhododendrons, 8 winterberry, 2 nannyberry viburnum, and 3 dwarf alberta spruce. A total of 26 surface parking spaces are proposed; however, there are fewer than 10 surface parking spaces proposed on each individual lot. Staff recommend that a security for landscaping be included as a condition of approval to ensure the plantings survive in good health for at least one year.

20.6 Screening: This standard states that “Screening in the form of landscaping or other treatment (e.g. berms, walls, fences) shall be used to ... form a buffer between single-family and multifamily dwellings, which are different in height, form or material than the adjacent single-family dwellings” The proposed 9.5-acre open space parcel would form a forested buffer between the proposed development and adjacent residential uses. The site plan proposes to maintain trees along the perimeter of the development area and along the frontage of Timberlane Drive. Staff recommend that a 30-foot no-cut buffer be placed over the vegetated area along Timberlane Drive to ensure that the screening between this development and the road remains in perpetuity.

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The applicant's narrative states that HVAC equipment will either be mounted on the roof of each building or placed behind the buildings. In addition, the applicant included a note on the Utility Plan (Sheet UT-1, Note 20) which states "*All HVAC equipment shall meet the screening standards of the L.D.C.: Roof mounted equipment shall be setback 10' from edge. Ground-mounted equipment to be located so as not to be visible from the public way – screen if visible.*" The transformer will be screened from the public right of way with the installation of three evergreen shrubs.

- 20.7 Lighting: The Applicant proposes to install 26 wall-mounted LED light sconces. The proposed fixtures have been identified as "Ryler LED 3000K 12" Wall Light Brushed Aluminum." Light fixture cut sheets were not provided; however, these fixtures do not appear to be full cut-off light fixtures. Staff recommend that the submittal of light fixture cut sheets be included as a condition of approval to ensure that the proposed light fixtures meet the the Board's standards for lighting.
- 20.8 Sewer & Water: The Applicant proposes to connect to City sewer and water, and proposes to install two hydrants at the end of the shared driveways for safety, testing, and maintenance purposes. All of the buildings will have sprinklers for fire protection. Due to the fact that the water connection is proposed to be on the high-pressure side of the Timberlane Drive pressure zone, each service connection will require a pressure-reducing valve (PRV). The Applicant added a note to the utility plan (Sheet UT-1) to indicate that PRVs will be required for all building service connections. The Applicant also submitted a sewer flow analysis on June 3rd which demonstrates that there is sufficient capacity in the sewer system for the proposed project.

Per Section 22.1.4.G of the LDC, "*Any infrastructure that serves 2 or more residential parcels shall be public. Services shall be the only lines serving individual residential parcels.*" In addition, Section 22.1.4.H states that "*All public infrastructure shall be located in city streets or public rights-of-way or easements. The City shall be responsible for maintaining all public infrastructure.*" The Applicant is aware that the water and sewer utilities will need to be accepted by the Keene City Council, and proposes an access and utility easement (shown in the cross-hatched area on the plan). Staff recommend that approval of the application should be conditioned upon acceptance of the water and sewer infrastructure as public utilities by the Keene City Council. In addition, staff recommend that the submittal of written documentation for the utility and access easement be included as a condition of approval.

- 20.9 Traffic & Access Management: The Applicant submitted a traffic assessment on June 3rd which concludes that the proposed development would increase traffic volume along Court Street north of Elm Street by 5 to 6 vehicles per hour, and along Court Street south of Elm Street by 5 to 7 vehicles per hour. In total, the development is estimated to generate 176 site trips per day on a weekday (88 enter and 88 exit), 10 trips during the weekday AM peak hour (2 enter and 8 exit), and 13 trips during the weekday PM peak hour (8 enter and 5 exit). The estimated site trips for Saturday is 120 (60 enter and 60 exit), with a peak hour of 11 trips (6 enter and 5 exit). The traffic assessment concludes that these traffic volumes would have a negligible impact on the adjacent roadway system.

With respect to access management, the Applicant proposes to utilize a shared driveway in lieu of an internal road. As noted previously in this staff report, a waiver is requested from the requirement that all structures shall be accessed from interior streets, rather than

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from roads bordering the perimeter of the tract. Staff recommend that the submittal of cross-easements for the shared driveway be included as a condition of approval.

In order to accommodate pedestrians and bicyclists on the site, the Applicant proposes to install a bicycle rack at each building, proposes wide shoulders along the shared driveway, and proposes a 3-foot wide gravel pedestrian path that would connect from the shared driveway near the building on Lot 2 to the sidewalk on Timberlane Drive.

- 20.10 Filling & Excavation: A significant portion of the development area contains precautionary slopes of 15%-25% and significant earthwork will be required. The applicant's narrative states that excavation and backfilling will be required for the proposed building foundations and driveways. The project will require cut grading activities within the northern lots and fill grading activities within the western lots. Grading will also be required to install the stormwater detention basins and swales. Based on the required cut and fill activities, the majority of disturbed earth material appears to be intended to remain on site. Since fewer than 50 trucks are expected to remove or deliver material to the site, it appears that this standard has been met. The applicant included a table on the subdivision plan that demonstrates that less than 20,000 square feet of precautionary slope area will be disturbed on each individual lot (excluding the area of the shared driveway). Staff is aware that tree removal operations took place on the parent parcel prior to the submittal of this application. However, this activity was considered to be forestry/logging as no stumps were removed, and as such this activity is exempt from the Hillside Conditional Use Permit requirements.
- 20.11 Surface Waters & Wetlands: Existing wetland systems have been delineated on the site and identified as primary conservation areas. Nearly all of the wetlands on the parent parcel will be captured within the new conservation lot. A waiver has been submitted to seek relief from performing a complete wetland delineation on the new conservation lot. The required 30 foot wetland buffer for these wetlands is shown on the plan. No development is proposed within the wetland buffer area. Silt fencing is proposed to be installed in order to provide protection to the buffer area and wetlands. In some instances the proposed grading for buildings, such as the proposed northwesterly most garage and stormwater structures, such as the southwesterly emergency spillway, comes within 1 foot of the wetland buffer. Staff recommends that the wetland buffer in the development area be flagged and inspected prior to the installation of silt fencing to ensure that the buffer remains undisturbed during construction. Encroachment into this buffer during construction activities would require a Conditional Use Permit pursuant to Section 11.6 of the LDC.
- 20.12 Hazardous or Toxic Materials: There are no known hazardous or toxic materials present on the site. This standard is not applicable.
- 20.13 Noise: The project narrative states "Little additional noise is expected to be generated by the subdivision and there are no residential homes within close proximity to the proposed homes." This standard appears to be met.
- 20.14 Architecture & Visual Appearance: The purpose of this standard is to "ensure that new and redeveloped buildings and structures blend aesthetically with the City's historic character, are consistent with the prevailing scale, orientation, and design of the City, and do not detract from viewsheds and view corridors."

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The applicant states in their narrative that “*the architecture will be a townhouse design with variation of depth along the front façade to break up the expanse of the building structure. The three-story building will have balcony decks on some units to provide further architectural interest while also enhancing the outdoor living space for residents.*” The siding and trim will consist of three different colors, as shown in Figure 2.

The maximum building height on the three-story side of the building is proposed to be 31 feet above finish grade. However, structures in the Low Density District are required to be a maximum of two stories per zoning. At the time of this staff report, staff did not have enough information to determine whether the parking level would be considered a “Story Above Grade” or a basement. Basements and attics are not counted as stories. Submittal of revised building elevations that demonstrate compliance with the dimensional requirements for the Low Density District will be required either as a condition of approval, or prior to Planning Board approval of this application.

The Applicant requests a waiver from Section 20.14.3.D regarding the requirement that all off-street parking be located to the side or rear of buildings, specifically for Lot 3 where the proposed parking area is located between the building and Timberlane Drive. The written waiver request is included as an attachment to this staff report. In making a determination whether or not to grant the waiver request, the Board should find by a majority vote that the criteria outlined in Section 25.10.14 of the LDC have been met:

- “1. *Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; and,*
2. *Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; and,*
3. *Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant.”*



Figure 2. Rendering of proposed townhouse design.

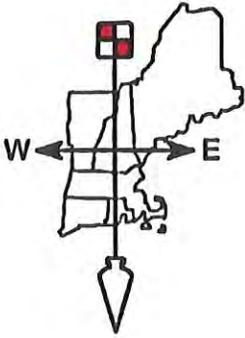


City of Keene, NH Conservation Residential Development (CRD) Subdivision Application

Conservation Residential Development (CRD) subdivisions are those consisting of 3 or more proposed lots and the layout and construction of a new road, where the existing parcel to be subdivided is located in either the Rural, Low Density, or Low Density-1 zoning districts, and meets the minimum lot size requirements specified in Article 19 of the Land Development Code (LDC).

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

SECTION 1: PROJECT INFORMATION	
PROJECT NAME: Timberlane Woods CRD Subdivision	NUMBER OF LOTS PROPOSED: 6
PROJECT ADDRESS(ES): Drummer Road & Timberlane Drive	
SECTION 2: CONTACT INFORMATION	
OWNER	APPLICANT
NAME/COMPANY: Christopher E. Farris	NAME/COMPANY: Christopher E. Farris
MAILING ADDRESS: 34 Rollins Road, Epping, NH 03042	MAILING ADDRESS: 34 Rollins Road, Epping, NH 03042
PHONE: (603)-365-1820	PHONE: (603)-365-1820
EMAIL: E_farris@hotmail.com	EMAIL: E_farris@hotmail.com
SIGNATURE: 	SIGNATURE:
PRINTED NAME: Christopher E. Farris	PRINTED NAME: Christopher E. Farris
AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:
NAME/COMPANY: John Noonan - Fieldstone Land Consultants, PLLC	TAX MAP PARCEL #(s): 515 019 000 000 000
MAILING ADDRESS: 206 Elm Street, Milford, NH 03055	
PHONE: (603)-672-5456	TRACT SIZE: B.1-ac
EMAIL: JENoonan@FieldstoneLandConsultants.com	ZONING DISTRICT: Low Density
SIGNATURE: 	DATE STAMP:
PRINTED NAME: John E. Noonan	PROJECT #: S-04-22



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Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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

March 15, 2022

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

RE: **Letter of Authorization:**
Christopher E. Farris (Owner/Applicant)
Tax Map Parcel 515-15
34 Rollins Road
Epping, NH 03042

To Whom It May Concern:

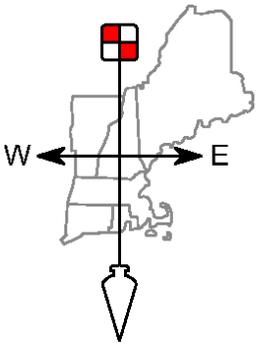
The undersigned being the landowner and the applicant of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their Agent in filing and seeking all necessary approvals from local, state and federal approvals for permitting. This authorization is for the development of Tax Map Parcel 515-15 on Timberlane Drive in Keene NH.

Very truly yours,

Tax Map Parcel 515-015 (Owner/Applicant)
Christopher E. Farris

Signature: 

Print: C. E. Farris Date 3/15/2022



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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
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Conservation Residential Development Subdivision Narrative TIMBERLANE WOODS

Farris Development, LLC
Tax Map Parcel 515, Lot 15
Drummer Road & Timberlane Drive
Keene, New Hampshire

May 16, 2022

Project Narrative:

Fieldstone Land Consultants, on behalf of Farris Development, LLC, are submitting these applications for Planning Board approval. The two applications submitted are the Subdivision Application and Major Site Plan Application. The proposal consists of subdividing existing Tax Map Lot 515-15 into six lots as a Conservation Residential Development (CRD) Subdivision. Five of the lots will be residential building lots and the sixth lot will be placed into a conservation easement.

The existing Tax Map Lot 515-15 has 570,000 square feet or 13.1+/- acres with 817.88 feet of frontage along Timberlane Drive, and an additional 160 +/- feet along Drummer Road. The lot is located in the Low Density District per the Zoning Map and the use of Multi-Family Dwelling is permitted in this district with the caveat of a maximum of 6 Dwelling Units per building structure. The parcel is currently undeveloped and entirely wooded with forested wetlands towards the Drummer Road side of the property.

The proposed Open Space lot that will be placed into a conservation easement is 9.54 Acres in size. The minimal requirement for CRD open space lots is 50% of the original tract size. The proposed 9.54 Acres is 72.8% Open Space of the existing lot size of 13.1 Acres. The five residential lots will make up the remaining 3.6 Acres of the subdivision. The Open Space lot is located to provide a buffer between the residential use and the current Drummer Hill Conservation Area. The Open Space lot will be a good addition to this abutting conservation land.

The proposed building lots will have frontage along Timberlane Drive and will all have more than 60 feet of frontage, which is the standard requirement for the Low-Density zoning district (CRD frontage requirement is 40 feet). Access to the proposed building lots will be from Timberlane Drive and utilize a private driveway that is built to City standards. From the main private driveway there will be two separate private driveways (22 feet in width) that provide access to the northern two lots. All three of these driveways will be under the 300 feet length requirement, allowing for wider widths. The driveway ownership will fall under a Homeowner's Association with an easement 50 feet in width following the centerline of the driveways. The centerline of the main driveway will be the limit of the property boundaries for each lot, and have the overlaying easement. The Homeowner's Association

Timberlane Woods Rev A
Tax Map Parcel 515-15
Keene, NH

will cover the use and maintenance of the shared driveways. The driveways are wide enough for emergency vehicle access, and fire trucks can turnaround at the intersection of the driveways.

The proposed buildings will contain multiple two-bedroom units. Four of the buildings will have five (5) dwelling units and one building will have six (6) dwelling units. The buildings will have three building floors with the lowest level (basement) being a single-car garage with storage. The garages will provide one parking space and outside of each unit is another parking space for each unit. This will allow for a minimum of two parking spaces per building unit; each bedroom will have a parking space.

The building development will be serviced by the municipal water and sanitary sewer infrastructure that is located along Timberlane Drive. The stormwater management will be constructed on site and maintained by the proposed Homeowner's Association.

The development standards for both applications are outlined below with descriptions on how the standards are met in this submission.

CRD Development Standards:

19.3.2 Dimensional Standards:

A. Min. Dimensional Requirements : The existing tract is 13.1 Acres in size, has 817.88 feet of frontage on Timberlane Drive and 160 feet on Drummer Road. All five proposed lots are greater than 6,000 SF in size.

B. Perimeter Building Setbacks : All proposed lots have over 40 feet of frontage on Timberlane Drive, and have building setbacks of 15 feet front/rear and 10 feet side setbacks. The perimeter track setback is 30 feet from Timberlane Drive, and the perimeter setback of the original tract is 20 feet.

C. Density: 13.1 Acres/10,000 SF/Unit = 57 Dwelling Units. There are 26 Dwelling Units Proposed with 52 Bedrooms.

D. Open Space Reserve: Required 50% (13.1 Ac) = 6.55 Ac. Open Space = 9.54 Acres (72.8%)

19.3.3 Permitted Uses:

A. Residential Uses: Multifamily Dwelling is permitted with 6 dwelling units per structure maximum. Proposed is four – 5 Unit buildings, and one – 6 Unit building.

B. Open Space Uses: The Open Space will be used mostly for Conservation and possibly Passive Recreation as the residents may hike through the Open Space to access the Drummer Hill trails.

19.3.4 Primary & Secondary Conservation Areas:

A. Primary: The Open Space conservation areas will all be considered Primary conservation, as all of the wetlands on the property are within the conservation lot.

B. Secondary: The Open Space conservation area contains items listed as in the secondary criteria, such as woodlands, stonewalls, and slopes of 15%. There are no proposed improvements within the Open Space lot, such as recreational trails. The proposed development location for residences was chosen to provide a large contiguous tract for conservation that would directly abut the Drummer Hill Conservation Area.

Subdivision Development Standards:

1. **Drainage** – The site will be designed to convey the drainage away from the buildings and off the paved driveways. The stormwater will be managed to provide treatment and retention of runoff waters. The systems have been designed to match or reduce the stormwater runoff that exists on the undeveloped site.
2. **Sedimentation/Erosion Control** – Temporary erosion control measures consisting of haybales, catch basin silt-socks, silt fencing, and a stabilized construction entrance will be used during the construction process. The permanent erosion control measures will consist of stone rip-rap, stone check dams, established vegetation, erosion control matting, and asphalt pavement.
3. **Hillside Protection** – There is no hillside protection required for this project. The house lots have been designed to terrace with the natural slopes and maintain the perimeter forested buffers. There are Pre-Cautious slopes within the development area; however the impact per lot is under 20,000 Square Feet of impact. The largest impact is on Lot 3, with 14,955 Square Feet of impact to the Pre-Cautious slopes.
4. **Snow Storage and Removal** – Snow storage locations are shown on the plans and consist of along the driveway edges and end of the paved areas. During large events, excess snow can be dumped over the guardrail at the end of the main driveway by the use of a bucket-loader.
5. **Flooding** – The subject lot is not within the 100-year floodplain and rainfall events will be handled by the proposed drainage systems.
6. **Landscaping** – Landscaping is outlined in the plan set. There will be trees and shrubs planted to meet the LDC requirements. The majority of the landscaping is around the front of each building. The existing trees will remain around the perimeter of the development to provide a natural buffer.
7. **Noise** – Little additional noise is expected to be generated by the subdivision and there are no residential homes within close proximity to the proposed homes. The Open Space lot provides a large wooded buffer between the abutting lots.
8. **Screening** – The perimeter of the site will have trees maintained for natural screening from the public way. The HVAC equipment for the buildings will be roof mounted or placed behind the buildings. The transformer for the development will be screened by evergreen shrubs.
9. **Air Quality** – The proposed subdivision and residential use will have no impacts on air quality.
10. **Lighting** – Lighting for the site will be provided by building mounted lights near the garages of each unit. The buildings will have minimal light provided at the parking spaces only. All fixtures are full cutoff, LED controlled by photocells. The lights will not glare onto abutting properties or public roadways. There is no proposed lighting that cross onto abutting properties or roadways.
11. **Sewer and Water** – The proposed buildings will be serviced by municipal water and sewer. The water services will provide both domestic and fire suppression water. The end of the proposed water main will have a fire hydrant for safety, testing, and maintenance purposes. The water connection will be made uphill of the pump station, which will ensure proper pressure and demand flows. Sewer flow data has been collected and a report will be submitted, as requested by the City Engineer. This is to validate that the sewer downstream of the development has adequate capacity, as the municipal line downsizes from 8" to 6" pipe size on Elm Street.
12. **Traffic** – The proposed subdivision will add some vehicle trips to the adjoining City streets. The

intersection of the shared driveway and Timberlane Drive will have safe sight distance in both directions. The City street was improved recently and can handle the additional traffic load. A traffic report will be submitting, as directed by the City Engineer.

- 13. Driveways** – Each building lot will share a central driveway and two individual driveways will provide access to the northern two lots. The grade of these shared driveways shall meet all driveway regulations for the City of Keene and are just under 300 feet in length.
- 14. Hazardous and Toxic Materials** – No hazardous or toxic material is associated with the project.
- 15. Filling/Excavation** – Excavation and back-filling will be required for the proposed building foundations and driveways. The topography of the site varies and is steep in areas. The lots to the north will be in cut grading, and the two western lots will be in fill grading. Any excavation associated with the municipal utilities will be covered in the Excavation Permit with Keene Public Works.
- 16. Wetlands** – Jurisdictional wetlands were delineated as a result of a field investigation by Kenneth M. Robinson, C.W.S, in accordance with the “Corps. Of Engineers Wetland Delineation Manual, Technical Report Y-87-1, dated January 1987”. There are wetlands located to the west of the proposed development, on the subject lot. These wetland areas will be protected by the Open Space easement in perpetuity. The thirty-foot (30’) wetland buffer will not be impacted or encroached upon by the development.
- 17. Surface Waters** – There are no surface waters in close proximity to the project and the Ashuelot River is 0.75 miles from the site.
- 18. Stump Dumps** – This project requires tree removal, however, any stumps that result from the development will be removed and disposed of properly.
- 19. Architectural and Visual Appearance** – This project proposes to construct five (5) multi-unit buildings, having three levels where the ground level includes a single car garage. Four of the buildings will be 5-Unit structures, and one building will be a 6-Unit structure. The architecture will be a townhouse design with variation of depth along the front façade to break up the expanse of the building structure. The three-story building will have balcony decks on some units to provide further architectural interest while also enhancing the outdoor living space for residents. The siding and trim will consist of three different colors to balance the visual appearance and fit in with the residential theme of the neighborhood. The maximum building height on the three-story side of the building is 31 feet above finish grade.

Site Development Standards (Article 20 of the LDC):

20.2. Drainage & Stormwater: The site will be designed to convey the drainage away from the buildings and off the paved driveways. The stormwater will be managed to provide treatment and retention of runoff waters. The systems have been designed to match or reduce the stormwater runoff that exists on the undeveloped site for the 2, 10, and 50 year storm events.

20.3 Sediment & Erosion Control: Temporary erosion control measures consisting of catch basin silt-socks, silt fencing, and a stabilized construction entrance will be used during the construction process. The permanent erosion control measures will consist of stone rip-rap, stone check dams, established vegetation, erosion control matting, and asphalt pavement

20.4 Snow Storage & Removal: Snow will be stored on site.

20.5 Landscaping: Landscaping will meet the City LDC standards and is provided around the

Timberlane Woods Rev A
Tax Map Parcel 515-15
Keene, NH

buildings.

20.6 Screening: The perimeter of the site will have trees maintained for natural screening from the public way. The HVAC equipment for the buildings will be roof mounted or placed behind the buildings. The transformer for the development will be screened by evergreen shrubs

20.7 Lighting: All lighting will meet the City LDC standards and will not impact the public.

20.8 Sewer & Water: Sewer and water will be municipal services, which includes fire protection water to each building.

20.9 Traffic & Access Management: Traffic increases are outlined and access will be off Timberlane Drive with shared driveways, built to City standards.

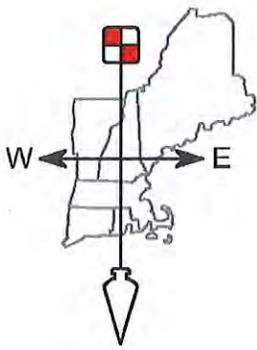
20.10 Filling & Excavation: The proposed grading will require filling in some areas and excavation in other areas. The materials these grade changes are mostly on site. Select gravels for construction will need to be hauled to the site. Any excavations within the City right-of-way will be outlined in the Excavation Permit with Keene Public Works.

20.11 Surface Waters & Wetlands: There are no impacts to surface waters or wetlands on the site. The future quality of these resources will be protected by the Open Space conservation easement.

20.12 Hazardous & Toxic Materials: There are none associated with this project.

20.13 Noise: Noise increase will be minimal and the project is buffered from the nearest residential home.

20.14 Architecture & Visual Appearance: The architecture will be town-house style that is 3 stories in height. The colors will be natural tones and fit with the nearby neighborhoods in the City.



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www.FieldstoneLandConsultants.com

May 9, 2022

City of Keene Planning Board

Attn: Mari Brunner, Senior Planner
City Hall - 4th Floor
3 Washington Street-
Keene, NH 0343

**RE: S-04-22 and SPR-04-22
Timberlane Woods CRD Subdivision
Waiver Request**

Dear Planning Board,

Fieldstone Land Consultants, on behalf of Christopher E. Farris, is submitting this waiver request for Planning Board approval. The proposed project consists of subdividing existing Tax Map Lot 515-015 as a CRD Subdivision to create five building lots and one conservation lot. Based on the Community Development review letter, dated April 6, 2022, we are hereby seeking waivers for following standards in the Land Development Code (LDC).

Waiver 1:

§ 25.10.8.B.2 Metes and Bounds: *States that an updated survey showing all metes and bounds of the revised parcels shall be prepared by the applicant.* Based on the overall size of the property and no development within close proximity of the boundaries not surveyed, we are requesting a waiver for this requirement, as allowed per Section Article 25.10.14.A. The area where the development is proposed had the boundary surveyed, along with the physical features of the property including wetlands, field topography, utilities, roadways, and forested areas.

A. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; The spirit and intent of the ordinance will be met by approving the waiver for this section. The information required will be shown on the plans in the area to be developed. The area that will be placed into an Open Space conservation easement will remain unaltered and is not in close proximity to the proposed development area.

B. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; The granting of this waiver will not create any adverse impacts to the abutters, community or environment. There is no proposed land

development or property line changes in the area of the property that does not show surveyed metes and bounds.

C. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant. If the applicant is required to adhere to this section of the regulations, it will impose an unnecessary hardship. The survey work required to gather this information will add significant time and cost to the project. The additional time to gather this information is the true hardship as the applicant needs to construct the buildings this summer season and be able to sell units as soon as possible. The hardship is unjust as the information will not add any value to the proposed subdivision or have any impacts on the community or environment.

Waiver 2 (Exemption to include 2 plans):

Article 25 § 25.10.C Overview Plan (C.1) and Yield Analysis Plan (C.3): *States that a conservation residential development subdivision shall include... 1. An Overview Plan and 3. A Yield Analysis Plan:* We are requesting a waiver of these two sections of the LDC that require an Overview Plan and Yield Analysis Plan. The Existing Conditions Plan and Subdivision Plan include the pertinent information that is outlined in the Overview Plan; specifically on the subject tract of land. These areas show the precautionary & prohibitive slopes, wetlands, wetland buffers, public roads, and the abutting conservation land. A large portion of the property will be placed into conservation as Open Space. The Yield Analysis plan is simply a conventional subdivision plan that is not used. This subject lot could easily fit more conventional lots on it if designed to the Zoning Requirement of 10,000 Square Feet Minimum Lot size and 60 feet of frontage. The CRD Subdivision proposed is only 5 lots, all of which are larger than the conventional lot size of 10,000 square feet. Below are the criteria for the waiver requests for both the Overview Plan and Yield Analysis Plan.

A. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; The proposed CRD Subdivision with five (5) building lots meets the Zoning Requirements for the Low-Density district as outlined on the Existing Conditions, Subdivision Plan and Site Plan for the development. The spirit and intent of the regulation is to prove that the existing lot could be subdivided in a conventional manner, and meet the criteria for protecting surface waters and hillside protection areas. If the waiver is granted, the spirit and intent of the regulations will be met, as the proposed development has less lots than if designed as a conventional subdivision, and it adds the value of Open Space conservation land that directly abuts the Drummer Hill Conservation Area.

B. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; If the waiver is granted, there will not be any adverse impacts to the abutters, community or environment. The proposed Open Space will enhance the value of the existing Drummer Hill Conservation Area, and ensure the protection of the surface waters by placing a large portion of the property into a perpetual conservation easement.

Timberlane Drive – CRD Sub.
Lot 515-015 – Waiver Request

Page 3 of 3

C. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant: If the waiver is not granted and strict conformity with regulations is imposed, this will put an unnecessary hardship on the applicant. The additional plans will require more design work and cost by a surveyor/engineer and will increase the time frame to obtain approvals, thus impacting the sales of the housing units.

Thank you for your consideration in granting the waivers outlined above.

Best Regards,
FIELDSTONE LAND CONSULTANTS, PLLC



John Noonan
Project Engineer

Megan Fortson

From: jenoonan@fieldstonelandconsultants.com
Sent: Tuesday, May 10, 2022 3:48 PM
To: Mari Brunner
Cc: Megan Fortson; Chad Branon PE; 'eric farris'
Subject: Farris - CRD Timberlane Drive: Waiver Request

Mari,

We are requesting an additional waiver for the Timberlane Drive CRD Subdivision, as discussed. We are requesting the waiver from the LDC Section 20.14.3.D for the requirement that parking be located to the side or rear of a building. The CRD Subdivision that was submitted has all proposed lots with frontage off Timberlane Drive. Based on the orientation of Building 3, on Proposed Lot #3, the parking is in front of the building. The building directly across the driveway on Proposed Lot #2, will block the view of the parking spaces at Building 3. The view of this building and associated parking is also blocked from view of the public way, by the land topography, vegetation and other proposed buildings.

The criteria for the Waive is outlined below:

A. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; The spirit and intent of the ordinance will be met as the proposed parking will not be visible from a public way. The topography, vegetation, and adjacent building will block this parking from the Timberlane Drive road frontage.

B. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; The granting of this waiver will not create any adverse impacts to the abutters, community or environment. The parking will be located in a manner that reduces disturbance to the land and spaces face the garages of each building unit. This will eliminate the possibility of headlights shining toward abutting properties, and the parking spaces will not be visible from the public street, Timberlane Drive.

C. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant; If the regulation was enforced with strict conformity, the applicant would have an unnecessary hardship placed upon them. The hardship would be in the form of re-design, a longer timeframe for approvals, construction scheduling, and disturbing more land to rotate the building and parking to face away from Timberlane Drive.

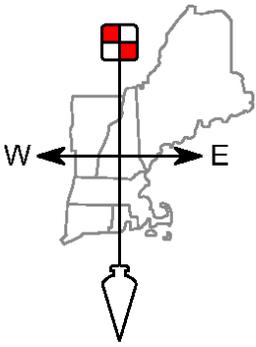
We hope that the Planning Board will consider the approval of this waiver.

Best Regards,

John Noonan
Project Manager



206 Elm Street – Milford NH 03055
Tel: 603.672.5456 x 119 - Fax: 603.413.5456
www.FieldstoneLandConsultants.com



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

May 16, 2022

City of Keene Planning Board

Attn: Mari Brunner, Senior Planner
City Hall - 4th Floor
3 Washington Street-
Keene, NH 0343

**RE: S-04-22 and SPR-04-22
Timberlane Woods CRD Subdivision
Waiver Request – Letter 2**

Dear Planning Board,

Fieldstone Land Consultants, on behalf of Christopher E. Farris, is submitting these additional waiver requests for Planning Board approval. Based on the Community Development review, we are hereby seeking waivers for the following standards in the Land Development Code (LDC).

Waiver 3 (Parking to the Side/Rear of Buildings); previously submitted via email:

§ 20.14.3.D Site Design and Relationship to Surrounding Community: *States All required off-street parking shall be to the side or rear of buildings....* We are requesting the waiver from the LDC Section 20.14.3.D for the requirement that parking be located to the side or rear of a building. The CRD Subdivision that was submitted has all proposed lots with frontage off Timberlane Drive. Based on the orientation of Building 3, on Proposed Lot #3, the parking is in front of the building. The building directly across the driveway on Proposed Lot #2, will block the view of the parking spaces at Building 3. The view of this building and associated parking is also screened from view of the public way, by the land topography, vegetation and other proposed buildings.

A. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; The spirit and intent of the ordinance will be met as the proposed parking will not be visible from a public way. The topography, vegetation, and adjacent building will block this parking from the Timberlane Drive road frontage. Technically this parking will be located to the rear of Building 2.

B. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; The granting of this waiver will not create any adverse impacts to the abutters, community or environment. The parking will be located in a manner that reduces disturbance to the land and spaces face the garages of each building unit. This will eliminate the possibility of headlights shining toward abutting properties, and the parking spaces will not be visible from the public street, Timberlane Drive.

C. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant; If the regulation was enforced with strict conformity, the applicant would have an unnecessary hardship placed upon them. The hardship would be in the form of re-design, a longer timeframe for approvals, construction scheduling, and disturbing more land to rotate the building and parking to face away from Timberlane Drive.

Waiver 4 (Shared driveways):

§ 19.3.5.A.3.a Design Criteria: *States that all structures shall be accessed from interior streets, rather than from roads bordering the perimeter of the tract; In the event that a waiver is granted, shared driveways shall be incorporated where feasible:* We are requesting a waiver of this section of the LDC that requires interior streets and with the granting of said waiver, will provide shared driveways for the access to the building structures.

A. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations; The spirit and intent of the CRD Subdivision regulations will be carried out, as the proposed shared driveways will provide access to the building structures. The interior paved driveways are not streets, however, they will provide the same level of access to the building structures as a City street.

B. Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment; If the waiver is granted, there will not be any adverse impacts to the abutters, community or environment. The proposed shared driveways will be 24 feet in width at the intersection with Timberlane Drive. The shared driveways will provide safe access on and off Timberlane Drive, similar to a City Road. The maintenance of the shared driveways will be covered by the development and not burden the City with maintenance of the driveways.

C. Consideration will also be given as to whether strict conformity with the regulations would pose an unnecessary hardship to the applicant: If the waiver is not granted and strict conformity with regulations is imposed, this will put an unnecessary hardship on the applicant. If the interior access is required to be a “street” it would decrease the available building area, due to the requirement of having a right of way and front setbacks from the right-of-way. The overall density and compact design of the development would be reduced, and likely require the building lots to be larger. If the building lots were larger, the Open Space area would be less than what is proposed.

Thank you for your consideration in granting the waivers outlined above.

Best Regards,
FIELDSTONE LAND CONSULTANTS, PLLC



John Noonan
Project Engineer

ABUTTERS:

TAX MAP 102 LOT 1
CITY OF KEENE
3 WASHINGTON STREET
KEENE, NH 03431
(CONSERVATION LAND)

TAX MAP 103 LOT 1
LEO P. & BONNIE SUE ECHAVARRIA
PMB 417, 83 EMERALD STREET
KEENE, NH 03431
VOL.2424 PG.899 3/30/07
(459 ELM STREET)

TAX MAP 515 LOT 14
LISA RUSS
JOSEPH DARBY
18 DRUMMER ROAD
KEENE, NH 03431
VOL.1825 PG.780 1/1/84
(19 DRUMMER ROAD)

TAX MAP 515 LOT 18
RYON H. & CATILIN R. CLARKE
13 DRUMMER ROAD
KEENE, NH 03431
VOL.3074 PG.505 6/21/19
(11 DRUMMER ROAD)

TAX MAP 515 LOT 17
DONALD J. DOODY JR.
MARGARET E. ELLIS
11 DRUMMER ROAD
KEENE, NH 03431
VOL.1166 PG.505 11/1/88
(11 DRUMMER ROAD)

TAX MAP 515 LOT 18
BRIAN D. QUIGLEY
9 DRUMMER ROAD
KEENE, NH 03431
VOL.2828 PG.784 3/26/10
(9 DRUMMER ROAD)

TAX MAP 102 LOT 41
STATE OF NEW HAMPSHIRE
PO BOX 483
CONCORD, NH 03302
(OFF ROUTE 9)

TAX MAP 515 LOT 19
DAVID W. FLOPPERT
10 DRUMMER ROAD
KEENE, NH 03431
VOL.888 PG.57 5/22/75
(10 DRUMMER ROAD)

TAX MAP 515 LOT 20
JENNIFER J. BROWN, LLC
40 BAINE ROAD
MARLOW, NH 03456
VOL.3085 PG.553 5/21/19
(14 DRUMMER ROAD)

TAX MAP 515 LOT 21
LIBBY S. LYNN REV. TRUST
22 DRUMMER ROAD
KEENE, NH 03431
VOL.2450 PG.232 8/26/07
(22 DRUMMER ROAD)

TAX MAP 515 LOT 22
MARTHA M. LANDRY REV. TRUST
51 GREEN ACRES ROAD
KEENE, NH 03431
VOL.2698 PG.290 3/13/15
(51 GREEN ACRES ROAD)

TAX MAP 515 LOT 28
LUCIA A. BERGERON
479 ELM STREET
KEENE, NH 03431
VOL.2858 PG.735 9/6/15
(479 ELM STREET)

TAX MAP 515 LOT 29
JUDY A. LEACH
37 MIDDLE STREET
KEENE, NH 03431
VOL.3046 PG.121 11/5/18
(471 ELM STREET)

TAX MAP 520 LOT 4
MICHELLE C. YOUNG
431 ELM STREET
KEENE, NH 03431
VOL.2128 PG.775 4/16/04
(431 ELM STREET)

TAX MAP 520 LOT 18
CATHERINE E. SHAND
PO BOX 34
CHARLESTOWN, NH 03803
VOL.798 PG.198
(GILSUM STREET)

TAX MAP 515 LOT 30
SARAH A. PARENTEAU
483 ELM STREET
KEENE, NH 03431
VOL.3045 PG.126 10/31/18
(483 ELM STREET)

TAX MAP 521 LOT 4
PAUL CHESTER DUBERSKE
GAIL MARIE DUBERSKE
454 ELM STREET
KEENE, NH 03431
VOL.2234 PG.53 4/11/05
(454 ELM STREET)

TAX MAP 521 LOT 5
SARAH D. VEZZANI
464 ELM STREET
KEENE, NH 03431
VOL.2455 PG.749 8/7/07
(464 ELM STREET)

TAX MAP 521 LOT 6
FREDERICK H. HAAS III
PO BOX 664
KEENE, NH 03431
VOL.2831 PG.125 7/26/13
(470 ELM STREET)

TAX MAP 103 LOT 4
URSULA COLE
272 GILSUM STREET
KEENE, NH 03431
VOL.1571 PG.830 B/1/98
(272 GILSUM STREET)

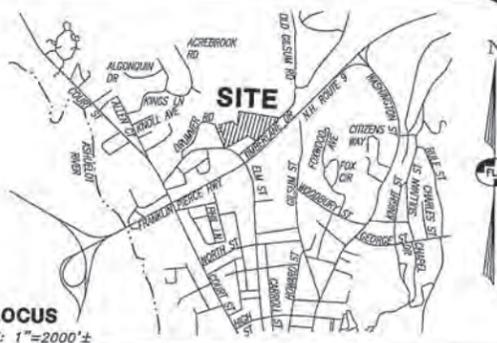
TAX MAP 103 LOT 5
MAGICHEVA FAMILY TRUST
MARINA V. MAGICHEVA,
TRUSTEE
274 GILSUM STREET
KEENE, NH 03431
VOL.2859 PG.406 9/13/13
(274 GILSUM STREET)

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

15	SEARSPORT MUCKY PEAT
26B	WINDSOR LOAMY SAND 3 TO 8% SLOPES
61C	TURNBRIDGE-LYMAN-ROCK OUTCROP COMPLEX 8 TO 15% SLOPES
61D	TURNBRIDGE-LYMAN-ROCK OUTCROP COMPLEX 15 TO 25% SLOPES
495	OSSEPEE MUCKY PEAT

102-1
(DRUMMER HILL CONSERVATION AREA)

CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF DECEMBER, 2021.



- NOTES:**
- THE OWNER OF RECORD OF TAX MAP 515 PARCEL 15 IS CHRISTOPHER E. FARRIS - 34 ROLLINS ROAD, EPPING, NH 03042. DEED REFERENCE TO THE PARCEL IS VOL.3192 PG.736 DATED SEPTEMBER 17, 2021 IN THE C.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR TAX MAP 515 PARCEL 15.
 - THE TOTAL AREA OF TAX MAP 515 PARCEL 15 IS 13.1± ACRES OR 570,000 SQ.FT. WITH 817.88 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE AND 160± FT. OF FRONTAGE ALONG DRUMMER ROAD.
 - THE SURFACE FEATURES, SITE TOPOGRAPHY, & BOUNDARY INFORMATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER, 2021 TOGETHER WITH REFERENCE PLANS AND DEED CITED HEREON.
 - HORIZONTAL ORIENTATION IS BASED ON THE NH STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD83. BOTH ORIENTATION & DATUM WERE ESTABLISHED BY UPLOADING GPS OBSERVATION TO THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - ZONING FOR THE SITE IS LD - LOW DENSITY. MINIMUM ZONING REQUIREMENTS ARE:
MIN. LOT AREA: 10,000 SQ.FT.
MIN. FRONTAGE: 60 FT.
MIN. FRONT SETBACK: 15 FT.
MIN. REAR SETBACK: 20 FT.
MIN. SIDE SETBACK: 10 FT.
MAX. IMPERVIOUS COVER: 45%
MAX. BUILDING COVERAGE: 35%
 - THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THE SITE IS CURRENTLY VACANT AND SERVICED BY UNDERGROUND ELECTRICITY.
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF KEENE, COMMUNITY NO. 330023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33005C0258E & 33005C0259E, DATED: MAY 23, 2006.
 - THE SITE LIES IN THE SURFACE WATER PROTECTION OVERLAY DISTRICT - A 30 FT. BUFFER SHALL BE MAINTAINED FROM ALL DELINEATED WETLANDS.
 - THE SITE DOES NOT LIE WITHIN THE AQUIFER PROTECTION OVERLAY ZONE PER THE "GROUND-WATER RESOURCES OF THE ASHELOT RIVER BASIN, SOUTHWESTERN, NEW HAMPSHIRE," PREPARED BY HAROLD A. WHITCOMB IN COOPERATION WITH THE NEW HAMPSHIRE WATER RESOURCES BOARD.
 - LOT 515-15 IS SUBJECT TO A SLOPE & DRAINAGE EASEMENT AS DESCRIBED IN VOL.928 PG.819 DATED MARCH 28, 1977 IN THE C.C.R.D. SEE REFERENCE PLAN #4.
 - LOT 515-15 IS SUBJECT TO CURRENT USE TAX AS RECORDED IN BK.3151 PG.1346 DATED 2/7/21 IN THE C.C.R.D.

- REFERENCE PLANS:**
- PLANS OF PROPOSED - FEDERAL AID CONSOLIDATED PRIMARY PROJECT - E-012-1(C) - CONTRACT 1 - N.H. PROJECT NO. P-2962-B - CONTRACT 1 - ROUTE 9 BY-PASS, SCALE: 1"=50', DATED: SEPTEMBER, 1975, PREPARED BY: STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, SHEETS 46 & 47.
 - TWO LOT SUBDIVISION PLAN - PREPARED FOR - KENNETH R. CASTOR, SR. & MARGUERITE L. CASTOR - OF PROPERTY LOCATED IN CITY OF KEENE - COUNTY OF CHESHIRE, STATE OF NEW HAMPSHIRE, SCALE: 1"=50', DATED: MARCH 27, 1995, LAST REVISED: JUNE 9, 1998, PREPARED BY: SVE ASSOCIATES & RECORDED IN PLAN CABINET 12, DRAWER 3, NUMBER 74 IN THE C.C.R.D.
 - UNTITLED PLAN OF CATHERINE E. WEBSTER PROPERTY, SCALE: 1"=40', RECORDED IN PLAN BOOK 20, PAGE 15A IN THE C.C.R.D.
 - PLAN OF LAND OF - CATHERINE E. WEBSTER - IN - KEENE, N.H., SCALE: 1"=50', DATED: MARCH 28, 1977, PREPARED BY: THE STATE OF NEW HAMPSHIRE, AND RECORDED IN PLAN BOOK 38, PAGE 87 IN THE C.C.R.D.

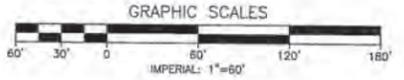
LEGEND:

---	RIGHT-OF-WAY LINE	○ (PIN)	IRON PIN FOUND
---	BOUNDARY LINE	○ (PIN) (F)	PN & CAP FOUND
---	ABUTTING LOT LINE	○ (PIN) (S)	PN & CAP SET
---	BUILDING SETBACK LINE	□ (N.H.C.B.) (F)	NH CONCRETE BOUND FOUND
---	EDGE OF PAVED ROAD	○ (PIN) (F)	IRON PIPE FOUND
---	ASPHALT CURB	○ (PIN) (S)	DRILL HOLE SET
---	10' CONTOUR INTERVAL	○ (PIN) (T)	IRON PIN TO BE SET
---	2' CONTOUR INTERVAL	○ (PIN) (T)	CATCH BASIN
---	CHAIN-LINK FENCE	○ (PIN) (S)	DRAIN MANHOLE
---	ZONE LINE	○ (PIN) (S)	SEWER MANHOLE
---	DELINEATED WETLANDS	○ (PIN) (S)	MANHOLE
---	WETLAND BUFFER	○ (PIN) (S)	BOLLARD
---	STONE WALL	○ (PIN) (S)	WATER HYDRANT
---	WATER LINE	○ (PIN) (S)	WATER VALVE
---	SEWER LINE	○ (PIN) (S)	WATER SHUT-OFF
---	ELECTRIC/CABLE PEDESTAL	○ (PIN) (S)	AREA OF PROHIBITIVE SLOPES (15-20%)
---	TRANSFORMER	○ (PIN) (S)	AREA OF PROHIBITIVE SLOPES (>25%)
---	SINGLE POST SIGN	○ (PIN) (S)	EXISTING BUILDING
---	TEST PIT LOCATION	○ (PIN) (S)	
---	EXISTING TREE LINE	○ (PIN) (S)	
---	FENCE GATE	○ (PIN) (S)	
---	DRAIN LINE	○ (PIN) (S)	

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-B-7-1 AND REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GLUDA, C.W.S. IN NOVEMBER OF 2021.



DATE: 6/13/22



B	6/13/22	SHEET NUMBER CHANGED	DEB	CEB
A	5/9/22	REVISED PER STAFF COMMENTS OF APRIL 5, 2022	KFB	DEB
REV.	DATE	DESCRIPTION	C/D	DR

EXISTING CONDITIONS PLAN
TAX MAP 515 PARCEL 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
CHRISTOPHER E. FARRIS
34 ROLLINS ROAD EPPING, NH 03042

SCALE: 1" = 60' MARCH 18, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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

ZONING REQUIREMENT CHARTS								
L-D ZONE: CONVENTIONAL	REQUIRED	EXIST. 515-15	NEW 515-15	NEW LOT-1	NEW LOT-2	NEW LOT-3	NEW LOT-4	NEW LOT-5
MIN LOT AREA	10,000 SF	570,000± SF	415,000± SF	14,203 SF	21,018 SF	52,638 SF	40,389 SF	32,302 SF
MIN LOT WIDTH	70 FT	80± FT	80± FT	73.14 FT	100.00 FT	84.92 FT	60.00 FT	246.54 FT
MIN LOT FRONTAGE	60 FT	174.51 FT	174.51 FT	113.15 FT	100.00 FT	117.89 FT	60.00 FT	168.75 FT
MIN FRONT SETBACK	15 FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT
MIN SIDE SETBACK	10 FT	(10) FT	(10) FT	(10) FT	(10) FT	(10) FT	(10) FT	(10) FT
MIN REAR SETBACK	15 FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT
MAX. BUILDING HEIGHT	35 FT	NONE	NONE	31'	31'	31'	31'	31'
MAX. BUILDING COVERAGE	35%	NA	0%	15.2%	10.3%	4.1%	6.4%	6.7%
MIN. OPEN SPACE	55%	100%	100%	56.0%	78.5%	90.9%	79.7%	70.3%
MAX. IMPERVIOUS COVER	45%	0%	0%	42.0%	21.5%	9.1%	20.3%	29.7%

L-D ZONE: CRD SUBDIVISION	REQUIRED	EXIST. 515-15	NEW 515-15	NEW LOT-1	NEW LOT-2	NEW LOT-3	NEW LOT-4	NEW LOT-5
MIN LOT AREA	6,000 SF	570,000± SF	415,000± SF	14,203 SF	21,018 SF	52,638 SF	40,389 SF	32,302 SF
MIN LOT WIDTH	60 FT	80± FT	80± FT	73.14 FT	100.00 FT	84.92 FT	60.00 FT	246.54 FT
MIN LOT FRONTAGE	40 FT	174.51 FT	174.51 FT	113.15 FT	100.00 FT	117.89 FT	60.00 FT	168.75 FT
MIN FRONT SETBACK	30 FT	(30) FT	(30) FT	(30) FT	(30) FT	(30) FT	(30) FT	(30) FT
MIN SIDE SETBACK	20 FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT
MIN REAR SETBACK	20 FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT
MAX. BUILDING COVERAGE	45%	NA	NA	15.2%	10.3%	4.1%	6.4%	6.7%
MAX. IMPERVIOUS COVER	60%	0%	0%	42.0%	21.5%	9.1%	20.3%	29.7%
PRECAUTIONARY SLOPE IMPACT	20,000 SF	NONE	NONE	1100 SF	4235 SF	14955 SF	8365 SF	3485 SF

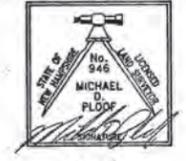
- REFERENCE PLANS:**
- "PLANS OF PROPOSED - FEDERAL AID CONSOLIDATED PRIMARY PROJECT - F-012-1(3) - CONTRACT 1 - N.H. PROJECT NO. P-2082-3 - CONTRACT 1 - ROUTE 8 BY-PASS", SCALE: 1"=50', DATED: SEPTEMBER, 1975, PREPARED BY: STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, SHEETS 46 & 47.
 - "TWO LOT SUBDIVISION PLAN - PREPARED FOR - KENNETH R. CASTOR, SR. & - MARGUERITE L. CASTOR - OF PROPERTY LOCATED IN - CITY OF KEENE - COUNTY OF CHESHIRE, STATE OF NEW HAMPSHIRE", SCALE: 1"=50', DATED: MARCH 27, 1998, LAST REVISED: JUNE 9, 1998, PREPARED BY: SVC ASSOCIATES & RECORDED IN PLAN CABINET 12, DRAWER 3, NUMBER 74 IN THE C.C.R.D.
 - UNTITLED PLAN OF CATHERINE E. WEBSTER PROPERTY, SCALE: 1"=40', RECORDED IN PLAN BOOK 20, PAGE 15A IN THE C.C.R.D.
 - "PLAN OF LAND OF - CATHERINE E. WEBSTER - IN - KEENE, N.H.", SCALE: 1"=50', DATED: MARCH 28, 1977, PREPARED BY: THE STATE OF NEW HAMPSHIRE, AND RECORDED IN PLAN BOOK 38, PAGE 87 IN THE C.C.R.D.

102-1
(DRUMMER HILL CONSERVATION AREA)

SEE SHEET 2 (EX-1) FOR:
TOPOGRAPHY, ABUTTER,
SOIL & UTILITY DATA

CERTIFICATION:

I HEREBY CERTIFY THAT NORTH EASTERLY PORTION OF TAX MAP 515 PARCEL 15 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



6/13/22



LOCUS
SCALE: 1"=2000±

NOTES:

- THE OWNER OF RECORD OF TAX MAP 515 PARCEL 15 IS CHRISTOPHER E. FARRIS - 34 ROLLINS ROAD, EPPING, NH 03042. DEED REFERENCE TO THE PARCEL IS VOL.3192 PG.736 DATED SEPTEMBER 17, 2021 IN THE C.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 5-LOT CONSERVATION RESIDENTIAL DEVELOPMENT FOR TAX MAP 515 PARCEL 15.
- THE TOTAL AREA OF EXISTING TAX MAP PARCEL 515-15 IS 13.1± ACRES OR 570,000± SQ.FT. WITH 817.88 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE AND 160± FT. OF FRONTAGE ALONG DRUMMER ROAD. THE PROPOSED AREA OF OPEN SPACE LOT 515-15 IS 9.5± ACRES, OR 415,000± SQ.FT. WITH 180.30 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE. THE PROPOSED AREA OF LOT 1 IS 0.326 ACRES, OR 14,203 SQ.FT. WITH 113.15 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE. THE PROPOSED AREA OF LOT 2 IS 0.483 ACRES, OR 21,018 SQ.FT. WITH 100.00 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE. THE PROPOSED AREA OF LOT 3 IS 1.208 ACRES, OR 52,638 SQ.FT. WITH 117.89 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE. THE PROPOSED AREA OF LOT 4 IS 0.927 ACRES, OR 40,389 SQ.FT. WITH 60.00 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE. THE PROPOSED AREA OF LOT 5 IS 0.616 ACRES, OR 26,821 SQ.FT. WITH 246.54 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE.
- THE SURFACE FEATURES, SITE TOPOGRAPHY, & BOUNDARY INFORMATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER, 2021 TOGETHER WITH REFERENCE PLANS AND DEED CITED HEREON AND LIDAR TOPOGRAPHY PROVIDED BY NH GRANIT.
- HORIZONTAL ORIENTATION IS BASED ON THE NH STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD83. BOTH ORIENTATION & DATUM WERE ESTABLISHED BY UPLOADING GPS OBSERVATION TO THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
- ZONING FOR THE SITE IS LD - LOW DENSITY. SEE THE MINIMUM ZONING REQUIREMENTS CHARTS ON THIS SHEET.
- THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THE SITE IS CURRENTLY VACANT AND SERVED BY UNDERGROUND ELECTRICITY.
- THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF KEENE, COMMUNITY NO. 330023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 3300502586 & 3300502596, DATED: MAY 23, 2006.
- THE SITE LIES IN THE SURFACE WATER PROTECTION OVERLAY DISTRICT - A 30 FT. BUFFER SHALL BE MAINTAINED FROM ALL DELINEATED WETLANDS.
- THE SITE DOES NOT LIE WITHIN THE AQUIFER PROTECTION OVERLAY ZONE PER THE "GROUND-WATER RESOURCES OF THE ASHUELT RIVER BASIN, SOUTHWESTERN, NEW HAMPSHIRE," PREPARED BY HAROLD A. WHITCOMB IN COOPERATION WITH THE NEW HAMPSHIRE WATER RESOURCES BOARD.
- EXISTING LOT 515-15 IS SUBJECT TO A SLOPE & DRAINAGE EASEMENT AS DESCRIBED IN VOL.928 PG.818 DATED MARCH 28, 1977 IN THE C.C.R.D. SEE REFERENCE PLAN #4.
- LOT 515-15 IS SUBJECT TO CURRENT USE TAX AS RECORDED IN BK.3151 PG.1346 DATED 2/7/21 IN THE C.C.R.D.



LEGEND:

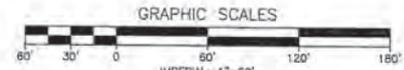
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- ASPHALT CURB
- 300 10' CONTOUR INTERVAL
- 312 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- ZONE LINE
- DELINEATED WETLANDS
- WETLAND BUFFER
- STONE WALL
- WATER LINE
- SEWER LINE
- ELECTRIC/CABLE FEDESTAL
- TRANSFORMER
- SINGLE POST SIGN
- TREE LINE
- FENCE GATE
- DRAIN LINE
- 515-15 TAX MAP & LOT NUMBER
- IRON PIN FOUND
- FIN & CAP FOUND
- FIN & CAP SET
- N.H.C.B.(F) NH CONCRETE BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MANHOLE
- BOLLARD
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA
- PROPOSED ACCESS & UTILITY EASEMENT
- EXISTING BUILDING

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN NOVEMBER OF 2021.



DATE: 6/13/22



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	6/13/22	PLAN SHEET NUMBER CHANGED		JEN	CEB
A	5/9/22	REVISED PER STAFF COMMENTS OF APRIL 5, 2022	KPB	DEB	CEB

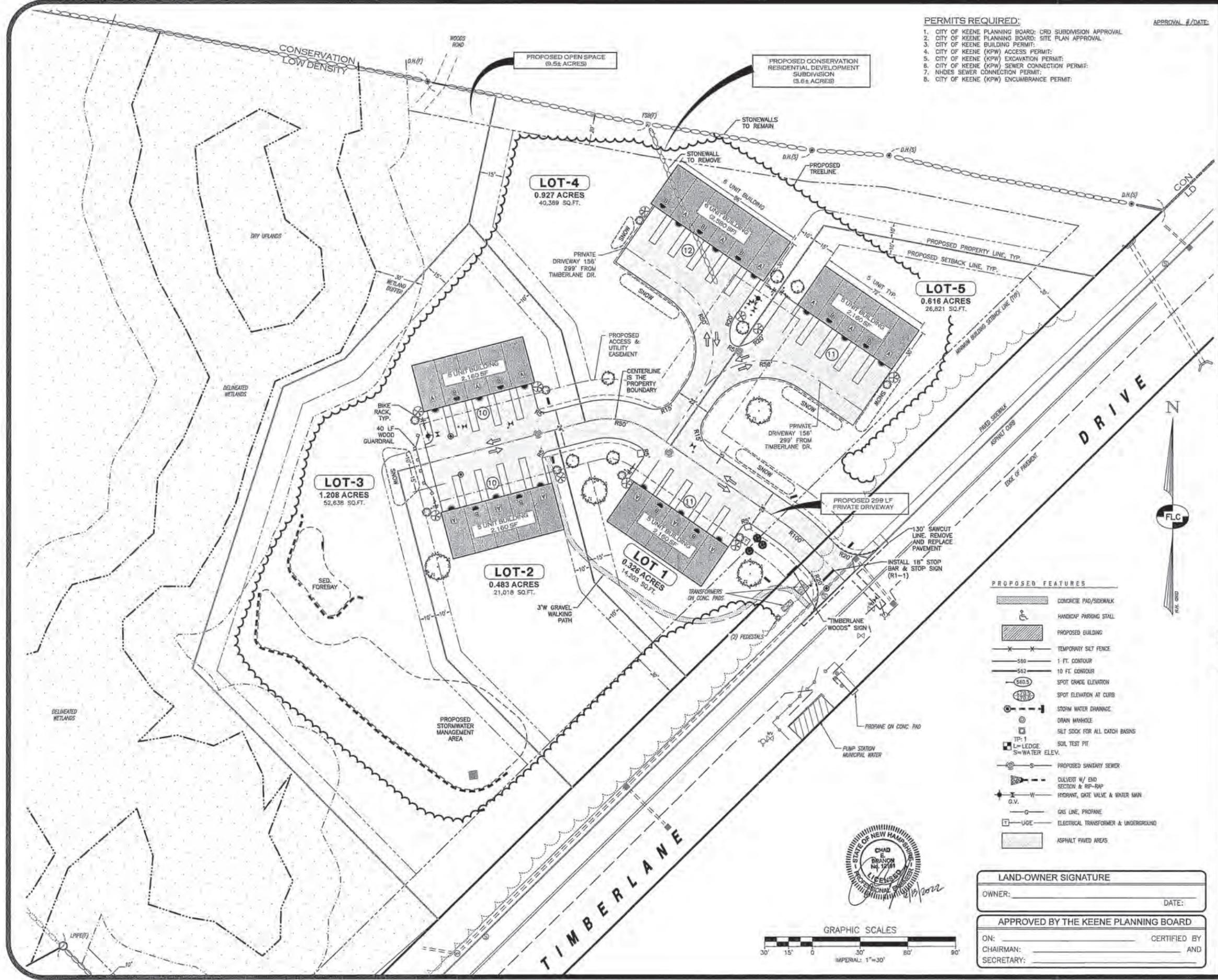
SUBDIVISION PLAN
TAX MAP 515 PARCEL 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
CHRISTOPHER E. FARRIS
34 ROLLINS ROAD EPPING, NH 03042

SCALE: 1" = 60' MARCH 18, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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



- PERMITS REQUIRED:**
1. CITY OF KEENE PLANNING BOARD: CRD SUBDIVISION APPROVAL
 2. CITY OF KEENE PLANNING BOARD: SITE PLAN APPROVAL
 3. CITY OF KEENE BUILDING PERMIT:
 4. CITY OF KEENE (KPW) ACCESS PERMIT:
 5. CITY OF KEENE (KPW) EXCAVATION PERMIT:
 6. CITY OF KEENE (KPW) SEWER CONNECTION PERMIT:
 7. NHDES SEWER CONNECTION PERMIT:
 8. CITY OF KEENE (KPW) ENCUMBRANCE PERMIT:

APPROVAL #/DATE:

- NOTES:**
1. THE OWNER OF RECORD OF TAX MAP 515 PARCEL 15 IS CHRISTOPHER E. FARRIS - 34 ROLLINS ROAD, EPPING, NH 03042, DEED REFERENCE TO THE PARCEL IS VOL.3192 PG.736 DATED SEPTEMBER 17, 2021 IN THE C.C.R.D.
 2. THE PURPOSE OF THIS PLAN IS TO DEPICT A CONSERVATION RESIDENTIAL DEVELOPMENT SUBDIVISION TO PROVIDE FOR MULTI-FAMILY DWELLING UNITS, KNOWN AS "TIMBERLANE WOODS".
 3. THE TOTAL AREA OF TAX MAP 515 PARCEL 15 IS 13.1± ACRES OR 570,000 SQ.FT. WITH 817.89 FT. OF FRONTAGE ALONG TIMBERLANE DRIVE AND 180± FT. OF FRONTAGE ALONG DRUMMER ROAD.
 4. THE SURFACE FEATURES, SITE TOPOGRAPHY, & BOUNDARY INFORMATION SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER, 2021 TOGETHER WITH REFERENCE PLANS AND DEED CITED HEREON.
 5. HORIZONTAL ORIENTATION IS BASED ON THE NH STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD83. BOTH ORIENTATION & DATUM WERE ESTABLISHED BY UPLOADING GPS OBSERVATION TO THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 6. ZONING FOR THE SITE IS LD - LOW DENSITY. MINIMUM ZONING REQUIREMENTS ARE:
 MIN. LOT AREA: 10,000 SF
 MIN. FRONTAGE: 60 FT
 MIN. FRONT SETBACK: 15 FT
 MIN. REAR SETBACK: 20 FT
 MIN. SIDE SETBACK: 10 FT
 MAX. IMPERVIOUS COVER: 45%
 MAX. BUILDING COVERAGE: 35%
 DIMENSIONAL REQUIREMENTS FOR CONSERVATION RESIDENTIAL DEVELOPMENT SUBDIVISION (LOW DENSITY DISTRICT):
 MIN. TRACT SIZE = 5 ACRES (13.1 ACRES BEFORE SUBDIVISION)
 MIN. TRACT FRONTAGE = 50 FT. (977.88 FT DRUMMER & TIMBERLANE)
 PERIMETER BLDG. SETBACK FROM EXTERNAL ROADS = 30 FT
 PERM. BLDG. SETBACK FROM TRACT BOUNDARIES = 20FT
 MIN. LOT AREA = 6,000 SQ.FT.
 MIN. ROAD FRONTAGE = 40 FT.
 MIN. WIDTH AT BUILDING LINE = 60 FT.
 FRONT SETBACK = 15 FT.
 REAR SETBACK = 15 FT.
 SIDE SETBACK = 10 FT.
 MAXIMUM BUILDING COVERAGE = 45% (11,220/156,816 = 7.2%)
 MAXIMUM IMPERVIOUS COVERAGE (INCLUDING STRUCTURES) = 60% (31,444/156816 = 20.0%)
 7. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 8. THE SITE IS CURRENTLY VACANT AND SERVICED BY UNDERGROUND ELECTRICITY.
 9. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF KEENE, COMMUNITY NO. 330023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33005C0258E & 33005C0259E, DATED: MAY 23, 2008.
 10. THE SITE LIES IN THE SURFACE WATER PROTECTION OVERLAY DISTRICT - A 30 FT. BUFFER SHALL BE MAINTAINED FROM ALL DELINEATED WETLANDS.
 11. THE SITE DOES NOT LIE WITHIN THE AQUIFER PROTECTION OVERLAY ZONE PER THE "GROUND-WATER RESOURCES OF THE ASHUELOT RIVER BASIN, SOUTHWESTERN, NEW HAMPSHIRE," PREPARED BY HAROLD A. WHITCOMB IN COOPERATION WITH THE NEW HAMPSHIRE WATER RESOURCES BOARD.
 12. LOT 515-15 IS SUBJECT TO A SLOPE & DRAINAGE EASEMENT AS DESCRIBED IN VOL.928 PG.819 DATED MARCH 28, 1977 IN THE C.C.R.D. SEE REFERENCE PLAN #4.
 13. LOT 515-15 IS SUBJECT TO CURRENT USE TAX AS RECORDED IN BK.3151 PG.1346 DATED 2/7/21 IN THE C.C.R.D.
 14. DENSITY CALCULATION (PER TABLE 19-2): (EXIST. TRACT 13.1 AC) / 10,000 SF/UNIT = 57 DWELLING UNITS (26 UNITS, 52 BEDROOMS PROPOSED)
 15. PARKING CALCULATION:
 2 SPACES / UNIT (MULTIFAMILY) X 26 UNITS = 52 SPACES REQUIRED
 TOTAL SPACES PROPOSED = 54 (26 OUTDOOR + 26 GARAGE)
 16. MINIMUM OPEN SPACE FOR A CONSERVATION RESIDENTIAL DEVELOPMENT SUBDIVISION IS 50%. THE PROVIDED OPEN SPACES IS 72.8% (9.54± ACRES).
 17. STUMP DUMPS ARE NOT ALLOWED AS PART OF THE DEVELOPMENT. ALL STUMPS AND DEBRIS MUST BE REMOVED AND DISPOSED OF PROPERLY.
 18. THE ADDRESSES OF EACH BUILDING WILL PROVIDED BY PUBLIC WORKS; NOTIFY THE CITY PUBLIC WORKS STAFF ONCE FOUNDATIONS ARE POURED.

- PROPOSED FEATURES**
- CONCRETE PAD/SIDEWALK
 - HANDICAP PARKING STALL
 - PROPOSED BUILDING
 - TEMPORARY SILT FENCE
 - 1 FT. CONTOUR
 - 10 FT. CONTOUR
 - SPOT GRADE ELEVATION
 - SPOT ELEVATION AT CURB
 - STORM WATER DRAINAGE
 - DRAIN MANHOLE
 - SILT SOCK FOR ALL CATCH BASINS
 - SOIL TEST PIT
 - LEDEGE
 - WATER ELEV.
 - PROPOSED SANITARY SEWER
 - CULVERT W/ END SECTION & RP-RAP
 - HYDRANT, GATE VALVE & WATER MAIN
 - G.V.
 - GAS LINE, PROPANE
 - UG- ELECTRICAL TRANSFORMER & UNDERGROUND
 - ASPHALT PAVED AREAS



B	6/13/22	REVS PER CITY STAFF COMMENTS	JEN	CEB	
A	5/9/22	REVS PER CITY STAFF COMMENTS	JEN	CEB	
REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE PLAN
TAX MAP 515 LOT 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

LAND OF:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

SCALE: 1" = 30' MARCH 18, 2022

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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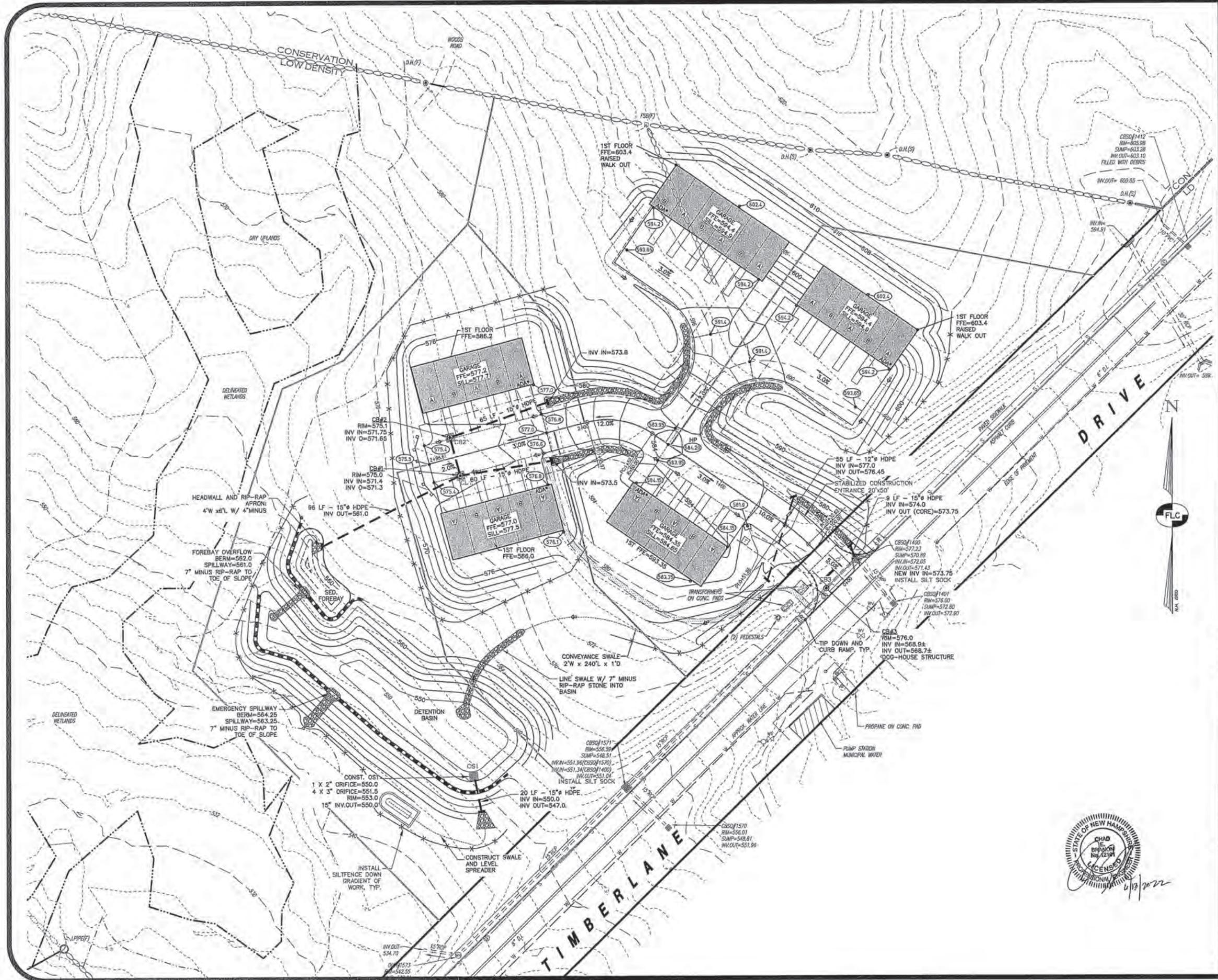
LAND-OWNER SIGNATURE

OWNER: _____ DATE: _____

APPROVED BY THE KEENE PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____

CHAIRMAN: _____ SECRETARY: _____



- GRADING & DRAINAGE NOTES:**
1. THE PROPOSED DRIVEWAYS ARE PRIVATE, SHARED DRIVEWAYS. CITY STREETS ARE MAX 7% GRADE. RURAL STREETS ARE 9% MAX GRADE.
 2. DRIVEWAY MAXIMUM GRADES ARE 15% PER CITY REGS. TWO SECTIONS OF THE DRIVEWAYS ARE DESIGNED AT 12% MAX GRADE, AND 10% GRADE.
 3. ALL ROAD DITCHES OVER 5% GRADE SHALL HAVE STONE CHECK DAMS AND LINED WITH 4" MINUS RIP RAP STONE.
 4. DUE TO THE CLOSE PROXIMITY OF THE WETLANDS TO THE SITE, THE WETLAND BUFFER MUST BE FLAGGED PRIOR TO INSTALLING SILT FENCE AND STARTING THE SITE GRADING.
 5. UNITS WITH THE DESIGNATION (*ADA) ARE ADA COMPLIANT UNITS WHERE THE EXTERIOR GRADES MEET ADA REGULATIONS.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/9/22	REVS PER CITY STAFF COMMENTS		JEN	CER

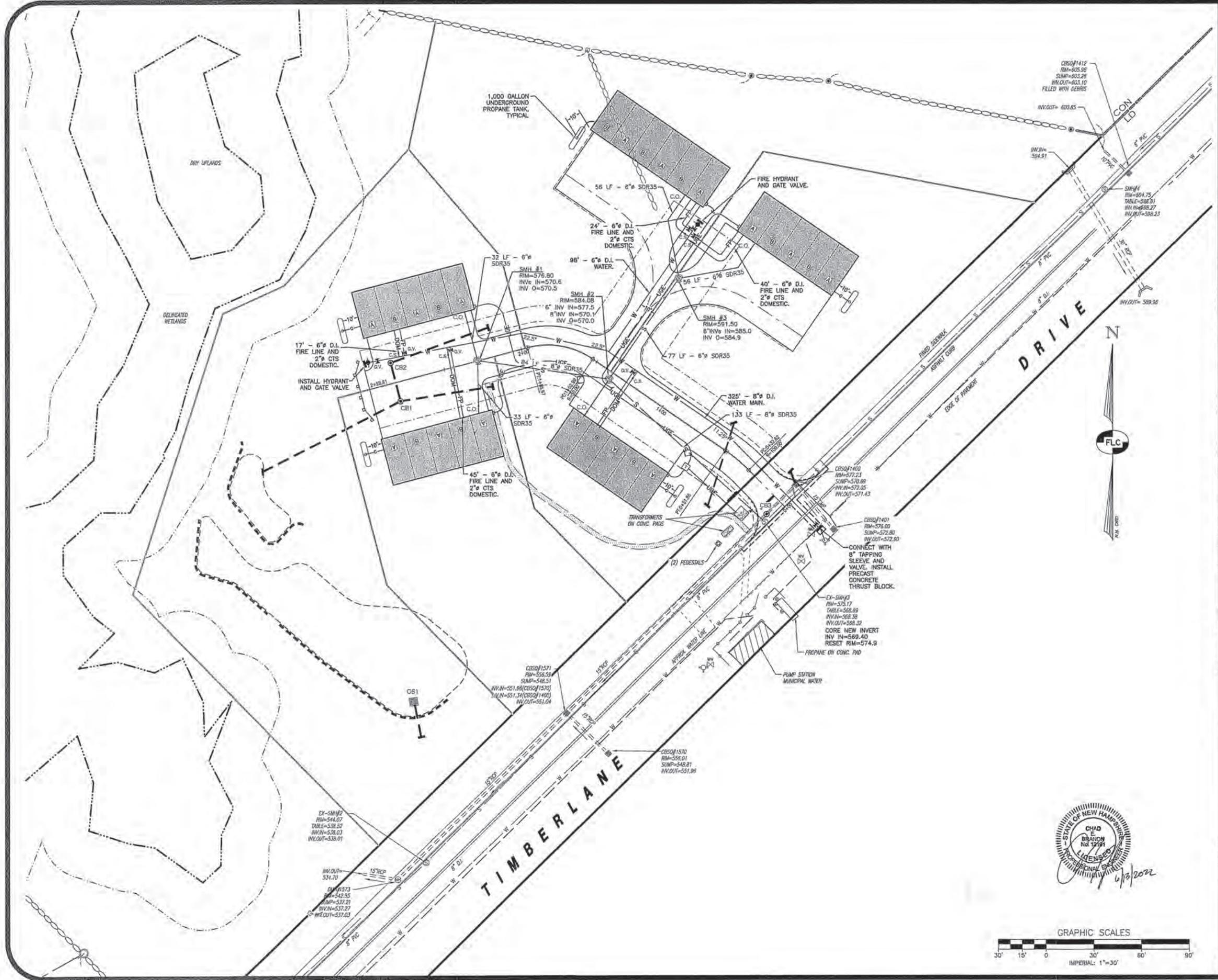
GRADING & DRAINAGE PLAN
TAX MAP 515 LOT 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE
 PREPARED FOR:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042
 LAND OF:
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- UTILITY NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS. THE WATER AND SEWER CONNECTIONS IN TIMBERLANE DRIVE WILL REQUIRE AN EXCAVATION PERMIT AND COORDINATION WITH KEENE PUBLIC WORKS.
 - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF KEENE FIRE DEPARTMENT REGULATIONS.
 - ALL DISTURBED NON-PAVED AREAS SHALL BE LOADED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS. THE POWER SERVICE SIZES SHALL BE VERIFIED BY AN ELECTRICAL ENGINEER AND EVERSOURCE.
 - ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
 - ALL PROPANE GAS WORK SHALL CONFORM TO THE SUPPLIER'S GAS SPECIFICATIONS. PROVIDE SHUTOFF VALVE AND REGULATOR FOR EACH BUILDING. THE PROPANE TANKS SHALL BE INSTALLED BELOW GRADE.
 - WATER AND SEWER SERVICES TO TIE INTO THE KEENE MUNICIPAL SERVICE. WATER CAPACITY ABOVE THE PUMP STATION IS ADEQUATE FOR FIRE SUPPRESSION, AS VERIFIED BY THE CITY ENGINEER. SEWER CAPACITY ON TIMBERLANE DRIVE IS ADEQUATE, AS VERIFIED BY THE CITY ENGINEER.
 - SEWER SERVICES AT EACH UNIT SHALL HAVE INDIVIDUAL CLEAN-OUTS INSIDE THE BUILDING.
 - CONTRACTOR TO COORDINATE WITH CITY DPW ON SEWER TIE-INS ON TIMBERLANE DRIVE. THE EXISTING SEWER FLOW MUST BE MAINTAINED AND PUMP AROUND MANHOLE DURING TIE IN.
 - CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ANY RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
 - ANY MUNICIPAL SERVICES SHALL HAVE AN EASEMENT GRANTED TO THE CITY OF KEENE FOR FUTURE MAINTENANCE OF THE UTILITIES.
 - ALL BUILDINGS WILL HAVE FIRE SUPPRESSION SPRINKLER SYSTEMS AND TWO FIRE HYDRANTS HAVE BEEN PROVIDED (WITHIN 500' OF ALL BUILDINGS). FIRE HOUSE CAN REACH 150' AROUND EACH BUILDING FROM THE DRIVEWAY.
 - ALL BUILDING SERVICE CONNECTIONS SHALL HAVE A PRESSURE REDUCING VALVE (PRV) INSTALLED, AS WATER STREET PRESSURE WILL BE 100 PSI ±.
 - ALL HVAC EQUIPMENT SHALL MEET THE SCREENING STANDARDS OF THE L.D.C.: ROOF MOUNTED EQUIPMENT SHALL BE SETBACK 10' FROM EDGE. GROUND-MOUNTED EQUIPMENT TO BE LOCATED SO AS NOT TO BE VISIBLE FROM THE PUBLIC WAY - SCREEN IF VISIBLE.

SANITARY SEWER CALCULATIONS:

- THE SEWER DAILY FLOW RATE: 120 GPD/BEDROOM X 52 BEDROOMS = 6,240 GPD
- INFILTRATION: 156 LF 6" SDR 35 + 341 LF 8" SDR 35
 $[(6" \times 0.030 \text{ MI}) + (8" \times 0.065 \text{ MI})] \times 300 \text{ GPD/INCH-MILE} = 210 \text{ GPD}$
- AVERAGE DAILY FLOW: 6240 + 210 = 6,450 GPD
- PEAK DESIGN FLOW: PEAKING FACTOR = 6 (< 100,000 GPD)
 $6 \times 6450 \text{ GPD} = 38,700 \text{ GPD}$

REV.	DATE	DESCRIPTION	C/D	DR	CK
B	6/13/22	REVS PER CITY STAFF COMMENTS		JEN	CER
A	5/9/22	REVS PER CITY STAFF COMMENTS		JEN	CER

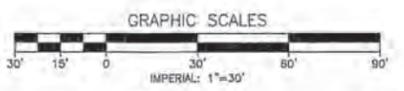
UTILITY PLAN
TAX MAP 515 LOT 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE
 PREPARED FOR:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042
 LAND OF:
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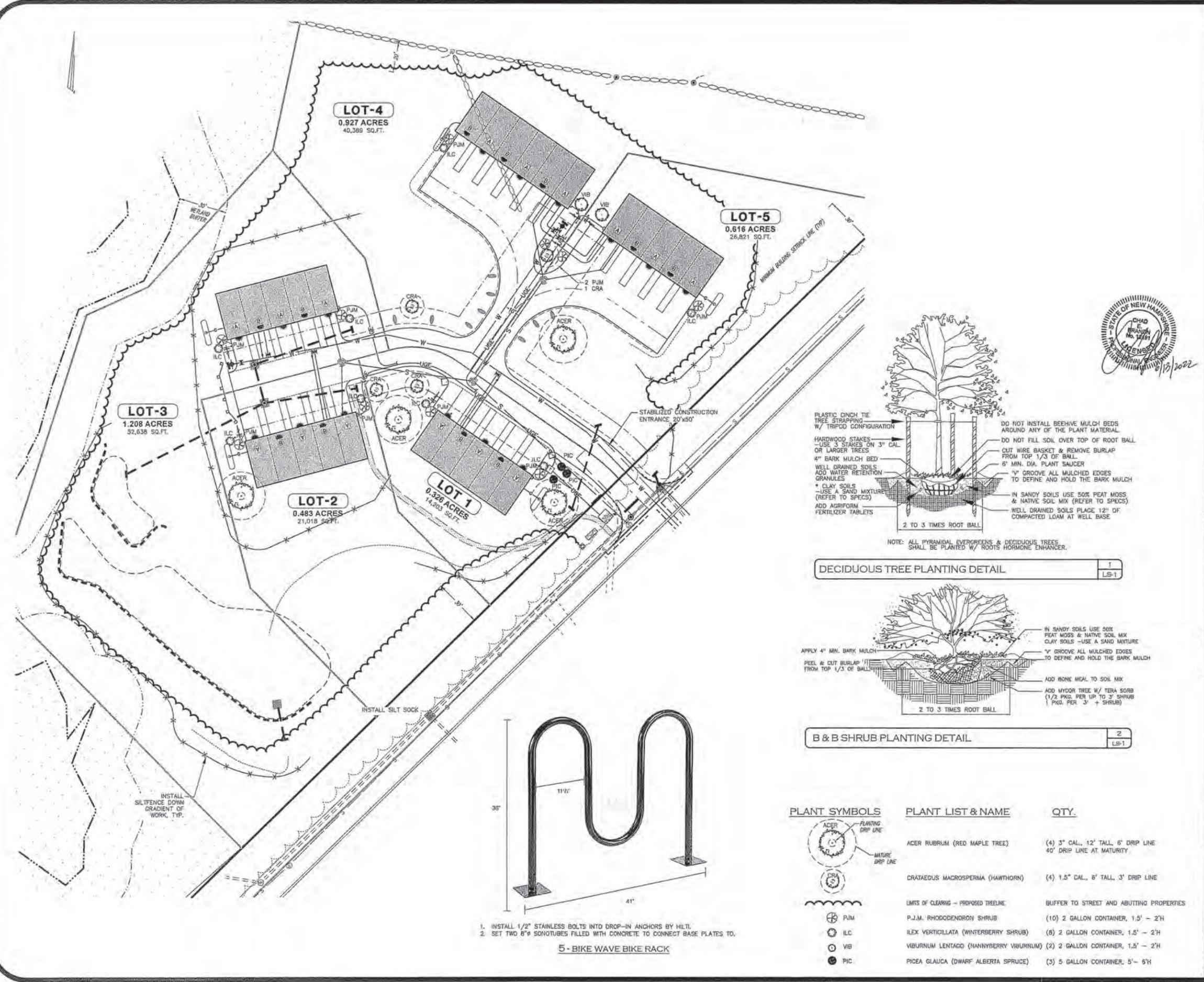
SCALE: 1" = 30' MARCH 18, 2022

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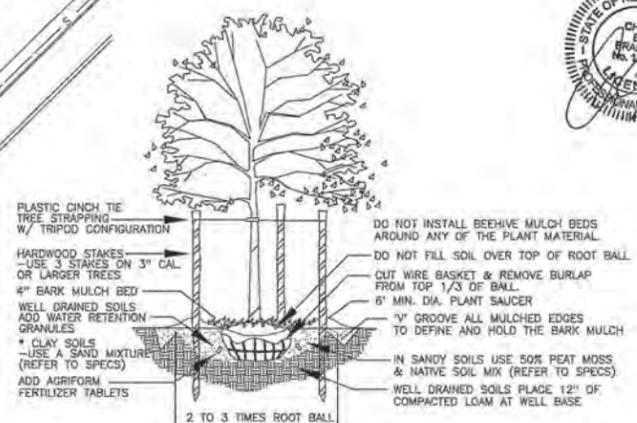
DESIGN NOTES:

1. LANDSCAPING REQUIREMENTS:

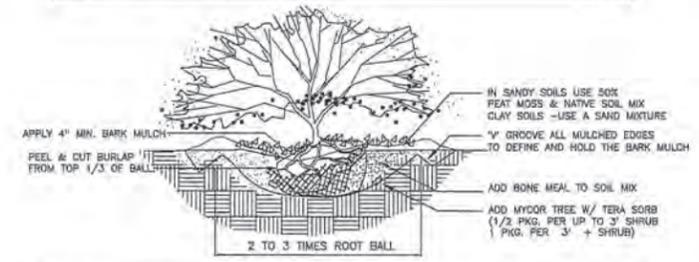
	REQUIRED	PROPOSED
TREES	4 TREES	4 TREES
1/10 PARKING SPACE (32 SP)	N/A	2:1-10 TREES
PARKING PERIMETER TREES	N/A	4
ORNAMENTAL TREES	N/A	4
SHRUBS:		
EVERGREENS	SCREENING	3 (TRANSFORMER)
NON-EVERGREEN	N/A	20
PERIMETER LANDSCAPING:		
PARKING DR PERIMETER	N/A	N/A
FLOWERS & PLANTS	60% AREA	0%

*THERE IS NO PROPOSED PERIMETER PARKING, AS SPACES ALIGN WITH THE GARAGES, SHRUBS ARE PROPOSED BETWEEN THE UNIT DRIVEWAYS.

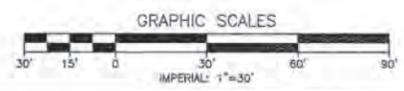
- LANDSCAPING NOTES:**
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
 - EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASS.
 - EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
 - UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
 - UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE, ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
 - IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
 - UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
 - WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION.
 - ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
 - ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
 - PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
 - ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND CITY COMMUNITY DEVELOPMENT DIRECTOR.
 - BIKE RACKS ARE PROPOSED AT EACH BUILDING AND EACH UNIT HAS A GARAGE TO ALLOW FOR STORAGE.
 - ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED OR NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.



DECIDUOUS TREE PLANTING DETAIL 1 LS-1



B & B SHRUB PLANTING DETAIL 2 LS-1



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	6/13/22	REVS PER CITY STAFF COMMENTS		JEN	CEB
A	5/9/22	REVS PER CITY STAFF COMMENTS		JEN	CEB

LANDSCAPING PLAN
TAX MAP 515 LOT 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

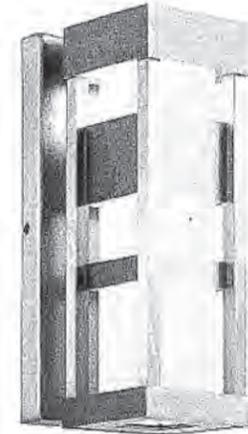
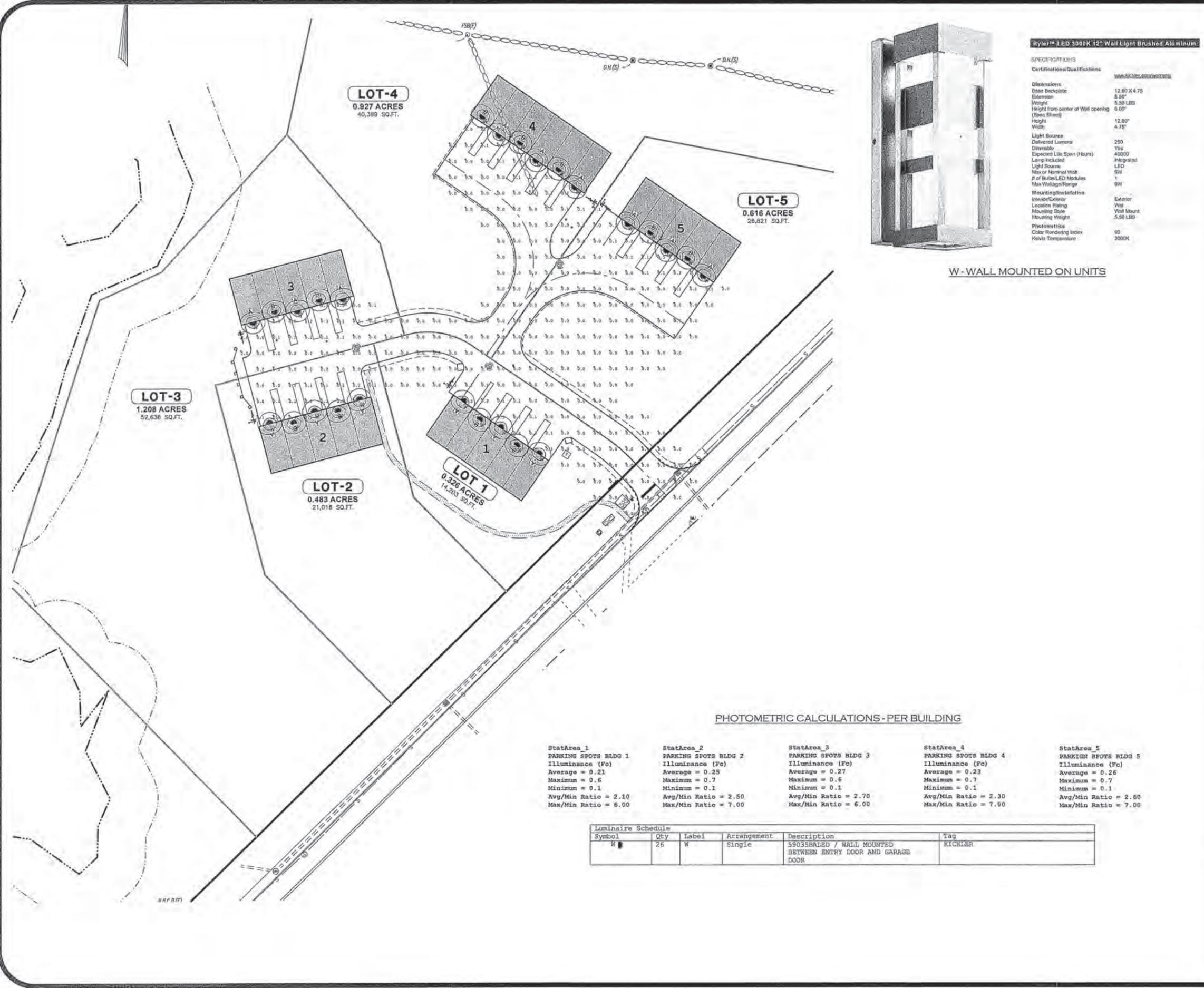
LAND OF:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

SCALE: 1" = 30' MARCH 18, 2022

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Ryler™ LED 3000K 12" Wall Light Brushed Aluminum

SPECIFICATIONS

Certifications/Qualifications: www.kichler.com/enr/entry

Dimensions: 12.00" X 4.75"
 Base Depth: 5.50"
 Extension: 5.50 LBS
 Weight: 5.50 LBS
 Height from center of Wall opening: 6.00"
 (Spec Sheet)
 Height: 12.00"
 Width: 4.75"

Light Source: 250
 Delivered Lumens: Yes
 Dimmable: 40000
 Expected Life Span (Hours): Integrated
 Lamp Included: LED
 Light Source: 9W
 Max or Nominal Watt: 1
 # of Bulb/LED Modules: 9W
 Max Wallage/Range:

Mounting/Installation: Exterior
 Interior/Exterior: Wall Mount
 Location Rating: 5.50 LBS
 Mounting Style:
 Mounting Weight:

Photometrics: 90
 Color Rendering Index: 3000K
 Kelvin Temperature:

W - WALL MOUNTED ON UNITS

PHOTOMETRIC CALCULATIONS - PER BUILDING

StatArea_1	StatArea_2	StatArea_3	StatArea_4	StatArea_5
PARKING SPOTS BLDG 1	PARKING SPOTS BLDG 2	PARKING SPOTS BLDG 3	PARKING SPOTS BLDG 4	PARKING SPOTS BLDG 5
Illuminance (Fc)				
Average = 0.21	Average = 0.25	Average = 0.27	Average = 0.23	Average = 0.26
Maximum = 0.6	Maximum = 0.7	Maximum = 0.6	Maximum = 0.7	Maximum = 0.7
Minimum = 0.1				
Avg/Min Ratio = 2.10	Avg/Min Ratio = 2.50	Avg/Min Ratio = 2.70	Avg/Min Ratio = 2.30	Avg/Min Ratio = 2.60
Max/Min Ratio = 6.00	Max/Min Ratio = 7.00	Max/Min Ratio = 6.00	Max/Min Ratio = 7.00	Max/Min Ratio = 7.00

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Tag
W	26	W	Single	59035BALED / WALL MOUNTED BETWEEN ENTRY DOOR AND GARAGE DOOR	KICHLER

DESIGN NOTES:

- LIGHTING REQUIREMENTS:

PARKING LOTS	REQUIRED	PROPOSED
AVERAGE	3.5 Fc MAX	0.25 Fc AVG.
MINIMUM	0.33 Fc	0.1 Fc
U. RATIO (AVG/MIN)	5:1	2.5-2.7
MAX AT PROP. LINE	0.1 Fc	0.0 Fc
MAX AT "R.O.W."	1.0 Fc	0.0 Fc
- ALL PROPOSED LIGHTING MUST BE 70 OR GREATER (CRI) COLOR RENDERING INDEX.
- ALL PROPOSED LIGHTING MUST BE 3000 KELVIN COLOR-TEMPERATURE TO MATCH.

LIGHTING NOTES:

- LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
- ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES, FLOOD LIGHTING AND UP-LIGHTING ARE PROHIBITED.
- NO SIDEWALKS ARE PROPOSED, ONLY BUILDING MOUNTED LIGHTS ARE PROPOSED.
- MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 8 FEET ABOVE FINISH GRADE ON THE BUILDINGS, LOCATED UNDER THE BUILDING OVERHANG.
- ALL LIGHTS ARE TO BE SETUP ON PHOTOCELLS TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS, RESIDENTS WILL CONTROL THE OPERATING HOURS OF THE LIGHTS.
- ALL FIXTURES AND HARDWARE ARE TO BE BRUSHED ALUMINUM IN COLOR TO MATCH.
- LIGHT FIXTURES ARE AVAILABLE THROUGH CHARRON LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER AND DESIGN ENGINEER.

CHAD E. BRANNON
 No. 1225
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE
 8/18/2022

GRAPHIC SCALES
 30' 15' 0' 30' 60' 90'
 IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK

LIGHTING PLAN
TAX MAP 515 LOT 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

LAND OF:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

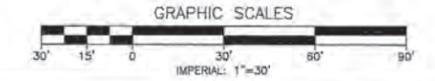
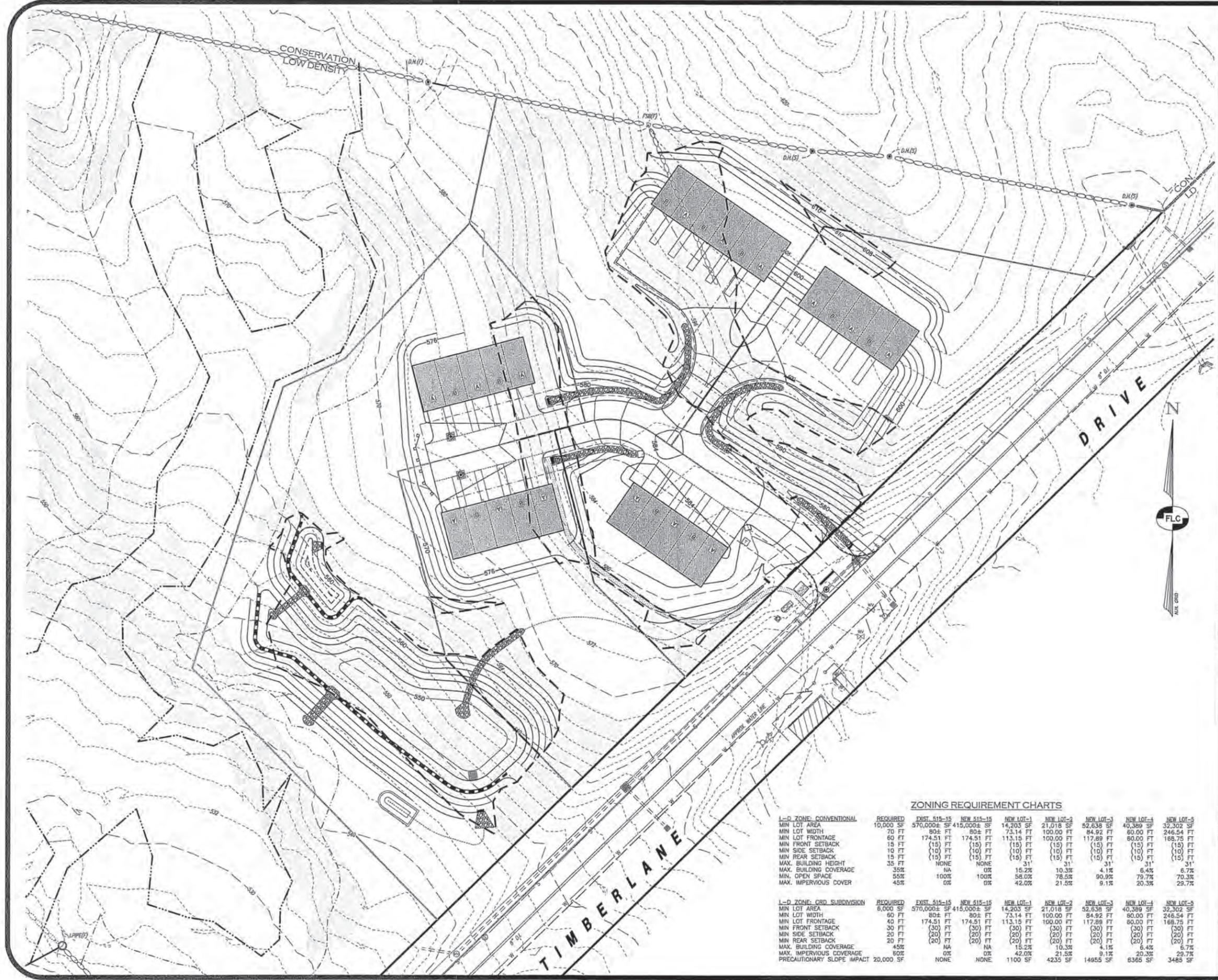
SCALE: 1" = 30' MARCH 18, 2022

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FILE: 31455PODE.dwg PROJ. NO.: 3145.00 SHEET: LT-1 PAGE NO.: 8 OF 15
 64 of 72



REV.	DATE	DESCRIPTION	C/O	DR	CK

EXHIBIT PLAN - SLOPES
TAX MAP 515 LOT 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE
 PREPARED FOR:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042
 LAND OF:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

SCALE: 1" = 30' JUNE 13, 2022

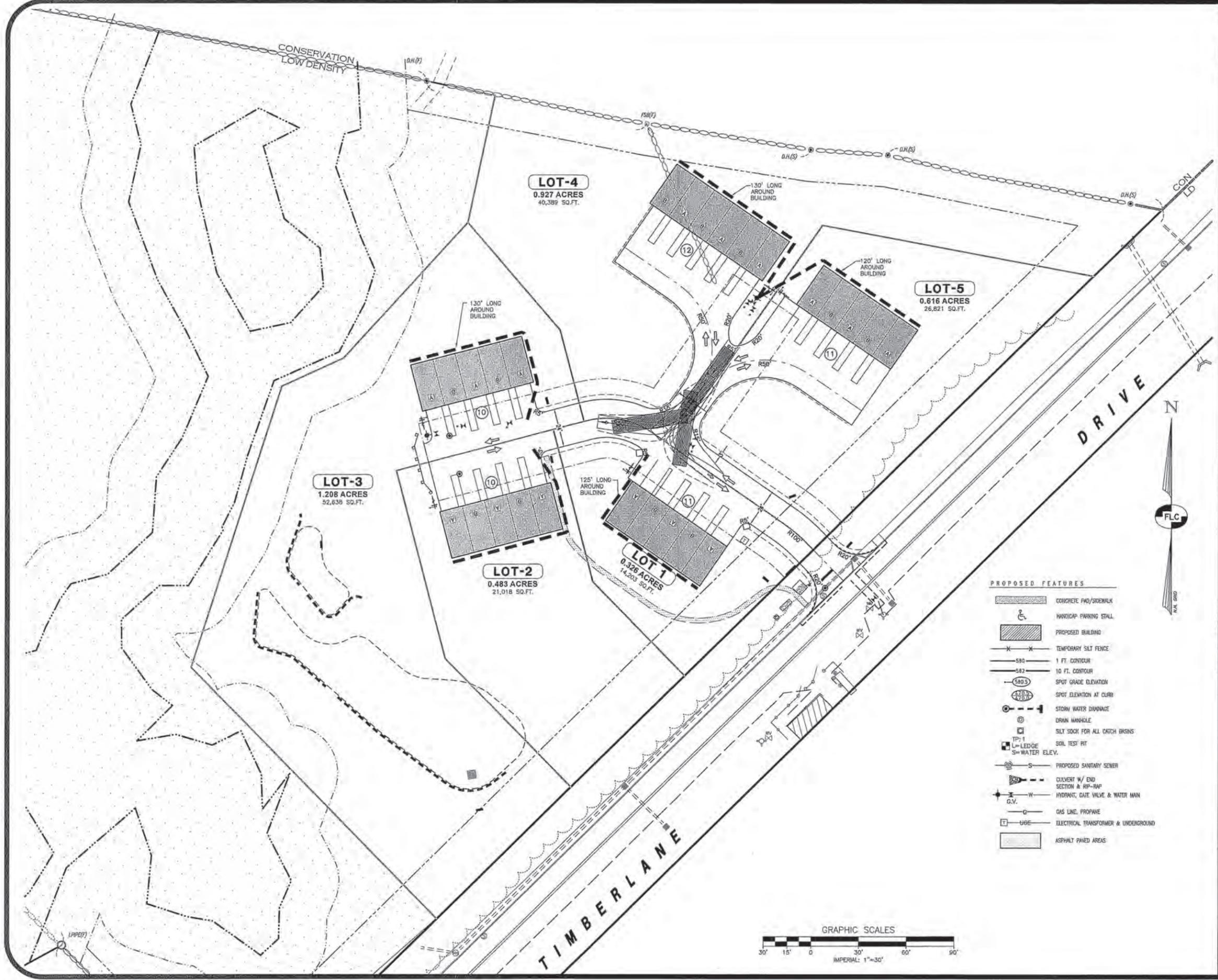
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		ZONING REQUIREMENT CHARTS							
REQUIRED		EXIST. 515-15	NEW 515-15	NEW LOT-1	NEW LOT-2	NEW LOT-3	NEW LOT-4	NEW LOT-5	
L-D ZONE CONVENTIONAL		10,000 SF	570,000± SF	415,000± SF	14,203 SF	21,018 SF	52,638 SF	40,389 SF	32,302 SF
MIN LOT AREA	70 FT	90± FT	80± FT	73.14 FT	100.00 FT	84.92 FT	80.00 FT	246.54 FT	
MIN LOT WIDTH	60 FT	174.51 FT	174.51 FT	113.15 FT	100.00 FT	117.89 FT	80.00 FT	168.75 FT	
MIN LOT FRONTAGE	15 FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	
MIN FRONT SETBACK	10 FT	(10) FT	(10) FT	(10) FT	(10) FT	(10) FT	(10) FT	(10) FT	
MIN SIDE SETBACK	15 FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	(15) FT	
MIN REAR SETBACK	35 FT	NONE	NONE	31'	31'	31'	31'	31'	
MAX. BUILDING HEIGHT	55%	NA	0%	15.2%	10.3%	4.1%	6.4%	6.7%	
MAX. BUILDING COVERAGE	55%	100%	100%	58.0%	78.5%	90.9%	79.7%	70.3%	
MIN. OPEN SPACE	45%	0%	0%	42.0%	21.5%	9.1%	20.3%	29.7%	
MAX. IMPERVIOUS COVER									
L-D ZONE ORD SUBDIVISION		6,000 SF	570,000± SF	415,000± SF	14,203 SF	21,018 SF	52,638 SF	40,389 SF	32,302 SF
MIN LOT AREA	60 FT	80± FT	80± FT	73.14 FT	100.00 FT	84.92 FT	80.00 FT	246.54 FT	
MIN LOT WIDTH	40 FT	174.51 FT	174.51 FT	113.15 FT	100.00 FT	117.89 FT	80.00 FT	168.75 FT	
MIN LOT FRONTAGE	30 FT	(30) FT	(30) FT	(30) FT	(30) FT	(30) FT	(30) FT	(30) FT	
MIN FRONT SETBACK	20 FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	
MIN SIDE SETBACK	20 FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	(20) FT	
MIN REAR SETBACK	45%	NA	NA	15.2%	10.3%	4.1%	6.4%	6.7%	
MAX. BUILDING COVERAGE	60%	0%	0%	42.0%	21.5%	9.1%	20.3%	29.7%	
MAX. IMPERVIOUS COVERAGE	20,000 SF	NONE	NONE	1100 SF	4235 SF	14955 SF	8365 SF	3485 SF	
PRECAUTIONARY SLOPE IMPACT									



- FIRE ACCESS NOTES:**
1. THE FIRE TRUCK SHOWN IS BASED ON DIMENSIONS OF THE KEENE LADDER TRUCK, TOWER 1 AS PROVIDED BY THE KEENE FIRE DEPARTMENT. TRUCKS WILL BE ABLE TO TURN AROUND AT THE INTERSECTION OF THE TWO DRIVEWAYS, AS DEPICTED.
 2. THE DISTANCE OF 150 FEET IS SHOWN AROUND THE BUILDINGS, AS REQUIRED BY KEENE FIRE DEPARTMENT, AS A HOSE WOULD BE LAID OUT.
 3. THE DRIVEWAYS ARE CLEAR FOR A HEIGHT OF 13'-6" OR MORE TO ACCOMMODATE THE FIRE TRUCK.



REV.	DATE	DESCRIPTION	C/O	DR	CK

EXHIBIT PLAN - FIRE ACCESS
TAX MAP 515 LOT 15
(DRUMMER ROAD & TIMBERLANE DRIVE)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER E. FARRIS
 34 ROLLINS ROAD EPPING, NH 03042

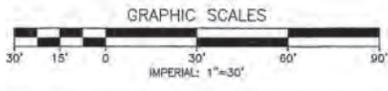
LAND OF:
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SCALE: 1" = 30' JUNE 13, 2022

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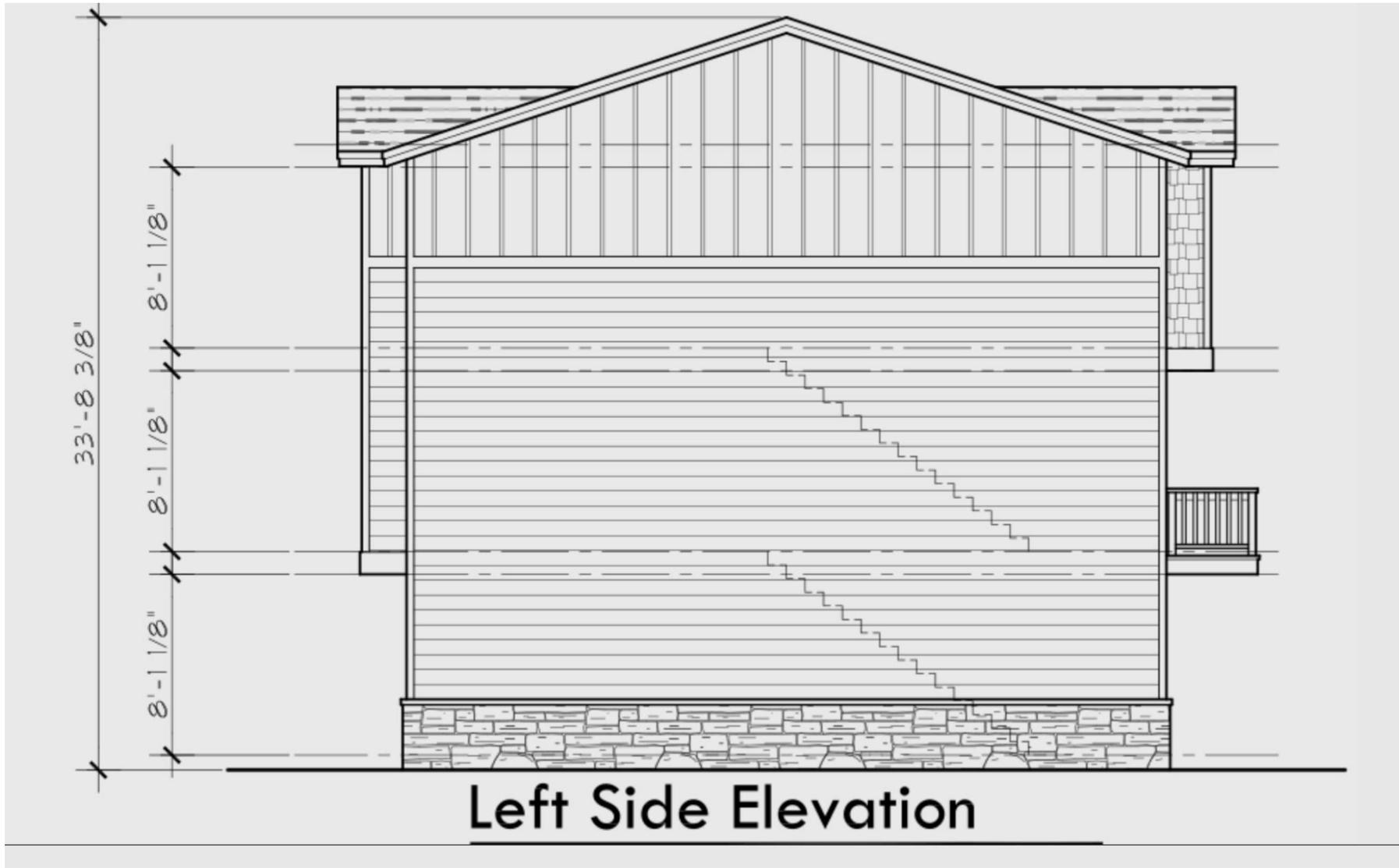
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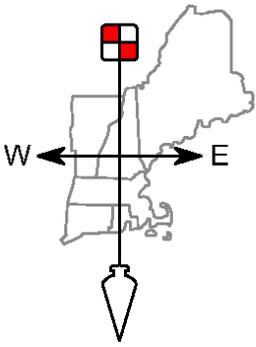
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www.FieldstoneLandConsultants.com

City of Keene Planning Board

Attn: Mari Brunner, Senior Planner
City Hall - 4th Floor
3 Washington Street-
Keene, NH 0343

July 11, 2022

**RE: S-04-22 and SPR-04-22
Timberlane Woods CRD Subdivision
Stormwater Management Letter**

Dear Planning Board,

Fieldstone Land Consultants, on behalf of Christopher E. Farris, is submitting this letter to further address concerns about stormwater management associated with the proposed project. As there were concerns brought up during the last Planning Board hearing, we would like to explain how the rainfall storm events will be managed to ensure there is no increase in the rate of rainwater leaving the site, after the project is constructed.

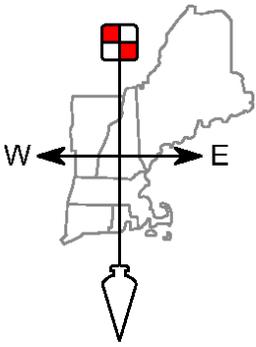
As part of the site plan application, we submitted a Stormwater Management Report, which included an outline of how stormwater will be handled and the correlating Hydro-CAD models. The drainage systems are designed to treat stormwater and reduce the rate of runoff during rainfall events. This is done by modeling how water flows off the site in the pre-development condition and designing the stormwater systems to match or decrease these amounts of rainwater in the post-development condition. The model takes into account the surface conditions of the land, where the pre-development land is woods and the post-development land is a combination of pavement, grass lawns, and building roofs. These models are completed for three storm events; the 2-Year, 10-Year and 50-Year. These are the storm events that must be modeled if a project requires an Alteration of Terrain permit with the New Hampshire Department of Environmental Services (NHDES). This project is under the threshold and does not require an Alteration of Terrain permit, however, the stormwater systems are designed to these same state standards.

The 50-Year storm event is the largest rainfall event modeled with 5.77 inches of rain falling in 24 hours. The 50-Year storm has a chance of occurring once every 50 years, or a 2% chance of occurring at any time. The drainage systems are designed to handle this event. The proposed detention basin will hold the rainwater from the 50-Year storm and the highest water elevation will be 553.1', with the top of the berm at elevation 554.25'. Once the stormwater management system is constructed, there will be a decrease in rainwater flowing off the site, and specifically to the properties and wetland downhill of the site.

We are happy to answer any further questions on the stormwater management design. Please refer to Stormwater Management Report that details the design and modeled rainfall events in greater depth.

Best Regards,
FIELDSTONE LAND CONSULTANTS, PLLC

John Noonan
Project Engineer



FIELDSTONE

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Land Planning ♦ Septic Designs

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City of Keene Planning Board

Attn: Mari Brunner, Senior Planner
City Hall - 4th Floor
3 Washington Street-
Keene, NH 0343

July 11, 2022

**RE: S-04-22 and SPR-04-22
Timberlane Woods CRD Subdivision
Traffic Impact Letter**

Dear Planning Board,

Fieldstone Land Consultants, on behalf of Christopher E. Farris, is submitting this letter to further address concerns about vehicle traffic associated with the proposed subdivision. As there were concerns brought up during the last Planning Board hearing, we would like to summarize the findings from the traffic impact analysis.

As part of the site plan application, we submitted a Traffic Assessment Memorandum, produced by Vanasse Hangen Brustlin, Inc. (VHB). During the initial review of the project, the City Engineer, Don Lussier, requested that the traffic analysis include two intersections; the intersection of Timberlane Drive and Elm Street, and the intersection of Elm Street and Court Street. The report included these two intersections and compared the existing traffic against the proposed traffic. The analysis calculated the worst-case situation of all traffic entering/exiting the Elm-Court Street intersection. Based on the calculations provided by VHB, there would be an increase of 5-6 vehicles/hour to the north of the intersection and 5-7 vehicles/hour to the south of the intersection. The summary states that the townhouse development would have negligible impacts to traffic or the roadway network. This is based on the number of vehicle trips calculated by using ITE and NHDOT standards for traffic analysis.

We are happy to answer any further questions on the traffic associated with the project. Please refer to Traffic Assessment Memorandum, dated May 12, 2022, by VHB that details the traffic impacts of the subdivision.

Best Regards,

FIELDSTONE LAND CONSULTANTS, PLLC

John Noonan
Project Engineer

SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty

Dimensions

Base Backplate	4.50 X 11.75
Extension	7.25"
Weight	3.00 LBS
Height from center of Wall opening (Spec Sheet)	4.50"
Height	14.50"
Width	5.50"

Electrical

Input Voltage	Single(120)V
---------------	--------------

Light Source

Delivered Lumens	275
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	9W
# of Bulbs/LED Modules	1

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	CSA UL Listed Wet
Mounting Style	Universal
Mounting Weight	3.00 LBS

Photometrics

Color Rendering Index	80
Color Temperature Range	3000
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing

Primary Material	CAST ALUMINUM
------------------	---------------

Product/Ordering Information

SKU	49226OZLED
Patent	US Patent Pending
Finish	Olde Bronze
Style	Traditional
UPC	783927311250

Finish Options

-  Olde Bronze
-  Olde Bronze



ALSO IN THIS FAMILY



49228OZLED



49229OZLED



49226OZ



49227OZ



49227OZLED



49228OZ