



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, June 1, 2023 9:00 AM City Hall, 2nd Floor Conference Room

I. **Call to Order** – Roll Call

II. **Scheduled Pre-submission Inquiries**

- a. **Conceptual Subdivision & Surface Water Protection Conditional Use Permit** –
The 211.4-ac parcel at 0 Old Walpole Rd (TMP #211-010-000) is owned by Keene Executive Homes LLC and is located in the Rural District.

III. **Walk-in Pre-submission Inquiries**

IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – July 6, 2023 at 9:00 am
- 1st Monthly MPRC Meeting – July 6, 2023 at 10:00 am
- 2nd Monthly MPRC Meeting – July 20, 2023 at 10:00 am (*if needed*)

ABUTTERS

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

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

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

LOT 211-028
THOMAS J. & HEATHER M. MINKLER
115 DARLING ROAD
KEENE, NH 03431
VOL. 3024 PG. 1101

LOT 211-027
BASILIO & LAURI A. KALPAKIAN
121 DARLING ROAD
KEENE, NH 03431
VOL. 2159 PG. 0404

LOT 211-026
WARNER FAMILY REV TRUST
JOHN S. & JANE A. WARNER, TRUSTEES
129 DARLING ROAD
KEENE, NH 03431
VOL. 3186 PG. 0090

LOT 211-025
JAY V. & CHERYL J. KAHN
135 DARLING ROAD
KEENE, NH 03431
VOL. 1265 PG. 0161

LOT 211-024
HENRY B. MALONE, III
DEBORAH L. LATAMORE
147 DARLING ROAD
KEENE, NH 03431
VOL. 2995 PG. 0026

LOT 211-023
TIMOTHY P. & MARTINIQUE M. STEBBINS
157 DARLING ROAD
KEENE, NH 03431
VOL. 2920 PG. 0937

LOT 211-022
JOHN J. & LISA J. DAVIS
167 DARLING ROAD
KEENE, NH 03431
VOL. 3101 PG. 0085

LOT 211-021
TATE & DEVONEY ERICKSON
175 DARLINE ROAD
KEENE, NH 03431
VOL. 3086 PG. 0478

LOT 501-001
WOODGATE VIEWS ASSOCIATION
WEST SURRY ROAD
KEENE, NH 03431
VOL. 1673 PG. 0325

LOT 503-006
JAMES A. CRAIG
141 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1610 PG. 0059

LOT 503-005
MONADNOCK HABITAT FOR HUMANITY INC.
PO BOX 21
KEENE, NH 03431
VOL. 3163 PG. 0298

LOT 504-011
NICHOLAS LEONE IV
178 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 3218 PG. 0143

LOT 504-012
JOEL T. & LORI L. FLANDERS
184 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 0971 PG. 0511

LOT 211-001
NANCY A. LEGERE REV. TRUST
PO BOX 565
KEENE, NH 03431
VOL. 2986 PG. 0967

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

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

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

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

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

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

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

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

LOT 210-034
CHANDLER G. FISK
242 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2416 PG. 0347

LOT 210-033
KEENE EXECUTIVE HOMES, LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOL. 3224 PG. 1264

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

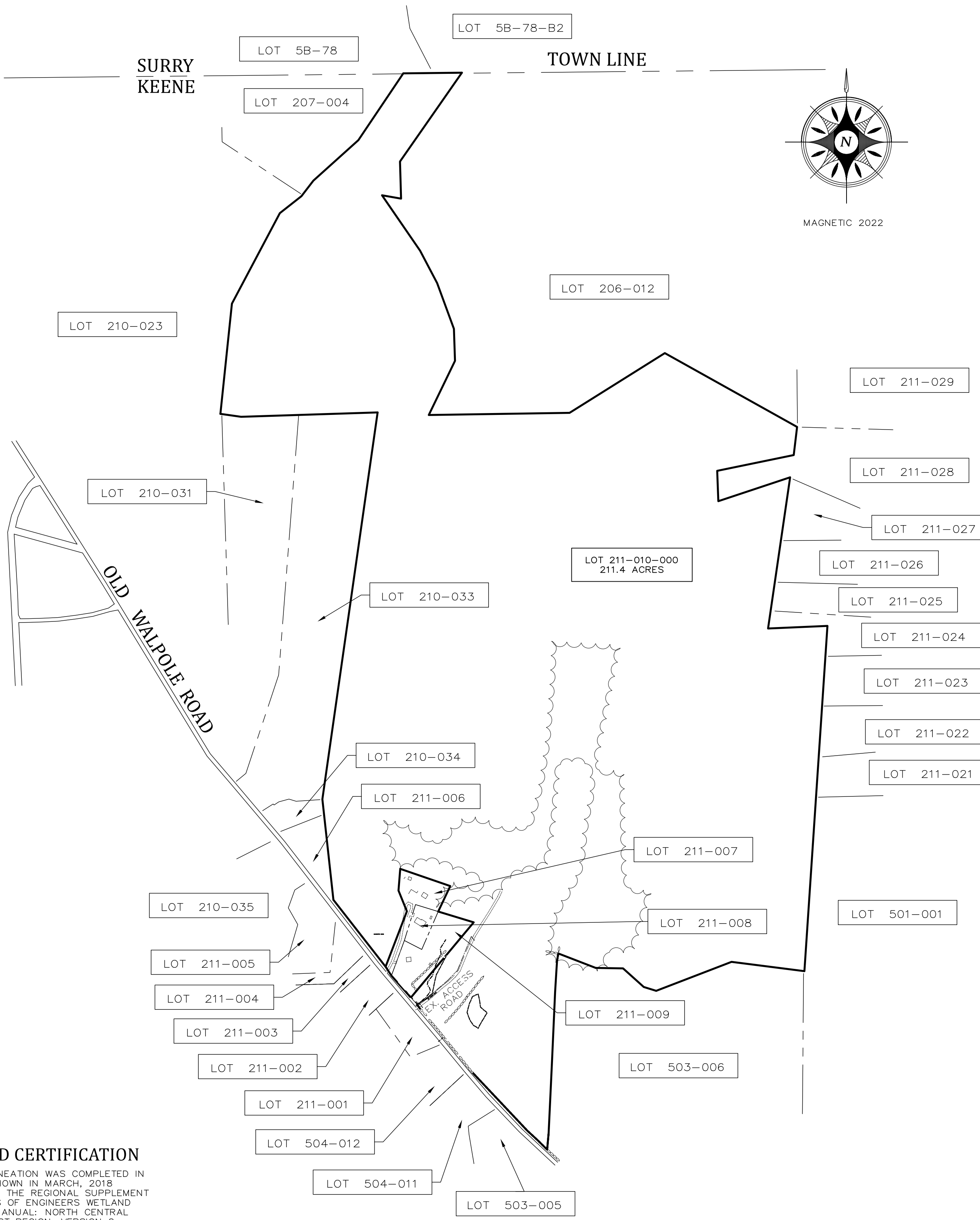
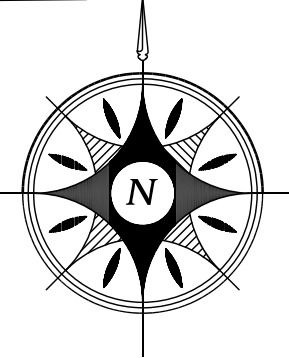
LOT 210-023
ROBERT T. & BARBARA M. CASNA
429 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1901 PG. 0255

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

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

SURRY
KEENE

TOWN LINE



LEGEND

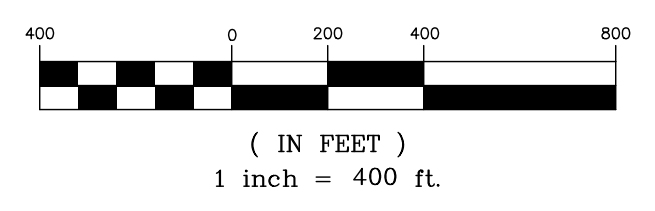
- PIN FOUND
- REBAR SET
- UTILITY POLE
- CATCH BASIN
- TREE LINE
- STONE WALL
- EXISTING CONTOUR LINE
- SOILS LINE
- APPROXIMATE ABUTTER LINE
- CULVERT
- 4,000 SQUARE FOOT
- DEDICATED SEPTIC AREA
- PROTECTIVE WELL RADIUS
- WETLANDS
- TEST PIT

WETLAND CERTIFICATION

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



GRAPHIC SCALE



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A BUILDING LOT FROM LOT 211-010-000.
2. OWNER OF RECORD:
LOT 211-010-000
KEENE EXECUTIVE HOMES, LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOLUME 2662 PAGE 787
3. AREA OF LOT 211-010-000: 211.4 ACRES
4. MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
5. CURRENT ZONING: RURAL DISTRICT
MIN. LOT AREA - 5 ACRES
MIN. FRONTAGE - 50 FEET
MIN. WIDTH AT BUILDING LINE - 200 FEET

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

CITY OF KEENE DEVELOPMENT STANDARDS

1. WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
2. THE DEVELOPMENT OF A SITE SHALL NOT RESULT IN INCREASED VOLUME OR VELOCITY OF RUNOFF ONTO ADJACENT PROPERTIES OR SURFACE WATER BODIES IN ACCORDANCE WITH DRAINAGE & STORMWATER MANAGEMENT.
3. EACH PROJECT SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION DURING AND SUBSEQUENT TO CONSTRUCTION IN ACCORDANCE WITH SEDIMENT & EROSION CONTROL.
4. ALL DEVELOPMENT SHALL COMPLY WITH ALL FEDERAL AND STATE WETLAND AND SURFACE WATER REGULATIONS, ARTICLE 11 OF THE LDC, AS WELL AS ANY OTHER APPLICABLE CITY REGULATIONS IN ACCORDANCE WITH SURFACE WATERS & WETLANDS.
5. THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICE BEFORE CONSTRUCTION OF THE DRIVEWAY BEGINS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
6. ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLIC WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS. PRIVATE ON-SITE SEWER EJECTOR PUMPS MAY BE NEEDED TO ACCESS CITY SEWER LINES.
7. GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.

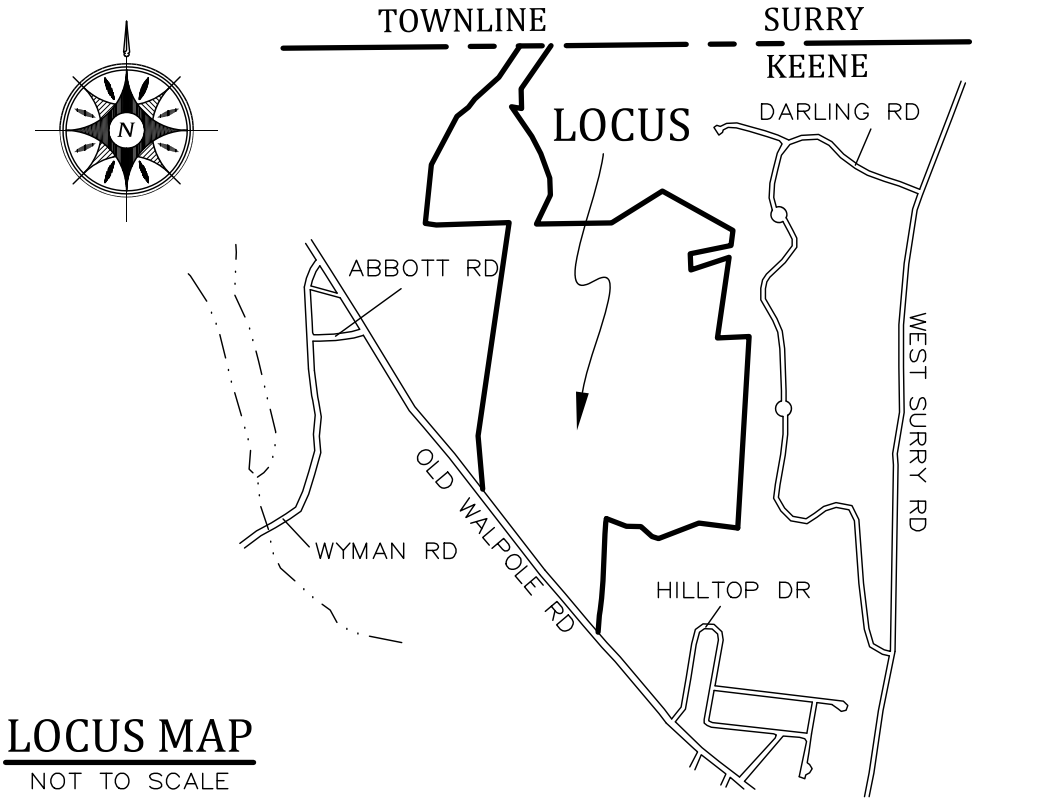
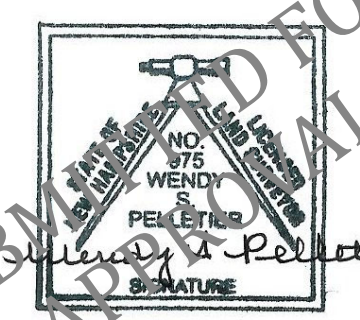
DISCLAIMERS

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

SURVEYOR'S CERTIFICATION

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

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



REFERENCE PLANS

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

OWNER CERTIFICATIONS

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

AGENT _____ DATE _____

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

PLAN SET

SHEET 1/2 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
SHEET 2/2 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN

NO.	DATE	REVISION	BY

EXISTING CONDITIONS
2 LOT SUBDIVISION
KEENE EXECUTIVE HOMES, LLC

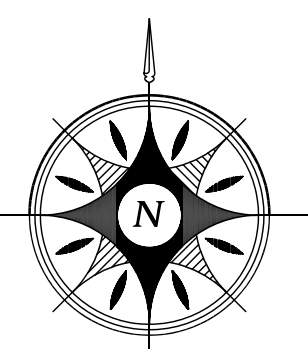
LOT 211-010-000
OLD WALPOLE ROAD
KEENE, NH 034431

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

PREPARED FOR:
KEENE EXECUTIVE HOMES, LLC

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

SHT 1/2



MAGNETIC 2022

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

LOT 211-010-000
206.3 ACRES

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

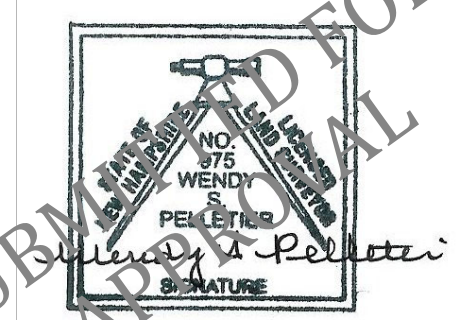
OWNER CERTIFICATIONS
WE, KEENE EXECUTIVE HOMES, LLC, CERTIFY THAT WE ARE THE OWNERS OF MAP 210-010-000 LOT AND APPROVE OF THIS SUBDIVISION.

AGENT _____ DATE _____

_____, 2022
APPROVED AS A SUBDIVISION
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD
BY _____, CHAIRMAN

PLAN SET
SHEET 1/2 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
SHEET 2/2 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN

SURVEYOR'S CERTIFICATION
THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN TABLE 500.1.
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.



NO.	DATE	REVISION	BY

PROPOSED CONDITIONS
2 LOT SUBDIVISION
KEENE EXECUTIVE HOMES, LLS

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

DATE: AUG 22, 2022 SCALE: 1"=50'

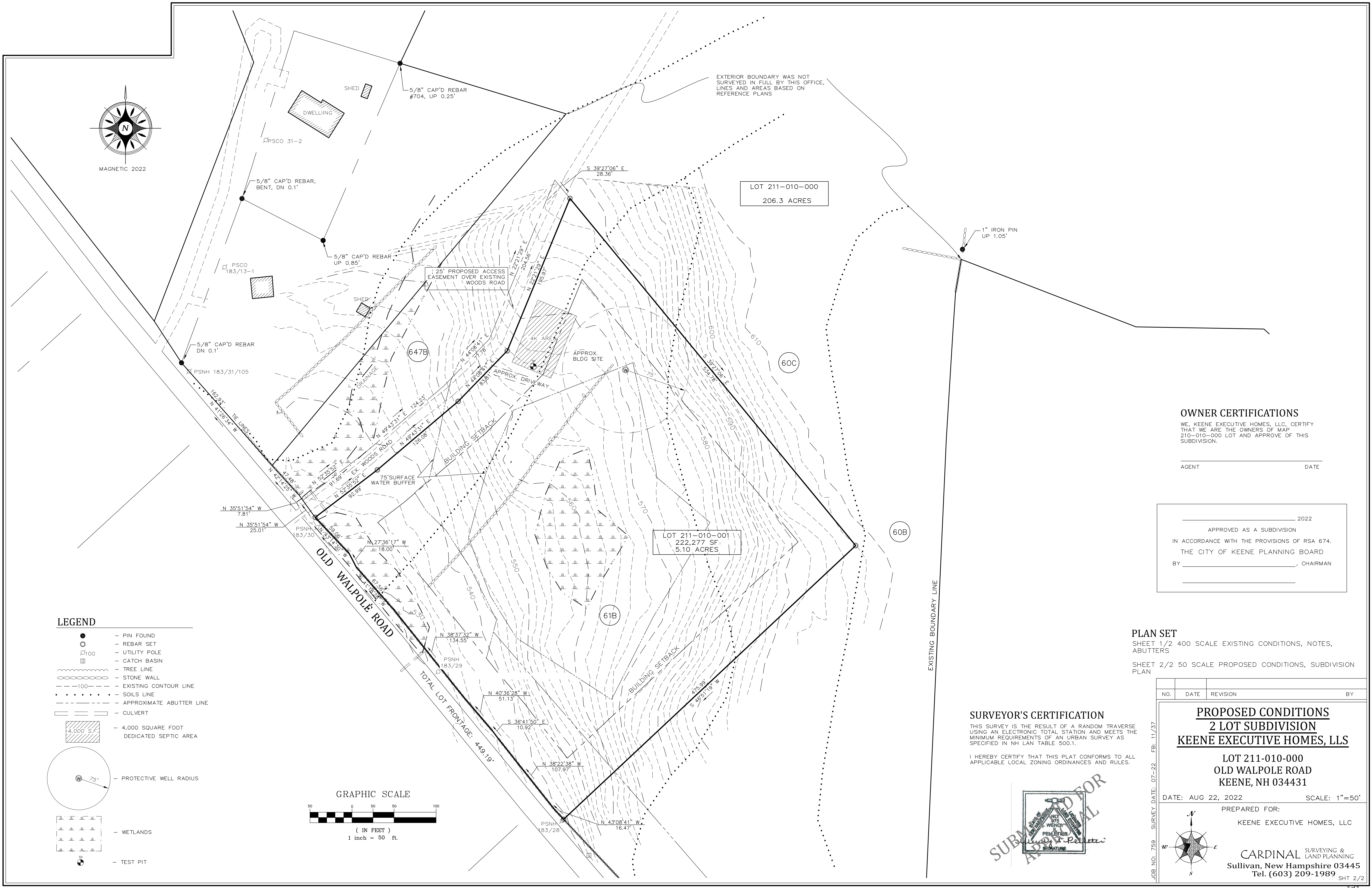
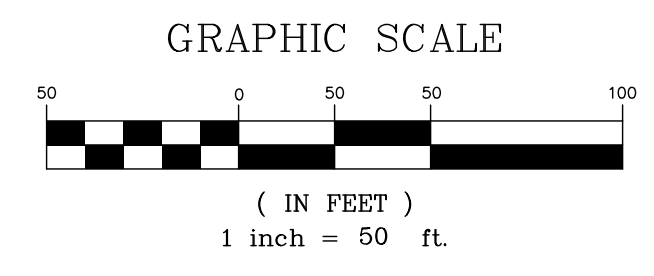
PREPARED FOR:
KEENE EXECUTIVE HOMES, LLC

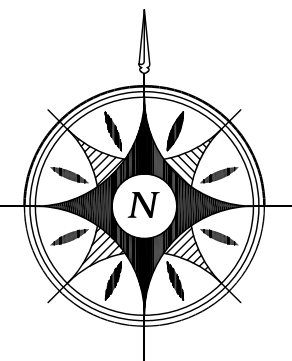
CARDINAL SURVEYING & LAND PLANNING
Sullivan, New Hampshire 03445
Tel. (603) 209-1989

SHT 2/2

LEGEND

- PIN FOUND
- REBAR SET
- UTILITY POLE
- CATCH BASIN
- TREE LINE
- STONE WALL
- EXISTING CONTOUR LINE
- SOILS LINE
- APPROXIMATE ABUTTER LINE
- CULVERT
- 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
- PROTECTIVE WELL RADIUS
- WETLANDS
- TEST PIT

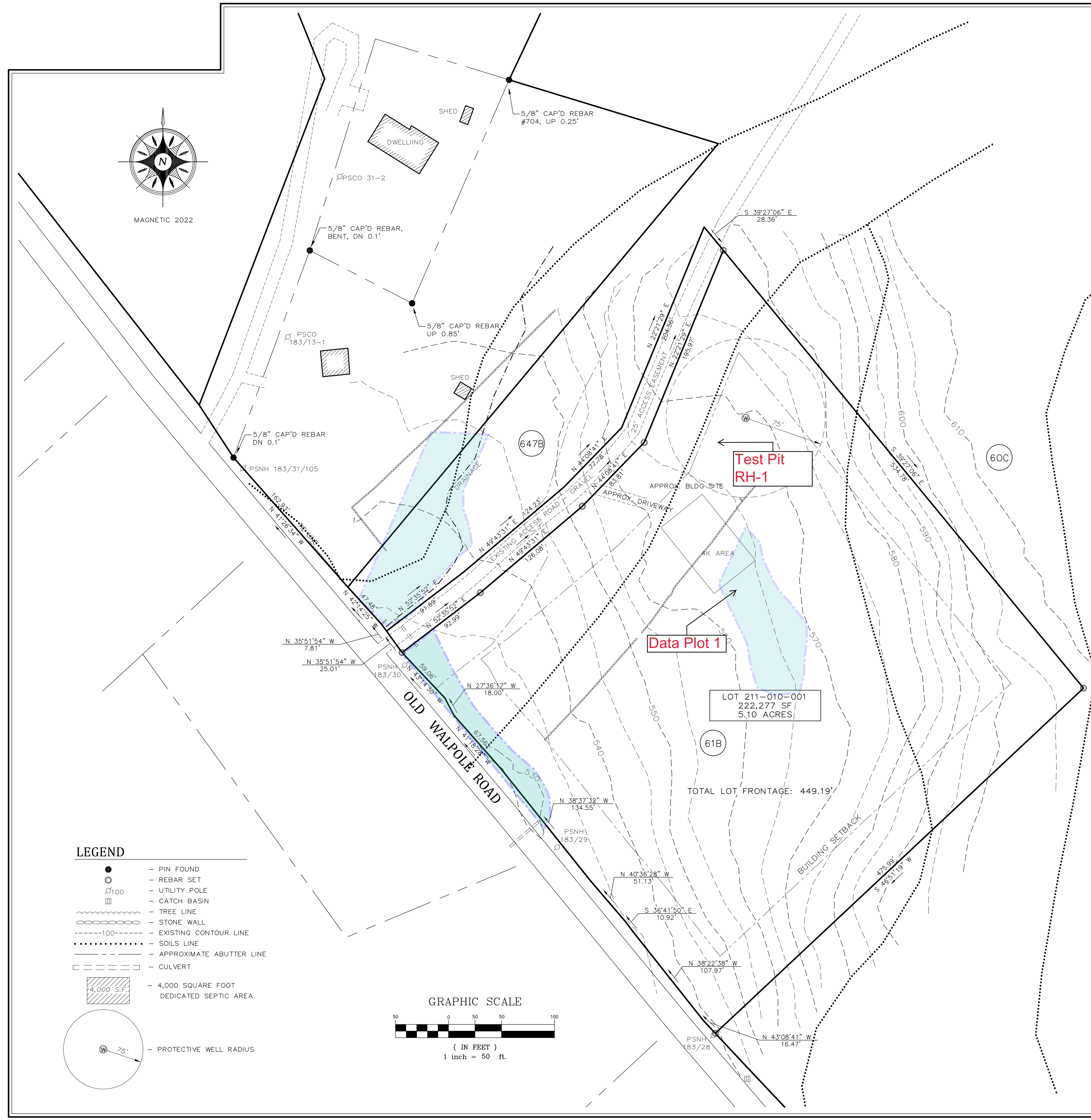




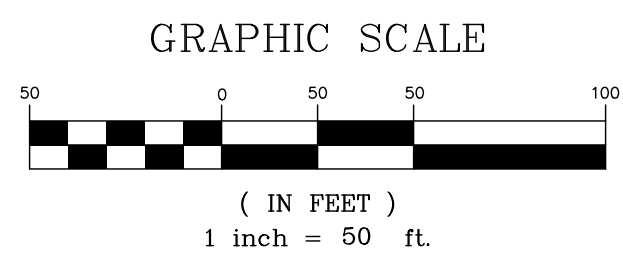
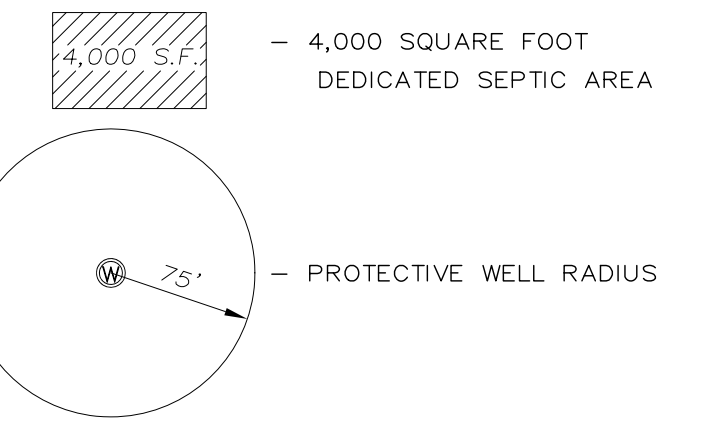
MAGNETIC 2022

SOILS LEGEND

- 60B - TUNBRIDGE-BERKSHIRE COMPLEX, 0 TO 8 PERCENT SLOPES, VERY STONY
- 60C - TUNBRIDGE-BERKSHIRE COMPLEX, 8 TO 15 PERCENT SLOPES, VERY STONY
- 61B - TUNBRIDGE-LYMAN ROCK OUTCROP COMPLEX, 0 TO 8 PERCENT SLOPES
- 647B - PILLSBURY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY



- ### LEGEND
- - PIN FOUND
 - - REBAR SET
 - ⊙100 - UTILITY POLE
 - ▣ - CATCH BASIN
 - ~~~~~ - TREE LINE
 - - STONE WALL
 - 100----- - EXISTING CONTOUR LINE
 - - SOILS LINE
 - - APPROXIMATE ABUTTER LINE
 - - CULVERT



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

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

SUBMITTED FOR APPROVAL

PLAN SET
 SHEET 1/2 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
 SHEET 2/2 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN

NO.	DATE	REVISION	BY

PROPOSED CONDITIONS
2 LOT SUBDIVISION
C & S WHOLESALE GROCERS, INC.

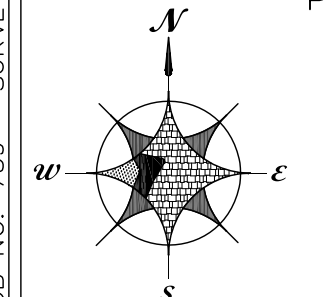
LOT 211-010-000
OLD WALPOLE ROAD
KEENE, NH 034431

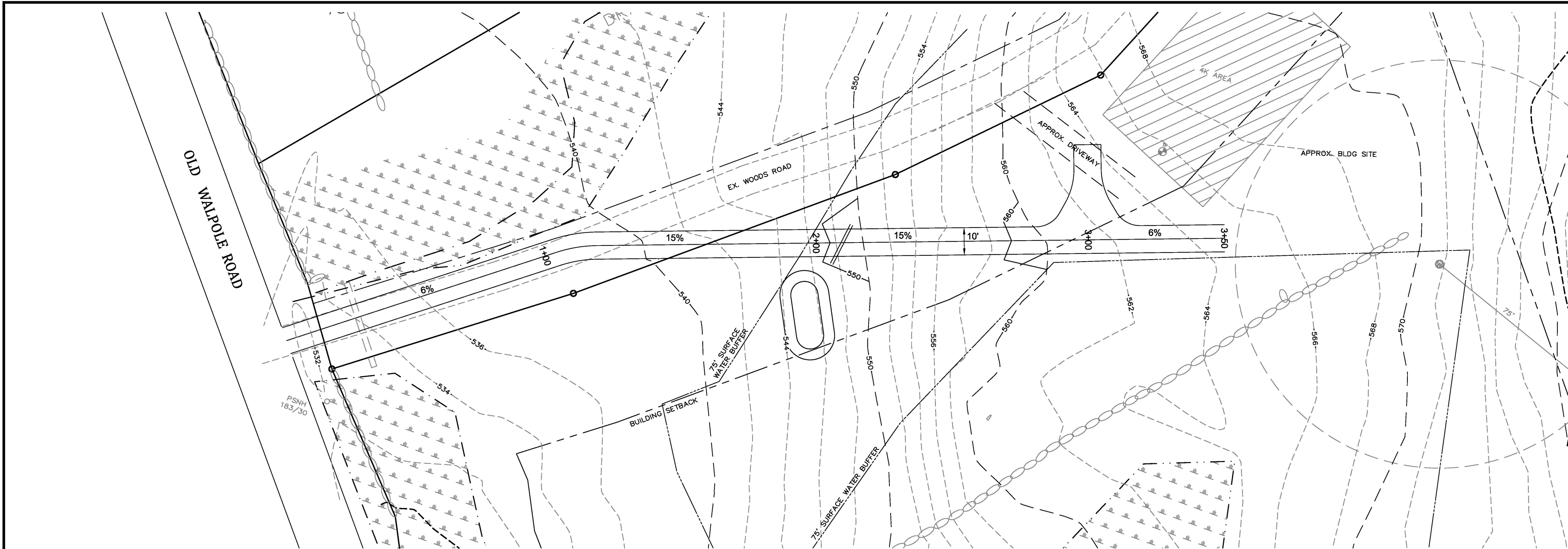
DATE: AUG 22, 2022 SCALE: 1"=50'
 PREPARED FOR:
 C & S WHOLESALE GROCERS, INC.

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

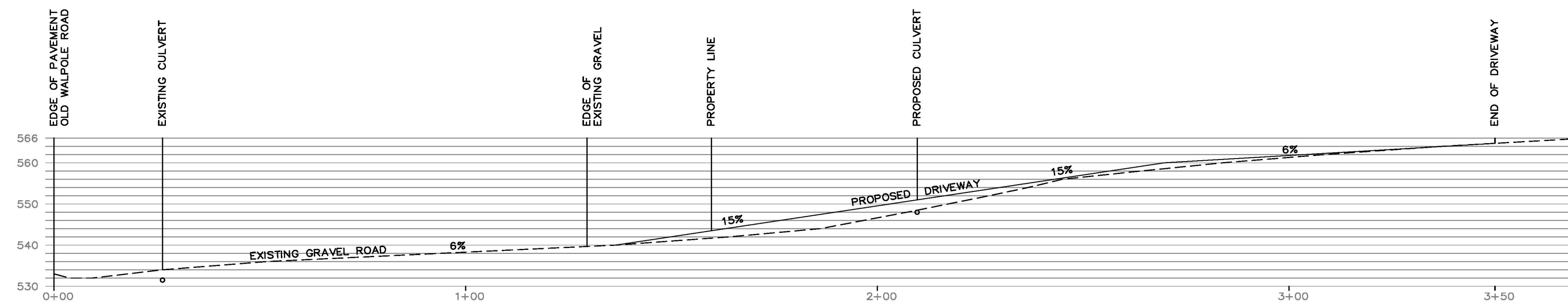
JOB NO: 759 SURVEY DATE: 07-22 FEB: 11/37

SHEET 2/2





PROPOSED DRIVEWAY PLAN
SCALE: 1"=20'



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

PROPOSED DRIVEWAY	
LENGTH	350 LF
WIDTH	10'
MAXIMUM SLOPE	15%
MAINTENANCE AGREEMENT REQUIRED	YES
EASEMENT REQUIRED	YES
CUP REQUIRED	YES
ESTIMATED COST	\$35,000 - \$52,500

REVISIONS:

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

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

PROPOSED DRIVEWAY
OLD WALPOLE ROAD
KEENE, NH

PLAN AND PROFILE PLAN

SCALE: 1"=20'

DATE: APRIL 6, 2023

SHEET 1

Huntley Survey & Design, PLLC

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

Test Pits for NH State Subdivision Application

prepared for
Cardinal Surveying & Land Planning

Land of
C & S Wholesale Grocers, Inc

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

November 10, 2022

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



Excavation provided by Pat Rawson Construction

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

RH-1

1"-0"

Forest Duff

0"-7"

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

7"-16"

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

16"-24"

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

24"-42"

2.5Y 4/3; fine sandy loam; firm; subangular blocky

10YR 3/4 few medium distinct redox concentrations at 24"

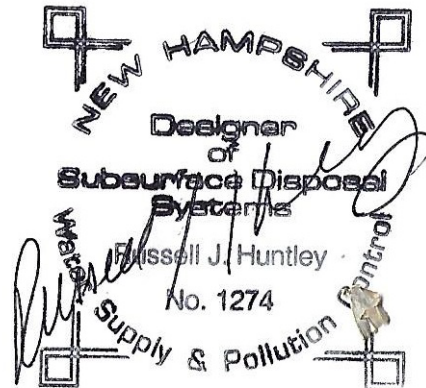
42"-50"+

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

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

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

Percolation Rate: *10Min/Inch*



Huntley Survey & Design, PLLC