



City of Keene Planning Board

AGENDA

Monday, January 23, 2023

6:30 PM

City Hall, 2nd Floor Council Chambers

- I. **Call to Order** – Roll Call
- II. **Election of Chair, Vice Chair and Steering Committee**
- III. **Minutes of Previous Meetings** – December 19, 2022
- III. **Final Vote on Conditional Approvals**
- IV. **Extension Request**

SPR-04-20 – Group Home – 169 Church St - Applicant and owner Christopher Farris, proposes to construct a 5,690-sf two-story, duplex-style group home with a habitable attic and a maximum occupancy of 24 people on the vacant lot located at 169 Church Street (TMP# 574-027-000). The site is 0.58 acres in size and is located in the High Density District.

- V. **Public Hearings**

SPR-790, Modification #1 – Site Plan – Summit Packaging Addition, 7 Krif Ct - Applicant Keach-Nordstrom Associates Inc., on behalf of owner Summit Packaging Systems LLC, proposes to construct a ~6,400 sf addition to the existing 6,250 sf Summit Packaging Systems building and modify the parking lot, landscaping, utilities, and stormwater management systems on the property at 7 Krif Ct (TMP #118-002-000). The parcel is 1.98 acres and is located in the Industrial District.

Amendments to the Planning Board Subdivision Regulations – The Planning Board proposes to amend its Subdivision Regulations in Article 19 of the City of Keene Land Development Code by amending Section 19.2.4 of Article 19, “preservation of existing features” to include additional information about the type of features that should be protected and possible requirements to protect those features; Section 19.2.8, “Utilities” to include additional requirements for lots that would not have access to City sewer; and Section 19.3.2.B, “Perimeter Building Setback” of the Conservation Residential Development Subdivision Regulations to require that existing tree canopy within the perimeter setback along external roads shall be preserved.

- VI. **Master Plan Update Discussion**

- VII. **Staff Updates**

a. Overview of Administrative & Minor Project approvals issued in 2022.

- VIII. **New Business**

- IX. **Upcoming Dates of Interest**

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

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

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

8 **Monday, December 19, 2022**

6:30 PM

**Council Chambers,
City Hall**

Members Present:

David Orgaz, Vice Chair
Emily Lavigne-Bernier
Roberta Mastrogiovanni
Armando Rangel
Harold Farrington
Randyn Markelon, Alternate

Staff Present:

Jesse Rounds, Community Development
Director
Mari Brunner, Senior Planner

Members Not Present:

Pamela Russell Slack, Chair
Mayor George S. Hansel
Councilor Michael Remy
Gail Somers, Alternate
Tammy Adams, Alternate
Kenneth Kost, Alternate

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10
11 **I) Call to Order**

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13 Vice-Chair Orgaz called the meeting to order at 6:30 PM and a roll call was taken

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15 **II) Minutes of Previous Meetings** – October 28, November 14, & November 28, 2022

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17 A motion was made by Harold Farrington that the Planning Board approve the October 28,
18 November 14, & November 28, 2022 meeting minutes. The motion was seconded by Roberta
19 Mastrogiovanni and was unanimously approved.

20
21 **III) Final Vote on Conditional Approvals**

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23 Vice-Chair Orgaz stated this is a new standing agenda item in response to the recent “City of
24 Dover” decision issued by the NH Supreme Court. As a matter of practice, the Board will now
25 issue a final vote on all conditionally approved plans after all of the “conditions precedent” have
26 been met. This final vote will be the final approval and will start the 30-day appeal clock.

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28 Senior Planner Mari Brunner stated there were no applications ready for a final vote.

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IV) Public Hearings

S-11-22 – Subdivision & Boundary Line Adjustment – 22 & 24 Rule St - Applicant Cardinal Surveying & Land Planning, on behalf of owners Richard W. & Carolyn M. Davis, proposes a lot line adjustment between the properties located at 22 Rule St (TMP #532-050-000) and 24 Rule St (TMP #532-051-000) that would result in the transfer of 0.02-ac from the 1.14-ac parcel at 22 Rule St to the 0.22-ac parcel at 24 Rule St, and a 2-lot subdivision of the parcel at 22 Rule St into one 0.48-ac lot and one 0.65-ac lot. The properties are located in the Low Density District.

A. Board Determination of Completeness

Ms. Brunner stated the Applicant has requested exemptions from submitting a grading plan, a landscaping plan, a lighting plan, and a narrative explaining how the proposal complies with the 13 Site Development Standards. Staff have determined that the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as complete.

A motion was made by Harold Farrington that the Planning Board accept Application S-11-22 as complete. The motion was seconded by Roberta Mastrogiovanni and was unanimously approved.

B. Public Hearing

Ms. Wendy Pelletier of Cardinal Land Surveying addressed the Board. She referred to a Plan and pointed to 22 Rule Street, which is 1.14 acres in size, and 24 Rule Street, which is 0.22 acres; they are bounded by Rule Street and two paper streets (streets that are shown on paper but were not constructed), one is an extension of Barcomb Street and the other is an unnamed street. Ms. Pelletier stated this subdivision proposal is to add a third lot and adjust the lot lines. The 24 Rule Street property’s lot lines would be adjusted so it has more of a back yard instead of a side yard. The 22 Rule Street property will then be subdivided to create a new lot. There are steep slopes at the rear, but there is also a significant building area (mostly gravel). The site does have City services. This concluded Ms. Pelletier’s presentation.

Mr. Harrington clarified there will be three lots after the subdivision with two houses and asked whether there was going to be a third house constructed. Ms. Pelletier stated there is no proposal for house construction at this time – it will be up to the owners when that will be done.

Staff comments were next. Ms. Brunner addressed the Board and stated the applicant’s proposal will create a third single family developable lot. There is no development proposed at this time, but a single family home could be constructed on this lot in the future. Ms. Brunner stated this is a two-step application; the first is a lot line adjustment and then a subdivision.

The proposal is to transfer 0.01 acres of land from 22 Rule Street to 24 Rule Street. This proposal would make the property at 24 Rule Street conforming with reference to minimum lot size requirement. At the present time it is just under 10,000 square feet, where 10,000 square feet is the required minimum. Once the subdivision is complete, all three properties will meet zoning requirements for minimum lot size (10,000 square feet).

75 Ms. Brunner noted as was stated earlier there are steep slopes on the developable lot. There are
76 notes on one of the plan sheets regarding the different approvals that would be required from the
77 City when development does occur. Staff is recommending those notes be shown also on the
78 subdivision plan that gets recorded. In addition, there is a carport on the 24 Rule Street property
79 which currently complies with zoning, but with the moving of the lot line it would become non-
80 conforming because it would be within the side setback. Staff recommends that carport be
81 removed before final approval. There is also a shed where the new lot is proposed to be created,
82 technically this is not allowed under zoning either because it becomes the primary structure.
83 Hence, staff recommends removal of this shed as well be included as a condition of approval.
84

85 With respect to the development standards, Ms. Brunner stated all three parcels have access to
86 City sewer and water along Rule Street and this is noted on the plan set. Specifically, Note #6
87 under Development Standard Sheet #1 - the Applicant specifies that all necessary permits will
88 need to be obtained from the Public Works Department for sewer and water connections and
89 notes that private on-site sewer ejector pumps may be needed to access City sewer lines. This
90 standard appears to be met.
91

92 With respect to Traffic & Access Management, Ms. Brunner stated no change is being proposed
93 to the existing site access points to the two single family homes in existence. The applicant is
94 proposing to remove the portion of the existing driveway that is on the new proposed lot and
95 when that lot is developed they would need to obtain a new street access permit from the Public
96 Works Department.
97

98 With respect to Surface Waters & Wetland, there were no jurisdictional wetlands observed on
99 either of the parcels and hence this standard does not apply.
100

101 Ms. Brunner referred to the conditions of approval as outlined but added there is one other
102 condition of approval staff is recommending. It came to staff's attention in reviewing the Land
103 Development Code (Chapter 22 – Public Improvements) – there is a requirement that says before
104 the Board can sign any subdivision plan, the City Engineer must go out and inspect the lot
105 monuments. This is not something staff has made as a condition of approval for subdivisions in
106 the past, but it should be made a condition of approval for subdivisions in the City moving
107 forward.
108

109 The Chair asked for public comment next.
110

111 Mr. Richard Davis of 176 George Street asked what the plan was for the land that is located next
112 to his property; the right of way that has no ownership. Vice-Chair Orgaz stated this issue would
113 not be the purview of the Planning Board and referred the comment to staff. Ms. Brunner stated
114 staff will be happy to follow up with Mr. Davis. Mr. Davis stated he has already been in contact
115 with the City regarding this issue and the City had advised that a deed could not be located for
116 this property. Ms. Brunner stated she would be happy to discuss this with Mr. Davis at a later
117 time as it does not have any impact on the proposal before the Board tonight.
118

119 With no further public comment, Vice-Chair Orgaz closed the public hearing.
120

121 C. Board Discussion and Action

122 A motion was made by Harold Farrington that the Planning Board approve S-11-22 for a
123 boundary line adjustment between the properties at 22 Rule St (TMP #532- 050-000) and 24
124 Rule St (TMP #532-051-000) and a 2-lot subdivision of the parcel at 22 Rule St, as shown in the
125 plan set identified as, “2-lot Subdivision & Boundary Line Adjustment, Lots 532- 050-000 &
126 532-051-000, 22 & 24 Rule Street, Keene, NH 03431” prepared by Cardinal Surveying & Land
127 Planning at a scale of 1 inch = 30 feet on November 10, 2022 and last revised on December 1,
128 2022 with the following conditions precedent prior to final approval and signature of the plans
129 by the Planning Board Chair:

- 130 1. Submittal of four (4) paper copies, two (2) Mylar copies, and a digital copy of the final
131 plan set.
- 132 2. Submittal of a check in the amount of \$51.00 made out to the City of Keene to cover the
133 cost of recording the final plat at the Registry of Deeds.
- 134 3. Removal of the existing carport and the relocation/removal of the existing shed on the
135 property at 24 Rule St subject to a final inspection by City Staff.
- 136 4. Inspection of lot monuments by the Public Works Director or their designee following
137 their installation or the submittal of a security in an amount deemed satisfactory to the
138 Public Works Director to ensure that the monuments will be set.
- 139 5. Submittal of a revised plat to be recorded at the Registry of Deeds that includes the City
140 of Keene Development Standard Notes shown on Sheet 1 of the plan set.

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142 The motion was seconded Roberta Mastrogiovanni and was unanimously approved.
143

144 **WITHDRAWN - Change of Governmental Land Use – RSA 674:54** regarding a proposed
145 charter school on the property located at 809 Court St (TMP #219-005-000). The 1.81-ac parcel
146 is owned by Hillsborough Capital LLC and is located in the Commerce District.
147

148 **Change of Governmental Land Use – RSA 674:54** regarding a proposed skate park on the
149 property located at 160 Water St (TMP #586-001-000). The 2.19-ac parcel is owned by the City
150 of Keene and is located in the Business Growth & Reuse District.
151

152 Parks, Recreation and Facilities Director Andy Bohannon addressed the Board and stated before
153 the Board tonight is an overview of the skate park project and the application to the Planning
154 Board to consider change of 160 Water Street to Governmental use.
155

156 Mr. Bohannon began by providing a history of the skate park currently located on Gilbo Avenue
157 which was established in 1996. He indicated in the 2010 Comprehensive Master Plan there was a
158 suggestion to construct a permanent park. In 2011, the Skatepark Re-Location Committee
159 provided a detailed report to the City Council which was adopted by the Council. The report
160 called for connectivity to other parks, especially the amenities built within Russell Park. A year
161 later the Active and Passive Recreation Management Plan was completed and nine key issues
162 were presented to the Planning Board at that time; looking at long range Capital Planning and
163 Park Site-Specific Master Plans. There were 14 recommendations outlined for each key issue.

164 Mr. Bohannon stated in 2015 a group of people out of the Re-Location Committee worked with
165 Spohn Ranch, the current contractor and put together a design for the skate park (at that time to

166 be located at Wheelock Park). However, the skaters could not raise the \$750,000 that was
167 required.

168
169 In 2018, Cathy Burke took over the fundraising effort. In 2022 the City purchased the Findings
170 property. Mr. Bohannon stated Cathy Burke set out the fundraising campaign and in total with
171 many big donors within the City raised \$217,616.16 (City provided \$25,000) out of the \$300,000
172 campaign. The City also applied for the Land and Water Conservation Fund, a federal grant just
173 submitted for \$225,000. A Design-Build Contract has been signed with Spohn Ranch for
174 \$225,000.

175
176 Mr. Bohannon stated the benefits of the skate park are endless and what sparks his interest with
177 the skate park is that most of the kids that use the park are not involved in team sports; the skate
178 park users are their family, they encourage and coach one and other and help each other out
179 during difficult times. This is the reason Cathy Burke got involved – her son was a video gamer
180 and would not get off the couch. However, with the help of one of his teachers was introduced to
181 the skate park. He is now a student at University of Vermont.

182
183 Mr. Bohannon then went over the elements of a successful skate park which were the result of
184 the Re-Location Committee as well as from the Adapt a Skate Park model. If the Findings
185 property and Russell Park are looked from the standpoint of the adjoining corridor –

- 186 • Accessibility – it will be ADA accessible and wheel friendly.
- 187 • Visibility into the park is essential for many reasons. Mr. Bohannon referred to a female
188 skater who uses the park who had specifically requested visibility and for multiple
189 entrance points.
- 190 • Environmental Impact – this location will help with stormwater runoff as the Russell
191 Park is completed and when the Findings Building is torn down there would be
192 appropriate drainage added to the site.
- 193 • Adjacent Amenities – Russell Park has a water fountain, public bathrooms, parking,
194 access to a convenience store less than a mile from the park.
- 195 • Size – According to the Skate Park Adoption Model, anything above 8,000 square feet
196 should be appropriate for Keene – this park will be close to 9,000 square feet in size.
- 197 • Seating – There will be bleachers and benches available
- 198 • Aesthetic Appeal – There will be appropriate landscaping brought in
- 199 • Security, Operations, and Maintenance

200
201 Mr. Bohannon then went over a conceptual design of the park.

202
203 The goals of the project will be to build a new concrete skate park (not the wooden/steel
204 structure that exists right now), demolish the building, provide additional parking, create
205 additional storm water retention areas, improve the aesthetics of the Park, create a more vibrant
206 presence within the neighborhood, and provide easier and safe access from downtown Keene and
207 the Cheshire Rail Trail.

208
209 Mr. Bohannon next referred to skate parks and noise. He stated there have been plenty of studies
210 done on this topic. The Portland, Oregon Sheriff's office in 2001 completed a study. The study
211 looked at noise level 50 feet away on a concrete surface. Performing an "Ollie," the sound level

212 at 50 feet away would equal a baseball bat which is about 65-71decibels. Performing a “Grind”
213 would be 56-65 decibels. He noted that 60 decibels is conversational speech, 70 decibels is
214 normal street noise, 85 decibels is noisy restaurant, 100 decibels is passing truck, and 130
215 decibels is the threshold of Physical Pain. Mr. Bohannon felt a skate park would be no different
216 than children playing on a swing set which would also be in the close proximity to the skate
217 park.
218

219 Mr. Bohannon next went over some questions that came up at the Design Workshop, such as:
220 Will there be Direct Lighting? (No, to have direct lighting will be an additional \$150,000).
221 What are the hours of operation? (Dusk to Dawn). Will there be fencing? (There will be fencing
222 on Carpenter and Water Street sides). Will there be shade Trees? (Yes, as many as possible).
223 Will there be Parking? (Yes).
224

225 Mr. Bohannon referred to a final design which has been changed slightly. This concluded Mr.
226 Bohannon’s presentation.
227

228 Vice-Chair Orgaz asked what the level of security would be. Mr. Bohannon stated there will be
229 no gates and would be similar to Russell Park; other than police drive by as well as very diligent
230 neighborhood. He talked about the small pocket park that was constructed on Church Street
231 which at first was a concern to the neighbors; however, that park has brought about just the
232 opposite type of effect on this neighborhood. People are invited to sit and relax, children play on
233 the park, dogs are walked etc. He added if there is negative activity it will be squashed very fast
234 as the users of the park have waited a long time for this park.
235

236 Mr. Farrington felt this skate park would be a great resource for the community and a great
237 example of the City and a group of activists getting something positive accomplished.
238 Mr. Farrington stated the only concern was some sort of screening from Water Street and
239 Carpenter Street which he felt would go a long way. He also asked about how many skaters use
240 the site on Gilbo Avenue and what is expected for this park. Mr. Bohannon stated they don’t
241 have an accurate count of how many frequent the park everyday but if it is any indication as to
242 usage calculation based on the bike park at Wheelock; that park sees about 25 to 50 kids a day.
243 Mr. Bohannon added because this is a new park there will be many who would travel to use the
244 park.
245

246 Ms. Markelon asked whether they are fully funded. Mr. Bohannon stated the concrete facility is
247 fully funded and the grant is being used as a match for federal funds which will be used for
248 bleachers, planting of trees and to tear the building down. He added they are not likely to have
249 enough funds to construct the parking lot which would have to be another phase. Mr. Bohannon
250 stated the nice thing about this parcel is that it is connected to another parcel that has already
251 received Land and Water Conservation Funds. It is likely these two properties will be merged
252 and turned into one lot which would enable them to go after additional funding. The City is also
253 applying for a FEMA grant to help with demolition.
254

255 Vice-Chair Orgaz asked staff how the Board handles a motion on this item. Ms. Brunner stated
256 the Board does not have to make a motion but if it wishes to, it will be a non-binding motion.
257

258 The Vice-Chair thanked staff for their presentation.

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261 **V. Adoption of 2023 Meeting Schedule**

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263 The Chair noted the December meeting will be the 3rd week to avoid the Christmas Holiday.

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265 A motion was made by Harold Farrington to adopt the 2023 Meeting Schedule. The motion was
266 seconded Roberta Mastrogiovanni and was unanimously approved.

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268 **VI. Staff Updates**

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270 Ms. Brunner stated the Planning Department has received a grant from Invest NH which would
271 supplement the existing budget to complete a Housing Needs Assessment. Outreach and
272 engagement work will be started soon, housing resilience survey will be sent out to the
273 community, updates on the work will be brought forward to the Joint Committee. The Housing
274 Assessment would look at what the City's housing needs and future projections of housing
275 needs. The Assessment would also look at resilience of housing stock; there is existing housing
276 stock that is vulnerable to flooding. The outcome would be a list of things the City can do.

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278 **VII. New Business**

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a. Master Plan Update

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281 Vice-Chair Orgaz stated Chair Russell Slack has requested discussion on the master plan update
282 to be added to a future meeting - January agenda.

283

284 Mr. Farrington stated he had the opportunity to participate in the Southwest Region Planning
285 Commission meeting. They are looking for public comment on issues that exist on the Route 101
286 corridor. He encouraged people to contact the Southwest Region Planning Commission.

287

288 **VIII. Upcoming Dates of Interest**

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• Joint Committee of the Planning Board and PLD – January 9, 6:30 PM

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• Planning Board Steering Committee – January 10, 11:00 AM

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• Planning Board Site Visit – January 18, 8:00 AM – To Be Confirmed

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• Planning Board Meeting – January 23, 6:30 PM

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294

295 There being no further business, Vice-Chair Orgaz adjourned the meeting at 7:30 PM.

296

297 Respectfully submitted by,

298

Krishni Pahl, Minute Taker

299

300 Reviewed and edited by,

301

Mari Brunner, Senior Planner

Christopher Eric Farris
34 Old Nottingham Rd.
Epping NH 03042
603.365.1820

Keene NH Planning Department
Planning Board
3 Washington St.
Keene NH 03431

January 7, 2023

Greetings:

As the current owner of 169 Church Street, I respectfully request the site plan for a duplex-style group home, approved by the Planning Board on January 25, 2021, be extended so the date to achieve "active and substantial development" runs to January 26, 2024.

I honestly expect to make this same request next year to extend to January 26, 2025.

The expectation is that this project, along with the recently approved Timberlane Woods development will be further facilitated through the federal Low Income Housing Tax Credit program. We have begun this process, but it is generally advised to expect a one-to-two-year lead time for construction to begin.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to be 'CEF', with a long horizontal stroke extending to the right.

STAFF REPORT

SPR 790, Mod. 1 – Site Plan Review – Summit Packaging Addition – 7 Krif Court

Request:

Applicant Keach-Nordstrom Associates Inc., on behalf of owner Summit Packaging Systems LLC, proposes to construct a ~6,400 sf addition to the existing 6,250 sf Summit Packaging Systems building and modify the parking lot, landscaping, utilities, and stormwater management systems on the property at 7 Krif Ct (TMP #118-002-000). The parcel is 1.98 acres and is located in the Industrial District.

Background:

The 1.98 acre parcel at 7 Krif Court is located on the southwest side of the cul-de-sac at the end of Krif Court. The site contains an existing 6,250 sq. ft. single story metal building where Summit Packaging Systems, an actuator and aerosol valve manufacturer, is located. The site is surrounded by woods and wetlands to the west and south, and industrial uses to the north.

The proposal consists of the construction of a new, 6,400 sq. ft. addition to the existing building as well as site improvements. The site improvements include replacing the existing driveway, formalizing the parking area, landscaping, and expansion of the site stormwater management system. An above ground propane tank is proposed to be relocated along the western side of the parking area and is protected by concrete bollards.



Fig 1: Aerial view of 7 Krif Court

Completeness:

The applicant requests exemptions from submitting a lighting plan, traffic analysis, soils analysis, historic evaluation, screening analysis, and architectural & visual appearance analysis. After reviewing each request, staff has determined that exempting the applicant from submitting this information would have no bearing on the merits of the application and recommends that the Planning Board grant these exemptions and accept the application as “complete.”

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

20.2 **Drainage:** The existing stormwater management system on the site consists of a swale with culverts that drain into a sediment forebay before flowing into above ground infiltration basin located on the southeast of the property. In order to accommodate the proposed addition, the existing infiltration basin and sediment forebay will be modified and increased in size. Two additional above ground infiltration basins will also be installed, one along the westerly portion of the property (basin #2) and the second located in the southwest portion of the property (basin #1). Basin #2 will serve as compensatory flood storage in addition to stormwater management. The report demonstrates that there will not be a net increase in flow off the site. The proposed stormwater management system

STAFF REPORT

- and associated drainage report have been reviewed by Engineering and it appears that this standard has been met.
- 20.3 Sediment & Erosion Control: An erosion control plan has been submitted with this proposal. The plan depicts a stabilized construction entrance to be installed where the proposed primary entrance to the new parking area will be located. Silt fence and silt sox are proposed for perimeter erosion control around areas of disturbance. Slopes will be stabilized with erosion control blankets and turf as needed. It appears that this standard has been met.
- 20.4 Snow Storage & Removal: The proposed site plan has snow storage areas located in several areas around the proposed driveway and parking area. These areas are located away from surface waters and the applicant states in their narrative that the areas are intended to allow parking and site access to remain clear for safe passage. A note has been included on the plan regarding the removal of snow from the site when storage capacity has been exceeded. It appears that this standard has been met.
- 20.5 Landscaping: The property currently contains 13 trees. The proposal includes the removal of 1 tree to make way for the redesigned parking area. The proposal also includes the installation 6 shrub varieties and 4 ornamental grasses along the walkway to the main entrance. The planting schedule indicates that all species were chosen based on the appropriate climate conditions for the region and no invasive species are proposed to be installed. The landscape plan shows that temporary fencing will be installed around the existing trees at the drip line to protect the root system from damage during construction. It appears that this standard has been met.
- 20.6 Screening: A dumpster enclosure is proposed to be installed on the northern edge of the proposed hammerhead turn around. The dumpster enclosure is proposed to be 6 ft. vinyl planking with matching vinyl plank gates. The Zoning Administrator has determined that the parking area is existing and does not meet the threshold for new screening, therefore no screening of the parking area is required. It appears that this standard has been met.
- 20.7 Lighting: The existing site does not have any pole lights for the parking area and the proposal does not include the installation of any new pole lights for the site. The only lighting for the exterior of the site consists of wall packs that are located above building entrances. The proposed wall packs are full cut-off fixtures with a color temperature of 3000k and a color rendering index of 80. It appears that this standard has been met.
- 20.8 Sewer & Water: The applicant states in their narrative that the site is currently serviced by municipal water and sewer and there are no proposed changes to the service lines as part of this application. This standard is not applicable.
- 20.9 Traffic & Access Management: A Trip Generation Memo was submitted as part of this application. The memo states that the proposed addition will not increase the total number of employees at the business or deliveries the site will receive. The memo estimates 60 total weekday trips with 8 trips during weekday A.M. peak and 9 trips during weekday P.M. peak. The memo further states that there are only 10 employees at any given time and that tractor trailers do not visit the site often. The analysis made a conservative estimation of 1 tractor trailer trip per day. Van deliveries are more common and visit the site approximately 2-5 times per day.

The site utilizes two existing site access points off of the Krif Court cul-de-sac. The proposal intends to continue using both access points and plans to resurface the access point that leads to the parking area and proposed addition as part of proposed overall site improvements. A 22 ft. wide

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drive aisle is proposed to accommodate the 15 perpendicular parking spaces and provide access to the addition and hammerhead turn around. It appears that this standard has been met.

- 20.10 Filling & Excavation: The applicant states in their narrative the proposed addition and site work intends to utilize material on site as much as possible. They are anticipating minimal truck activity leaving or entering the site. Krif Court and Krif Road lead directly to Route 10 so any truck activity related to delivery or removal of earth material will have minimal impact on traffic and the area. It appears that this standard has been met.
- 20.11 Surface Waters & Wetlands: The site has wetlands located along the southern and western property lines with 30 ft. wetland buffers located within the site. The applicant has stated in their narrative that the proposal does not include any impact to surface waters or their buffers as part of this proposal. Erosion control measures are proposed to be placed between the edge of the buffers and the proposed limit of earth work to provide both siltation protection and a visual guide to prevent accidental grading within the buffer area. The Board may wish to include a condition of approval related to the inspection of the required erosion control measures prior to the start of site work to ensure that the erosion control measures are installed properly. Recommended language for this condition has been provided below. It appears that this standard has been met.
- 20.12 Hazardous & Toxic Materials: The applicant has stated in their narrative that that Summit Packaging Systems manufactures and distributes aerosol valves and actuators and that the facility is not intended or expected to receive, handle, or process any hazardous or toxic substances. It appears that this standard has been met.
- 20.13 Noise: The applicant states in their narrative that the current use of the property will remain the same and will stay consistent with the surrounding land uses in the Industrial zone. The property is located at the end of a cul-de-sac with no adjacent residential uses. It appears that this standard has been met.
- 20.14 Architecture & Visual Appearance: The applicant states in their narrative that the proposed metal addition was designed to be cohesive with the existing facility. It also states that the addition will be compatible with the industrial character of the site and surrounding area. Color elevations have been submitted with the application. The Board will need to determine if this standard has been met.



Fig 2: Street view of 7 Krif Court

STAFF REPORT

Recommended Motion:

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

“Approve SPR-790, Mod. 1 as shown on the plan identified as “Summit Packaging Systems, LLC. Map 118 Lot 2 7 Krif Court Keene, New Hampshire” prepared by Keach-Nordstrom Associates, Inc. at a scale of 1 in. = 20 ft. dated December 15, 2022 and last revised January 9, 2023 and the architectural elevations prepared by Lauer Architects, P.A. at a scale of 1/8 in. = 1 ft. dated January 4, 2023 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 security for sedimentation and erosion control and “as built” plans in a form and amount acceptable to the City Engineer.”
 2. Submittal of five full sized paper copies and one digital copy of the final plan.
- B. Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:
 1. Prior to the commencement of site work, the Community Development Department shall be notified when all erosion control measure are installed and the Community Development Director, or their designee, shall inspect the erosion control measures to ensure compliance with this site plan and all City of Keene regulations.”



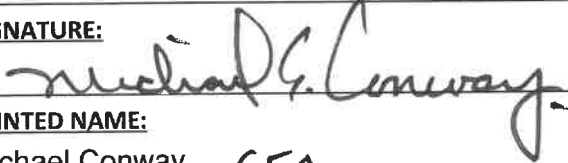
City of Keene, NH Planning Board Major / Minor Project Application

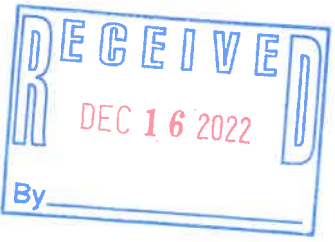

If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keeneh.gov

SECTION 1: PROJECT INFORMATION

PROJECT NAME: Summit Packaging Systems, LLC	TYPE OF APPLICATION BEING SUBMITTED: <input checked="" type="checkbox"/> MAJOR PROJECT APPLICATION <input type="checkbox"/> MINOR PROJECT APPLICATION
PROJECT ADDRESS(ES): 7 Krif Court	

SECTION 2: CONTACT INFORMATION

OWNER	APPLICANT
NAME/COMPANY: Summit Packaging Systems, LLC	NAME/COMPANY: Same as Owner
MAILING ADDRESS: 400 Gay Street, Manchester, NH 03103	MAILING ADDRESS:
PHONE: 603-669-5410	PHONE:
EMAIL: michaelc@summitpkg.com	EMAIL:
SIGNATURE: 	SIGNATURE:
PRINTED NAME: Michael Conway, CFO	PRINTED NAME: Michael Conway

AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:	
NAME/COMPANY: Keach-Nordstrom Associates, Inc.	TAX MAP PARCEL #(s): 11 8 00 2000 . 000 . 000	
MAILING ADDRESS: 10 Commerce Park North, Suite 3, Bedford, NH 03110	-----	
PHONE: 603-627-2881	PARCEL SIZE: 1.98 acres	DATE STAMP: 
EMAIL: skeach@keachnordstrom.com	ZONING DISTRICT: Industrial	
SIGNATURE: 	PROJECT #: SPR-790, Mod.1	
PRINTED NAME: Steve Keach		

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 6,400 sf of new construction
 \$62 legal ad fee
 4.57 current USPS certified mailing rate x 7 abutters
 = 663.99 (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	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

Owner Affidavit

I, Michael Conway, authorized representative of Summit Packaging Systems, LLC, the owner of the property referenced on Tax Map 118 as Lot 2, located at 7 Krif Court, Keene, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:

Michael E. Conway

Printed Name of Owner:

Michael E. Conway, CFO

Address of Owner:

400 Gay Street

Manchester, NH 03103

Date:

12-14-2022

December 15, 2022

City of Keene
Community Development Department
3 Washington Street
Keene, New Hampshire 03431

Subject: **Summit Packaging Systems, LLC Site Plan Application**
Tax Map 118; Lot 2
7 Krif Court, Keene, NH
KNA Project No. 22-0308-3

Project Narrative

Existing & Proposed Uses:

The subject property is located at 7 Krif Court in Keene, New Hampshire. The 1.98-acre parcel, referenced on Tax Map 118 as Lot 2, is entirely within the Industrial (I) Zoning District. The lot is partially developed with the existing Summit Packaging facility consisting of a 6,250-sf building as all associated site appurtenances. The lot is bounded by woodlands and wetlands to the west and south, and industrial uses to the north.

The project proposes the construction of a 6,400-sf building addition for the Summit Packaging facility. Other site upgrades will include improvements to the existing driveway entrance and parking lot, landscaping, utility work, and stormwater management provisions.

Article 20.2 Drainage & Stormwater Management:

Stormwater Management provisions include modifications to an existing above-ground infiltration basin, as well as the construction of two additional above-ground infiltration basins. The system promotes groundwater recharge. To further describe the proposed drainage systems, a detailed stormwater management report is included in this submittal package.

Article 20.3 Sediment & Erosion Control:

A sediment and erosion control plan has been provided in this submittal package. The proposed measures were designed to prevent erosion and sedimentation during and after construction. Erosion control methods include the use of perimeter controls, erosion control blankets, and turf stabilization. All efforts will be made to protect the existing 30' wetland buffer during construction.

Article 20.4 Snow Storage & Removal:

Snow storage areas are depicted on the site plan. The proposed snow storage areas are intended to allow parking areas and site access to remain clear for safe passage in/out of the site. Additionally, on the site plan, a note regarding the removal of snow from the site, when capacity is exceeded, has been provided.

Article 20.5 Landscaping:

A formal landscaping plan has been included within this submittal package. All plant materials and landscaping were chosen based on the most appropriate climate conditions for the region. No invasive species are proposed. Installation and maintenance methods will comply with the Land Development Code Standards.

In the proposed design one tree will be removed in order to provide a proper parking area that meets regulations. There are two rows of small shrubs alongside the walkway located at the northern entrance of the existing building that will be removed and replaced with new shrubs after the construction of a new walkway. Remaining existing trees on the site shall be protected during construction.

Article 20.6 Screening:

Any areas such as loading, or waste storage/removal will be screened according to the Land Development Code Regulations.

Article 20.7 Lighting:

Site lighting will comply with all applicable regulations. There are no existing light poles and no light poles are proposed. Existing lighting consists of wall mounted lights above the doorways, mounted at a height of approximately 1' above the doors. The only proposed lighting is adding wall mounted lights above the new proposed doorways. All proposed lighting will be dark sky compliant and meeting the City Lighting regulations.

Article 20.8 Sewer & Water:

The site is serviced by municipal sewer and water and will remain as existing.

Article 20.9 Traffic & Access Management:

The site is expected to have fewer than 100 vehicle trips per day entering/exiting the industrial facility. Due to the low traffic volumes, the project is not anticipated to diminish the capacity or safety of existing city streets, bridges, or intersections. According to Section 20.9.1(A), projects with fewer than 100 projected vehicle trips per day are not expected to demonstrate capacity and safety with the submittal of a formal traffic study.

The project is not proposing any additional curb cuts for the site however, there are proposed improvements to the existing driveway access and parking/circulation. All improvements will comply with the Land Development Code Standards to provide safe passage of all vehicles and pedestrians onsite. Note, the current use will remain manufacturing with no anticipated employee increase at this time.

Article 20.10 Filling & Excavation:

The proposed project is expected to utilize earth on-site with minimal trucks entering/ leaving the site. No work is proposed within the wetlands or wetland buffer. All earth work will comply with any applicable federal, state, and local regulations.

Article 20.11 Surface Waters & Wetlands:

The project is not proposing any disturbances to the wetlands or wetland buffer.

Article 20.12 Hazardous & Toxic Materials:

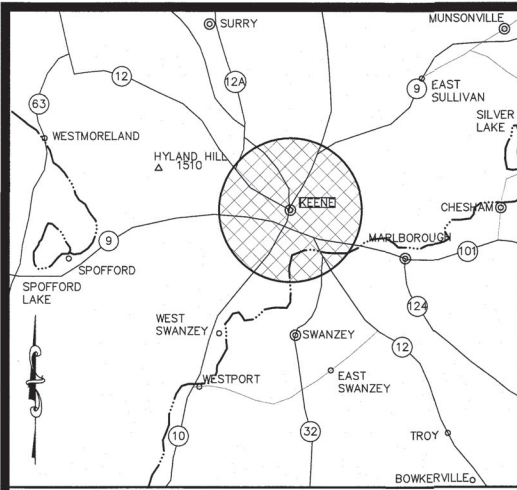
Summit Packaging Systems, LLC manufactures and distributes aerosol valves and actuators. Their facility is not expected to receive, handle, store or process any hazardous or toxic substances.

Article 20.13 Noise:

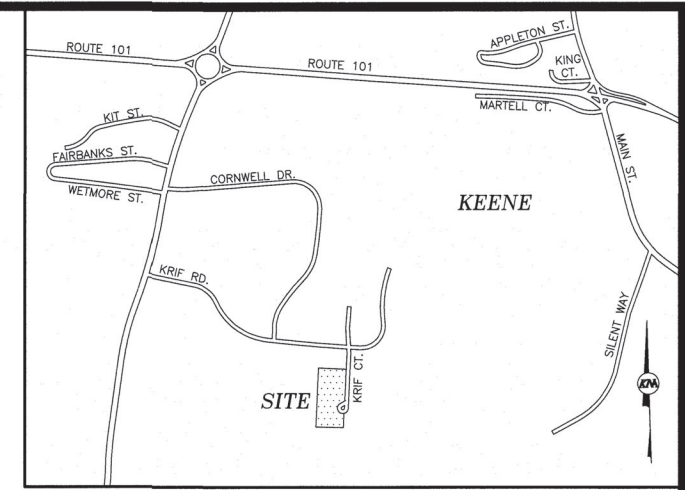
The purpose of the established noise regulation is to reduce noise impacts to the neighboring properties, especially with differing abutting uses. The current use of this property will remain and will stay consistent with the surrounding area which is comprised of other industrial uses and/or undeveloped land. Additionally, the site will comply with the Land Development Code Regulations in regard to the Noise Ordinances and Limits.

Article 20.14 Architecture & Visual Appearance:

The proposed building addition was designed to be cohesive with the existing facility. It will be compatible with the industrial character of the site and surrounding area. Architectural plans have been submitted as part of this application package.



VICINITY PLAN
NOT TO SCALE



VICINITY PLAN
SCALE: 1" = 1,000'

SUMMIT PACKAGING SYSTEMS, LLC.

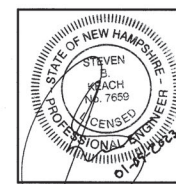
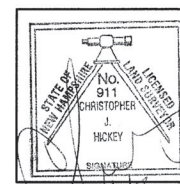
MAP 118 LOT 2

7 KRIF COURT

KEENE, NEW HAMPSHIRE

OWNER/APPLICANT:
 SUMMIT PACKAGING SYSTEMS, INC.
 400 GAY STREET
 MANCHESTER, NH 03103

PREPARED BY:
 KEACH-NORDSTROM ASSOCIATES, INC.
 10 COMMERCE PARK NORTH, SUITE 3B
 BEDFORD, NEW HAMPSHIRE 03110
 (603) 627-2881



KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

DECEMBER 15, 2022
 REVISED: JANUARY 9, 2023

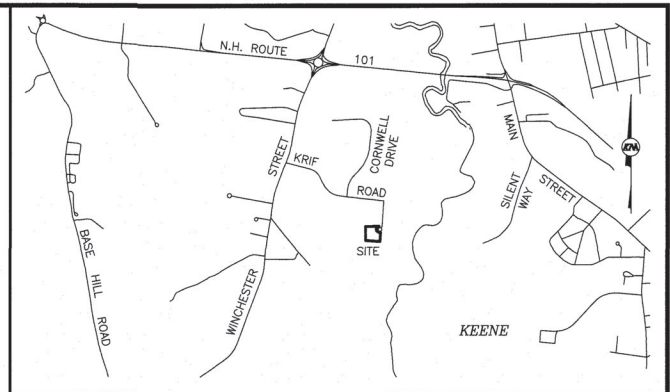
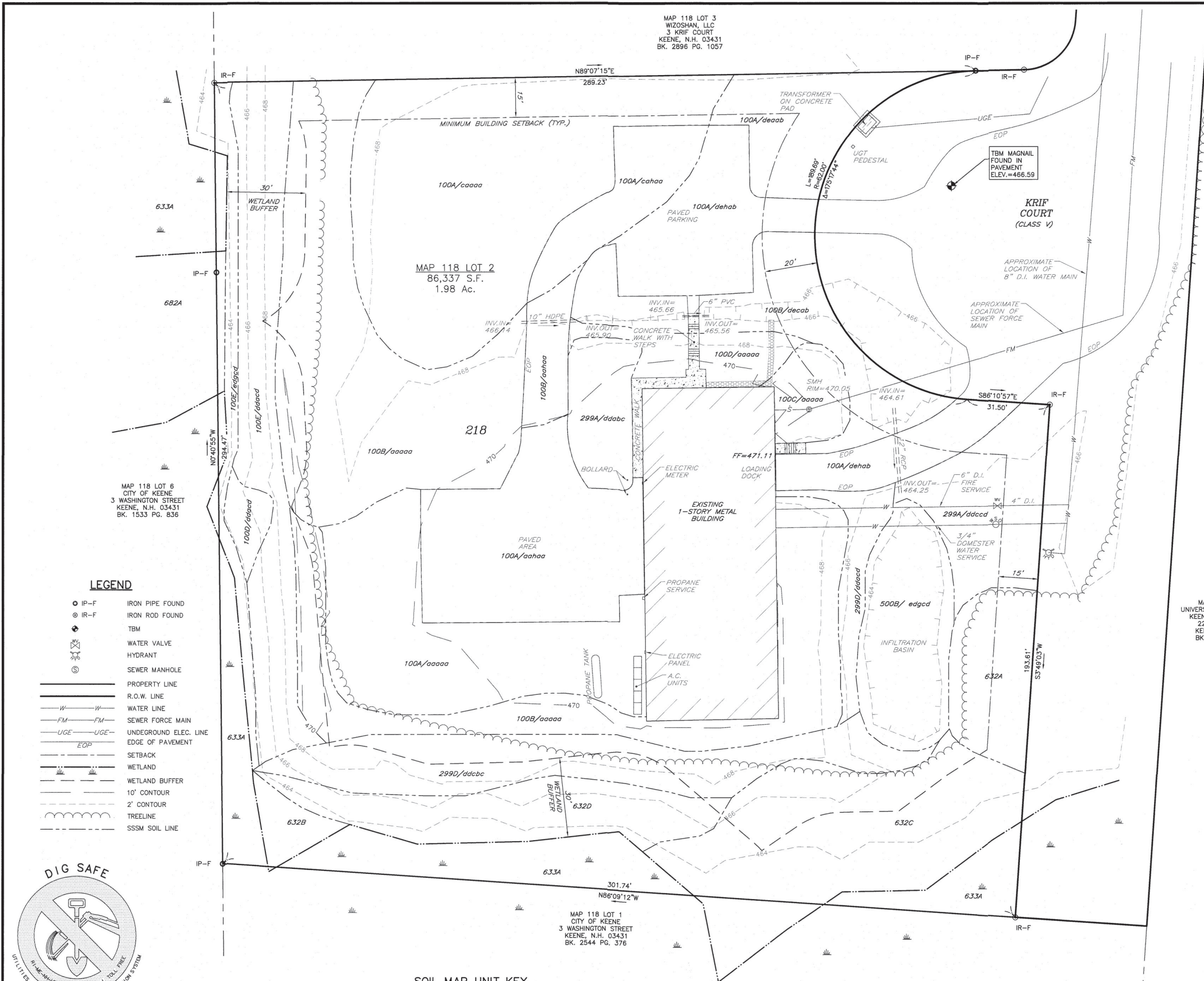
PROJECT NO. 22-0308-3

SHEET TITLE

- EXISTING CONDITIONS PLAN
- SITE PREPARATION PLAN
- NON-RESIDENTIAL SITE PLAN
- GRADING, DRAINAGE & UTILITY PLAN
- EROSION CONTROL PLAN
- LANDSCAPE PLAN
- CONSTRUCTION DETAILS

SHEET No.

- 1
- 2
- 3
- 4
- 5
- 5
- 7-9



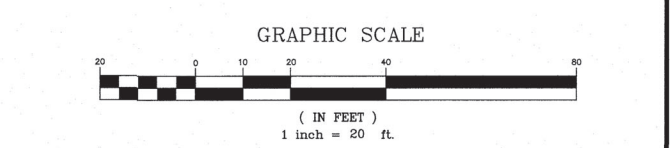
LOCUS MAP
SCALE: 1" = 2,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON MAP 118 LOT 2 IN THE CITY OF KEENE, N.H.
 - EXISTING AREA OF PARCEL = 86,337 S.F. ± OR 1.98 ACRES.
 - OWNER OF RECORD:
SUMMIT PACKAGING SYSTEMS, LLC.
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE INDUSTRIAL (I) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
FRONT: 20'
SIDE: 15'
REAR: 20'
 - THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88 BASE ON NHDOT CONTROL POINT 441-0210.
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN APRIL OF 2022.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF KEENE MAP NUMBER 33005C0266E, PANEL NUMBER 655 OF 701 EFFECTIVE DATE: MAY 23 2009 INDICATES THAT THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN A DESIGNATED FLOOD HAZARD AREA AE WITH BASE FLOOD ELEVATION OF 471.2' (NAVD 88).
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE CHESHIRE COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

- REFERENCE PLANS:**
- "5 LOT SUBDIVISION PREPARED FOR KEENE INDUSTRIAL DEVELOPMENT CORPORATION." SCALE: 1"=50'. DATED: APRIL, 1992. PREPARED BY: DOUGHTY SURVEY. C.C.R.D. PLAN #C11-D08-0805

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON APRIL 13, 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 [HTTP://WETLAND-PLANTS.USACE.ARMY.MIL](http://wetland-plants.usace.army.mil).



EXISTING CONDITIONS PLAN
SUMMIT PACKAGING SYSTEMS, LLC
MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER/APPLICANT:
SUMMIT PACKAGING SYSTEMS, LLC
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	01-09-2023	REVISIONS PER CITY DEPT. COMMENTS	BES

DATE: DECEMBER 15, 2022 **24 of 48** 1" = 20'
PROJECT NO: 22-0308-3 **SHEET** 1 OF 9

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING APRIL OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Thomas E. Carr
12/15/2022
LICENSED LAND SURVEYOR

SCS SOILS LEGEND

218	RAYNHAM-WAREHAM COMPLEX OCCASIONALLY FLOODED
SOURCE:	USDA-SCS WEB SOIL SURVEY CHESHIRE COUNTY

THOMAS E. CARR
#018
12/15/2022

SOIL MAP UNIT KEY

THIS MAP AND ACCOMPANYING REPORT HAVE BEEN PREPARED IN ACCORDANCE WITH SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SPECIAL PUBLICATION NO.3, VERSION 7, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND DATED JULY 2021. BY THOMAS CARR, CSS #018, AND AUDREY CARR SSA.

NUMERIC/SERIES	PARENT MATERIAL	DRAINAGE CLASS	HSG	GROUP
633/NICHOLVILLE, SILT LOAM	GLACIOLACUSTRINE	MODERATELY WELL	D*	3
632/PEMI, SILT LOAM	GLACIOLACUSTRINE	POORLY DRAINED	D**	5
100/UDORTHENTS WET SUBSTRATUM	IMPORTED SAND	SEE MAP & REFERENCE DOCUMENT		
299/UDORTHENTS, SMOOTHED	GLACIOLACUSTRINE	MODERATELY WELL	SEE MAP & REF DOC	
500/UDORTHENTS, LOAMY	GLACIOLACUSTRINE	SOMEWHAT POORLY	5	5

*NICHOLVILLE IS LISTED AS HAVING AN HSG C BUT OUR SOILS ALL HAD SEASONAL HIGH WATER TABLES LESS THAN 24" SO, TO BE CONSISTENT WITH CHAPTER 7 OF THE ENGINEERING HANDBOOK, WE ARE ASSIGNING THIS SOIL A D RATING.
**PEMI IS CLASSIFIED INCORRECTLY AS HAVING AN HSG OF C IN SSSNE SPECIAL PUBLICATION #5 WHEN THIS SERIES CANNOT HAVE A SHWT GREATER THAN 24" AS IS NECESSARY FOR HSG C RATINGS. REFERENCE AGAIN MADE TO CHAPTER 7 OF THE ENGINEERING HANDBOOK.

- LEGEND**
- IP-F IRON PIPE FOUND
 - IR-F IRON ROD FOUND
 - ◆ TBM
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ SEWER MANHOLE
 - PROPERTY LINE
 - R.O.W. LINE
 - W—W WATER LINE
 - FM—FM SEWER FORCE MAIN
 - UGE—UGE UNDERGROUND ELEC. LINE
 - EOP—EOP EDGE OF PAVEMENT
 - SETBACK
 - WETLAND
 - WETLAND BUFFER
 - 10' CONTOUR
 - 2' CONTOUR
 - TREELINE
 - SSSM SOIL LINE



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

MAP 118 LOT 2
86,337 S.F.
1.98 Ac.

MAP 118 LOT 6
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 1533 PG. 636

MAP 118 LOT 3
WIZOSHAN, LLC
3 KRIF COURT
KEENE, N.H. 03431
BK. 2896 PG. 1057

MAP 118 LOT 1
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 2544 PG. 376

MAP 118 LOT 3
WIZOSHAN, LLC
3 KRIF COURT
KEENE, N.H. 03431
BK. 2896 PG. 1057

MAP 118 LOT 6
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 1533 PG. 836

MAP 118 LOT 2
86,337 S.F.
1.98 Ac.

MAP 118 LOT 2
86,337 S.F.
1.98 Ac.

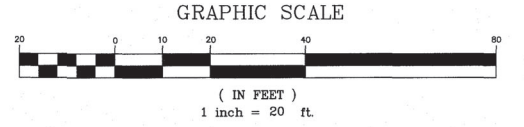
MAP 118 LOT 1
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 2544 PG. 376

MAP 114 LOT 38
UNIVERSITY SYSTEM OF N.H.
KEENE STATE COLLEGE
229 MAIN STREET
KEENE, N.H. 03431
BK. 1016 PG. 104



- LEGEND**
- IP-F IRON PIPE FOUND
 - ⊙ IR-F IRON ROD FOUND
 - ⊕ TBM
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ SEWER MANHOLE
 - PROPERTY LINE
 - R.O.W. LINE
 - WATER LINE
 - FM FM SEWER FORCE MAIN
 - UGE UGE UNDERGROUND ELEC. LINE
 - EOP EOP EDGE OF PAVEMENT
 - SETBACK
 - WETLAND
 - WETLAND BUFFER
 - 10' CONTOUR
 - 2' CONTOUR
 - TREELINE
 - LIMIT OF CLEARING
 - SAWCUT LINE
 - ▨ PAVEMENT TO BE REMOVED

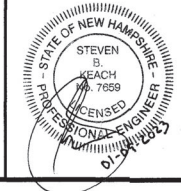
- REMOVAL/DEMOLITION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED, OR REPLACED.
 2. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS, AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
 3. STRIP, STOCKPILE, AND REUSE ONSITE GRAVEL AND FILL AREAS WHERE APPROPRIATE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGN ENGINEER.
 4. REMOVE ALL ASPHALT, CURBING, CONCRETE, VEGETATION, TREES, SHRUBS, LIGHT POLES, SIGNAGE, AND STRUCTURES WITHIN THE HATCHED AREA, UNLESS OTHERWISE NOTED.
 5. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 6. ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KEENE'S REGULATIONS.
 7. SITE CONTRACTOR SHALL ESTABLISH TEMPORARY PERIMETER CONTROLS PRIOR TO THE START OF SITE EXCAVATION.
 8. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDERS DURING SHUT DOWN AND REMOVAL EFFORTS.
 9. ALL ITEMS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.



SITE PREPARATION PLAN
SUMMIT PACKAGING SYSTEMS, LLC
MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER/APPLICANT:
SUMMIT PACKAGING SYSTEMS, LLC
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS				
No.	DATE	DESCRIPTION	BY	
1	01-09-2023	REVISIONS PER CITY DEPT. COMMENTS	BES	

DATE: DECEMBER 15, 2022
PROJECT NO: 22-0308-3

22 of 48
1" = 20'
SHEET 2 OF 9

UTILITY NOTE

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MAP 118 LOT 3
WIZOSHAN, LLC
3 KRIF COURT
KEENE, N.H. 03431
BK. 2696 PG. 1057

MAP 118 LOT 6
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 1533 PG. 836

MAP 114 LOT 38
UNIVERSITY SYSTEM OF N.H.
KEENE STATE COLLEGE
229 MAIN STREET
KEENE, N.H. 03431
BK. 1018 PG. 104

REFERENCE PLANS:

- "5 LOT SUBDIVISION PREPARED FOR KEENE INDUSTRIAL DEVELOPMENT CORPORATION," SCALE: 1"=50'. DATED: APRIL, 1992. PREPARED BY: DOUGHTY SURVEY. C.C.R.D. PLAN #C11-008-0805

NOTES:

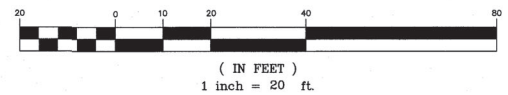
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT OF A 6,400 SQUARE FOOT BUILDING ADDITION AND RELATED IMPROVEMENTS ON MAP 118 LOT 2 IN THE CITY OF KEENE, N.H.
- EXISTING AREA OF PARCEL = 86,337 S.F. ± OR 1.98 ACRES.
- OWNER OF RECORD:
SUMMIT PACKAGING SYSTEMS, LLC.
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130
- THE SUBJECT PARCEL IS LOCATED WITHIN THE INDUSTRIAL (I) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT FRONTAGE	50'	414.7'	414.7'
MINIMUM BUILDING SETBACKS:			
FRONT	20'	34.2'	34.2'
SIDE	15'	64.4'	64.4'
REAR	20'	161.1'	81.1'
MAXIMUM BUILDING COVERAGE	80%	7.3%	14.7%
MAXIMUM IMPERVIOUS COVERAGE	80%	20.9%	26.8%
MAXIMUM STORIES ABOVE GRADE	2 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35'	20'±	27'

- THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88 BASE ON NHDOT CONTROL POINT 441-0210
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN APRIL OF 2022.
- WETLAND MAPPING WAS PERFORMED BY WETLAND SCIENTIST CHRISTOPHER K. DANFORTH, CWS NO. 007, OF KEACH-NORDSTROM ASSOCIATES OFFICE, ON APRIL 13, 2022.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF KEENE MAP NUMBER 33005C0266E, PANEL NUMBER 655 OF 701 EFFECTIVE DATE: MAY 23 2009 INDICATES THAT THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN A DESIGNATED FLOOD HAZARD AREA AE WITH BASE FLOOD ELEVATION OF 471.2' (NAVD 88).
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE CHESHIRE COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
- PARKING CALCULATIONS:
REQUIRED: 0.5 SPACE/1,000 SF (WAREHOUSE) x 11,683 SF = 6 SPACES
4 SPACES/1,000 SF (OFFICE) x 1,000 SF = 4 SPACES
TOTAL = 10 SPACES
PROVIDED: 15 SPACES

13. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
14. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF KEENE PLANNING BOARD.
15. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, AN L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE CITY OF KEENE COMMUNITY DEVELOPMENT DEPARTMENT CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
16. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. NO SNOW MAY BE PLOWED OR STORED ON THE ADJUTING PARCELS. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
17. ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
18. THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE CITY OF KEENE TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
19. THE CITY OF KEENE SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
20. TOTAL AREA OF DISTURBANCE = 60,850 SF
21. CONTRACTOR SHALL FOLLOW THE CITY OF KEENE'S REQUIREMENTS FOR THE IMPORTING OF OFFSITE FILL MATERIALS.
22. CONTRACTOR TO MARK THE ENTIRE LENGTH OF THE UPLAND LIMIT OF THE WETLAND BUFFER WITH HIGHLY VISIBLE CONSTRUCTION TAPE PRIOR TO, AND MAINTAINED FOR THE DURATION OF, ANY CONSTRUCTION-RELATED ACTIVITIES.
23. WALL MOUNTED LIGHTS SHALL BE DARK SKIES COMPLIANT FIXTURES WITH NO PORTION OF THE BULB VISIBLE. LIGHTING SHALL BE INSTALLED AND DIRECTED IN SUCH A MANNER AS TO PREVENT GLARE AT ANY LOCATION, ON OR OFF THE PROPERTY. ALL ILLUMINATION SHALL BE OF A WHITE LIGHT AND HAVE A COLOR RENDERING INDEX (CRI) GREATER THAN 70. THE COLOR-TEMPERATURE OR CORRELATED COLOR TEMPERATURE (CCT) OF LIGHTING SHALL NOT EXCEED 3,500 KELVINS. OUTDOOR LIGHTING SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM.
24. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDED NOTES 1-24, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.

GRAPHIC SCALE



**NON-RESIDENTIAL SITE PLAN
SUMMIT PACKAGING SYSTEMS, LLC**

MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER/APPLICANT:

SUMMIT PACKAGING SYSTEMS, LLC
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130



Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	01-09-2023	REVISIONS PER CITY DEPT. COMMENTS	BES

DATE: DECEMBER 15, 2022
PROJECT NO: 22-0308-3

23 of 48" = 20'
SHEET 3 OF 9

LEGEND

- IP-F IRON PIPE FOUND
- ⊙ IR-F IRON ROD FOUND
- ⊕ TBM
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SHUT OFF
- ⊕ SEWER MANHOLE
- ⊕ ABUTTER LINE
- ⊕ PROPERTY LINE
- ⊕ WATER LINE
- ⊕ FM SEWER FORCE MAIN
- ⊕ UGE UNDERGROUND ELEC. LINE
- ⊕ EDGE OF PAVEMENT
- ⊕ SETBACK
- ⊕ WETLAND
- ⊕ WETLAND BUFFER
- ⊕ TREELINE
- ⊕ PROPOSED SIGN
- ⊕ PROPOSED WATER VALVE
- ⊕ PROPOSED WATER SHUT OFF
- ⊕ PROPOSED TREELINE
- ⊕ PROPOSED EDGE OF PAVEMENT
- ⊕ PROPOSED BUILDING



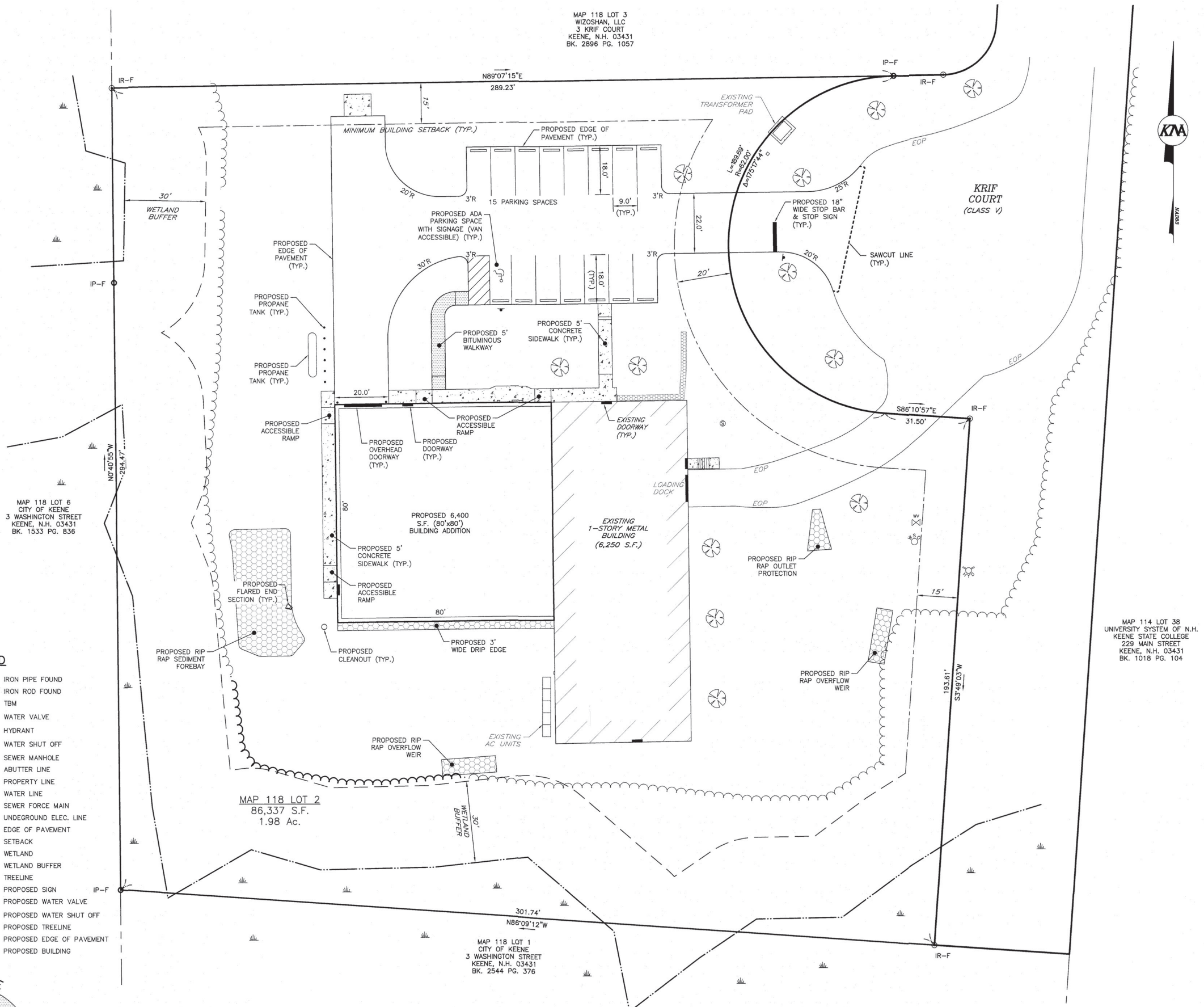
WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON APRIL 13, 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL



OWNER OF MAP 118 LOT 2

SIGNATURE: *Michael E. Conway*
Michael E. Conway
DATE: 12-14-2023



MAP 118 LOT 3
WIZOSHAN, LLC
3 KRIF COURT
KEENE, N.H. 03431
BK. 2896 PG. 1057

MAP 118 LOT 6
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 1533 PG. 836

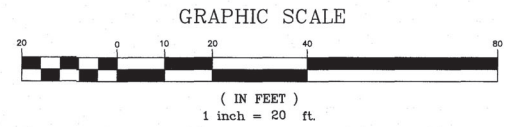
MAP 114 LOT 38
UNIVERSITY SYSTEM OF N.H.
KEENE STATE COLLEGE
229 MAIN STREET
KEENE, N.H. 03431
BK. 1018 PG. 104

MAP 118 LOT 1
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 2544 PG. 376

- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS SITE.
 2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 3. CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, KEENE, NEW HAMPSHIRE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 6. OWNER IS SOLELY RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT SYSTEM AS OUTLINED IN THE OPERATIONS & MAINTENANCE PLAN.
 7. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N=12 HIGH-DENSITY POLYETHYLENE PIPE SMOOTH INTERIOR (OR APPROVED EQUAL), UNLESS NOTED ON THE PLANS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
 9. THE CONTRACTOR SHALL SECURE ALL EXCAVATIONS ON A DAILY BASIS AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
 10. CONTRACTOR SHALL VERIFY T.B.M. ELEVATION PRIOR TO THE START OF CONSTRUCTION.
 11. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE.
 12. CONTRACTOR TO PROVIDE FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
 13. ALL ELEVATIONS SHOWN AT THE CURB ARE TO THE BOTTOM OF THE CURB UNLESS OTHERWISE NOTED.
 14. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 8 INCHES. WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
 15. THE FINISHED GRADE AT THE BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH THE PAVEMENT, WITH A TOLERANCE OF PLUS OR MINUS 1/4".
 16. CLEANOUT AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
 17. NO FOUNDATION DRAINS, ROOF DRAINS, OR FLOOR DRAINS SHALL BE CONNECTED TO THE MUNICIPAL SEWER.
 18. GAS LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVIDER'S UTILITIES SPECIFICATIONS.
 19. ANY FIELD UTILITY ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE OWNER PRIOR TO INSTALLATION.
 20. EXISTING WATER AND ELECTRIC SERVICES TO BE USED TO SUPPLY PROPOSED ADDITION. CONTRACTOR TO CONFIRM SERVICE SIZES ARE ADEQUATE PRIOR TO CONSTRUCTION.

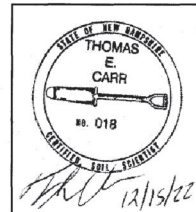
- LEGEND**
- IP-F IRON PIPE FOUND
 - IR-F IRON ROD FOUND
 - TBM TBM
 - ⊗ WATER VALVE
 - ⊗ HYDRANT
 - ⊙ SEWER MANHOLE
 - PROPERTY LINE
 - R.O.W. LINE
 - W — WATER LINE
 - FM — SEWER FORCE MAIN
 - UGE — UNDERGROUND ELEC. LINE
 - EOP — EDGE OF PAVEMENT
 - SETBACK
 - WETLAND
 - WETLAND BUFFER
 - 10' CONTOUR
 - 2' CONTOUR
 - TREELINE
 - PROPOSED 2' CONTOUR
 - PROPOSED 1' CONTOUR
 - ⊙ TEST PIT LOCATION
 - SSSM SOIL LINE
 - PROPOSED GAS LINE
 - PROPOSED DRAIN LINE
 - ⊙ PROPOSED DRAIN STRUCTURES

- SCS SOILS LEGEND**
- 218 RAYNHAM-WAREHAM COMPLEX OCCASIONALLY FLOODED
- SOURCE: USDA-SCS WEB SOIL SURVEY CHESHIRE COUNTY



FLOOD STORAGE TABLE

ELEVATION RANGE	EXISTING VOLUME	PROPOSED VOLUME	DIFFERENCE
463 - 464	467 CF	543 CF	76 CF OF CUT
464 - 465	830 CF	894 CF	64 CF OF CUT
465 - 466	1,156 CF	1,281 CF	125 CF OF CUT
466 - 467	1,942 CF	2,015 CF	73 CF OF CUT
467 - 468	2,839 CF	2,684 CF	155 CF OF FILL
468 - 469	3,149 CF	3,135 CF	14 CF OF FILL
469 - 470	3,535 CF	3,567 CF	32 CF OF CUT
470 - 471.2	4,803 CF	4,634 CF	169 CF OF FILL
TOTAL VOLUME			32 CF OF CUT



SOIL MAP UNIT KEY

THIS MAP AND ACCOMPANYING REPORT HAVE BEEN PREPARED IN ACCORDANCE WITH SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SPECIAL PUBLICATION NO.3, VERSION 7, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND DATED JULY 2021. BY THOMAS CARR, CSS #018, AND AUDREY CARR SSA.

NUMERIC/SERIES	PARENT MATERIAL	DRAINAGE CLASS	HSG	GROUP
632/NICHOLVILLE, SILT LOAM	GLACIOLACUSTRINE	MODERATELY WELL	D*	3
632/PEMI, SILT LOAM	GLACIOLACUSTRINE	POORLY DRAINED	D**	5
100/UDORTHENTS WET SUBSTRATUM	IMPORTED SAND	SEE MAP & REFERENCE DOCUMENT		
299/UDORTHENTS, SMOOTHED	GLACIOLACUSTRINE	MODERATELY WELL	SEE MAP & REF DOC	
500/UDORTHENTS, LOAMY	GLACIOLACUSTRINE	SOMEWHAT POORLY	5	5

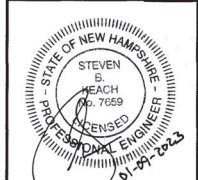
*NICHOLVILLE IS LISTED AS HAVING AN HSG C BUT OUR SOILS ALL HAD SEASONAL HIGH WATER TABLES LESS THAN 24" SO, TO BE CONSISTENT WITH CHAPTER 7 OF THE ENGINEERING HANDBOOK, WE ARE ASSIGNING THIS SOIL A D RATING.
**PEMI IS CLASSIFIED INCORRECTLY AS HAVING AN HSG OF C IN SSSSNE SPECIAL PUBLICATION #5 WHEN THIS SERIES CANNOT HAVE A SHWT GREATER THAN 24" AS IS NECESSARY FOR HSG C RATINGS. REFERENCE AGAIN MADE TO CHAPTER 7 OF THE ENGINEERING HANDBOOK.



GRADING, DRAINAGE & UTILITY PLAN
SUMMIT PACKAGING SYSTEMS, LLC
MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER/APPLICANT:
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400 GAY STREET
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MAP 118 LOT 2
86,337 S.F.
1.98 Ac.

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- LEGEND**
- IP-F IRON PIPE FOUND
 - ⊙ IR-F IRON ROD FOUND
 - ⊕ TBM
 - ⊗ WATER VALVE
 - ⊗ HYDRANT
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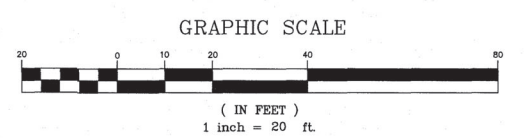
NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

- EROSION CONTROL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
 3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION, WHEN NECESSARY, SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
 7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 10. THE CITY OF KEENE SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.

EROSION & SEDIMENT CONTROL LEGEND

- x — x — SILT FENCE
- wavy — LIMITS OF CLEARING
- ▨ STABILIZED CONSTRUCTION EXIT
- ▧ NON DISTURBANCE AREA
- ▩ STAGING AND STOCKPILE AREA
- ▤ EROSION CONTROL BLANKETS



EROSION CONTROL PLAN
SUMMIT PACKAGING SYSTEMS, LLC
MAP 118 LOT 2
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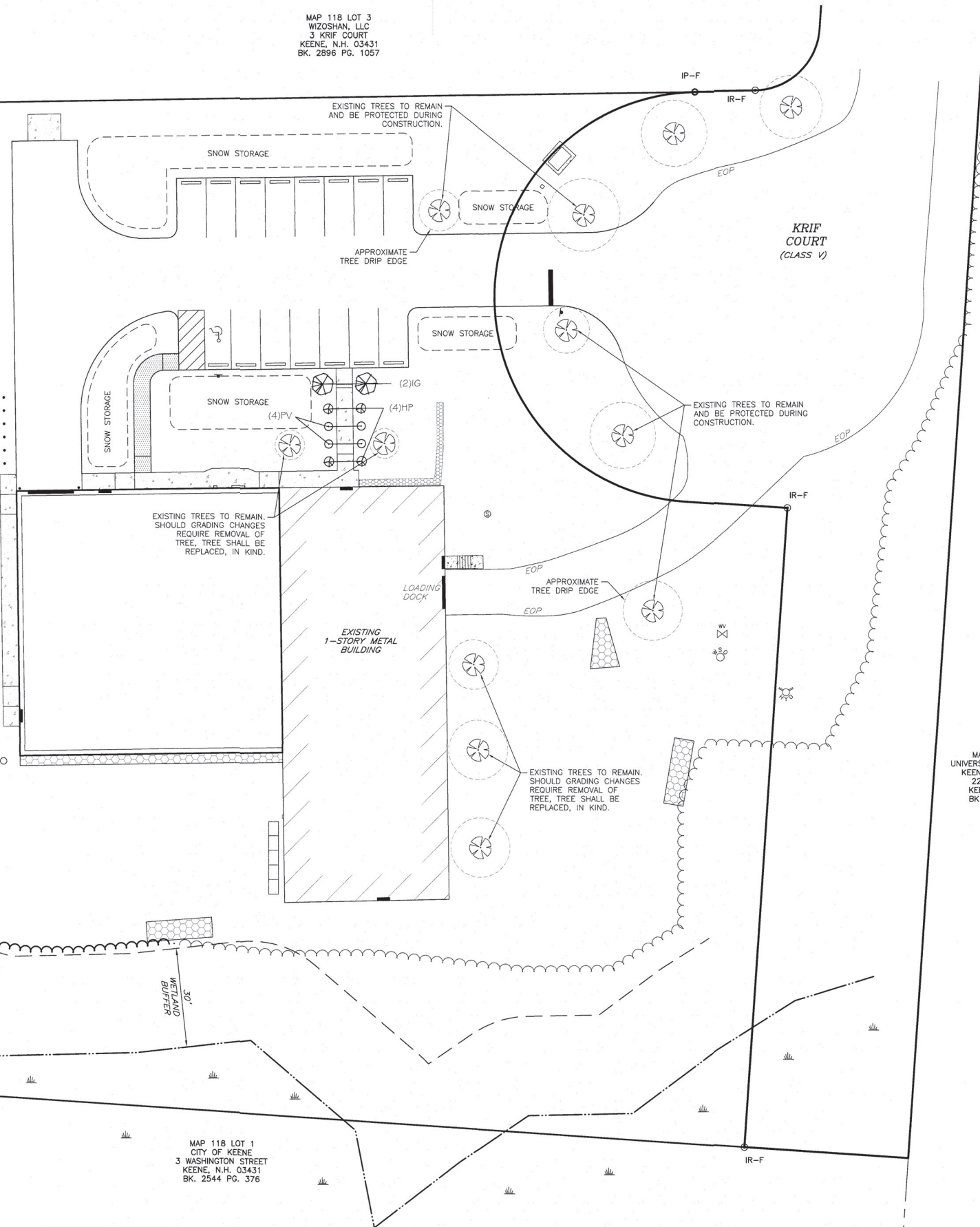
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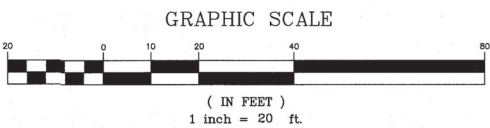


LANDSCAPE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
5. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
6. PLANT TYPES SHOWN ARE SUBJECT TO AVAILABILITY. SUBSTITUTE MATERIALS CAN BE IMPLEMENTED WITH APPROVAL FROM KEACH NORDSTROM ASSOCIATES PRIOR TO CONSTRUCTION.

Plant Schedule

Botanical Name/Common Name	Size	Label	Quantity	Mature Height
Shrubs				
<i>Hydrangea paniculata</i> 'Bobo' / Bobo Panicle Hydrangea	30" HT.	HP	4	3-4'
<i>Ilex glabra</i> 'Compacta' / Compact Inkberry	30" HT.	IG	2	4-5'
Grasses				
<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	2-YR CLUMP	PV	4	3-4'



LANDSCAPE PLAN
SUMMIT PACKAGING SYSTEMS, LLC
MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER/APPLICANT:
SUMMIT PACKAGING SYSTEMS, LLC
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130

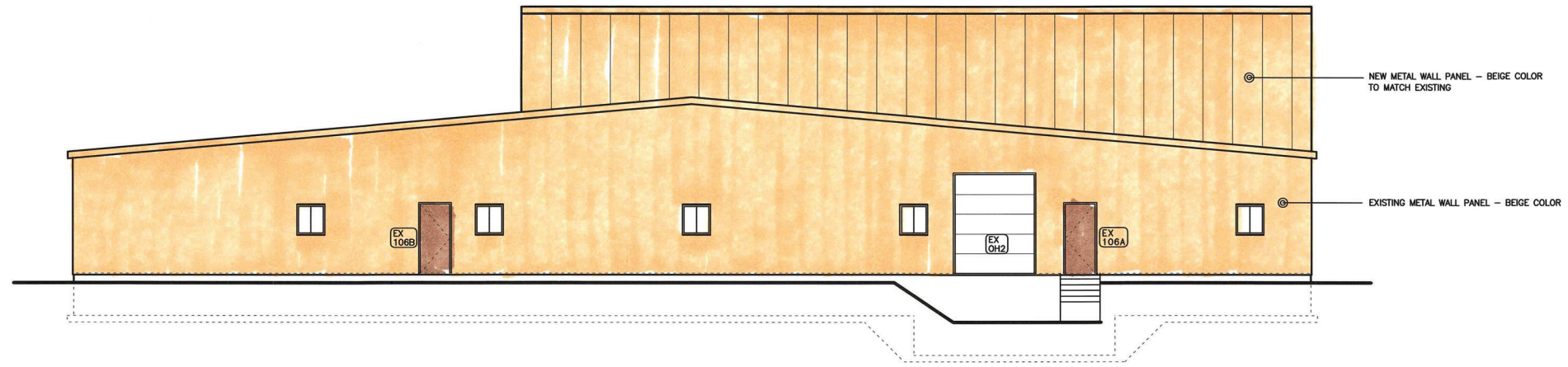
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01-09-2023	REVISIONS PER CITY DEPT. COMMENTS	BES

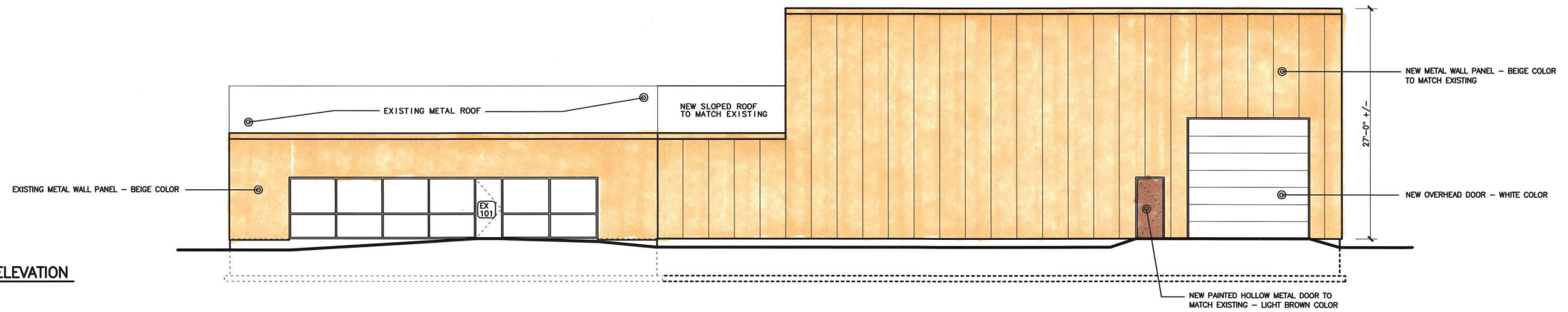
DATE: DECEMBER 15, 2022
PROJECT NO: 22-0308-3

26 of 48" = 20'
SHEET 6 OF 9

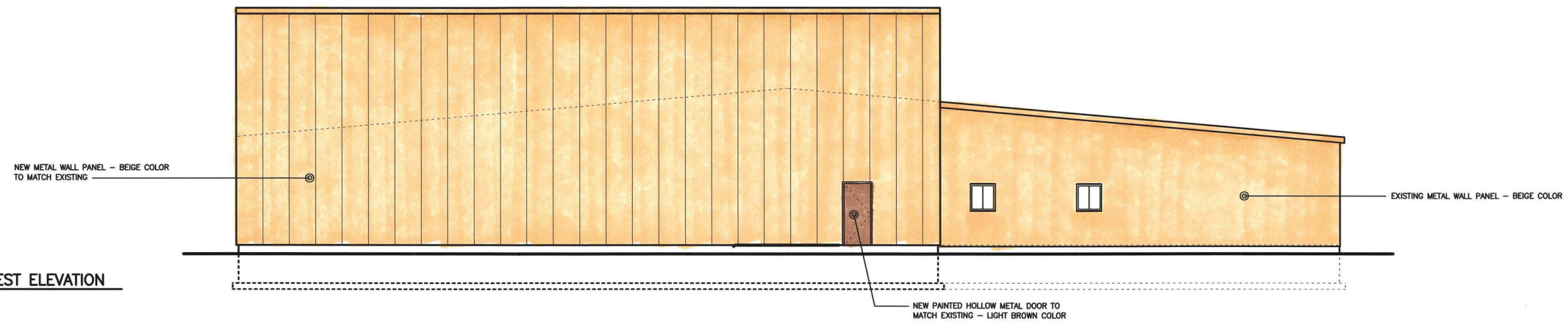
PROPOSED EAST ELEVATION
1/8" = 1'-0"



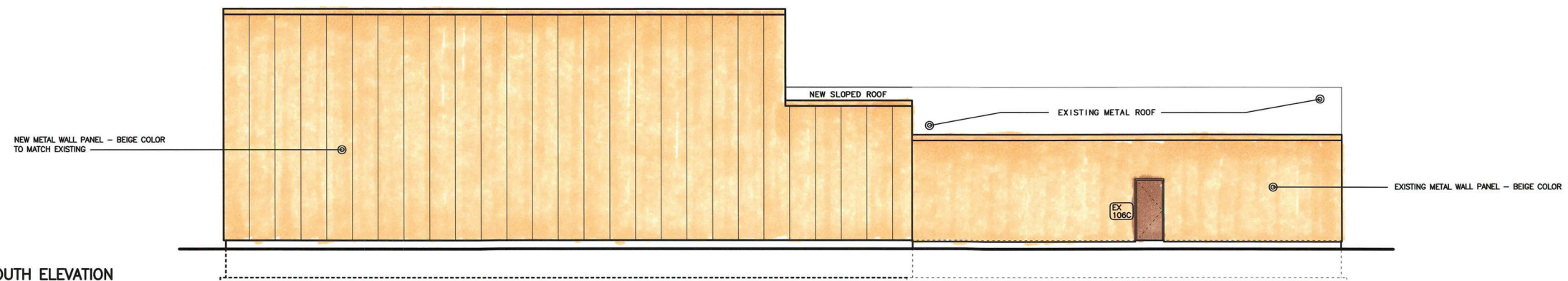
PROPOSED NORTH ELEVATION
1/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



PROPOSED IMPROVEMENTS AT:
SUMMIT PACKAGING SYSTEMS
7 KRIF COURT KEENE, NH 03431

ELEVATIONS
1/8" = 1'-0"

DATE: JAN. 4, 2023
FILE: 2225\LANGLEY\
SUMMIT\PB-ELEV

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January 6, 2023

Evan J. Clements, AICP – Planner
City of Keene
3 Washington Street
Keene, NH 03431

**Subject: Traffic Impact Assessment – Proposed Building Addition
7 Krif Court – Keene, New Hampshire
KNA Project No. 22-0308-3**

Dear Mr. Clements:

As part of the Site Plan Application review, an estimated trip generation was requested per City Department comments. KNA has prepared this Traffic Impact Assessment (TIA) for the 6,400 square foot building addition at the subject location. In keeping with applicable provisions of Section 4 of the current City of Keene Planning Board Site Plan and Subdivision Regulations, we prepared this TIA. On that basis we offer the following:

Description of Site and Proposed Use

The land that is the subject of the current non-residential site plan proposal presently consists of one parcel situated in Keene’s Industrial Zoning District that totals 1.98 acres. The property is situated at the end of Krif Court with two curb cuts. The lot enjoys 414.7 feet of frontage on the Krif Court cul-de-sac on the eastern side of the property. The lot contains an existing 6,281-sf one-story warehouse/manufacturing building. The subject site and all abutting properties are located within the Industrial Zoning District.

As shown on the project plan recently prepared by this office, Summit Packaging Systems currently proposes to construct a 6,400 sf building addition at the subject location. At full build-out the site will accommodate a 12,681-sf warehouse to be used as a manufacturing facility. Access to the planned facility will be provided via the two existing driveways at the site. These site driveways will operate under stop conditions at their approach to Krif Court. As shown on the proposed site plan, a total of fifteen off-street parking spaces are planned in the immediate vicinity of the facility’s building to accommodate the needs of staff. This building will be used solely for production of aerosol cans that company is known for and will not involve any customers coming to the property. The client has a main office building located in Manchester, New Hampshire where customers are directed to go to discuss purchases. This proposed addition will house machinery to manufacture the existing products, and therefore will not be increasing the number of employee trips or delivery vehicles.

Description of Adjacent Roadways

As noted above, the eastern boundary of the subject 1.98-acre development parcel enjoys frontage on Krif Court, a Class V public roadway maintained by the city of Keene.

The proposed project will use the two curb cuts already along Krif Court. Krif Court intersects Krif Road which through access to Winchester street connects drivers to NH Route 101. As designed the primary access to the development will be through the existing, fully paved, 25-foot wide Krif Court. In the vicinity of the subject property, Krif Road is paved to a width of 24± feet. Krif Road operates in the east-west direction without any lane separation. The outer edge of the road is marked with a white fog line and flanked by paved shoulders of varying width. There is no posted speed limit on either Krif road or Krif Court, so 30 mph is the assumed speed limit.

Sight Distance Considerations

As acknowledged above and as depicted on the proposed site plan, access to the planned facility will be afforded via the existing site driveways on the cul-de-sac of Krif Court. Pursuant to applicable provisions of AASHTO, not less than 200 feet of sight distance must be available for safe and proper operation of the commercial site driveway. In the current instance, the horizontal and vertical alignments of the cul-de-sac of Krif Court combine to permit adequate sight distance to be satisfied.

Trip Generation

In order to properly estimate site generated traffic volumes anticipated to result from full build-out and occupancy of the proposed facility, we relied upon data published by the Institute of Transportation Engineers (ITE) in the 11th edition of Trip Generation under Land Use Code (LUC) 140 (Manufacturing). According to the ITE this data is applicable to uses having the following description: “an area where the primary activity is the conversion of raw materials or other parts into finished products. Size and type of activity may vary substantially”. As can be seen from a comparison of the preceding text with the description of the currently planned facility provided in this report, the proposed use corresponds closely with those uses described under LUC 140. Given the well- defined characteristics associated with the current proposal, we relied upon published trip generation data having gross floor area as an independent variable.

In summary, data published under LUC 140 suggest the following trip generation rates, measured in average vehicle trip ends, are anticipated:

- Weekday: 4.75 vte/ksf (50% enter / 50% exit)
- Weekday A.M. Peak Hour of Generator: 0.68 vte/ksf (76% enter / 24% exit)
- Weekday P.M. Peak Hour of Generator: 0.74 vte/ksf (31% enter / 69% exit)

Correspondingly, based on the anticipated availability of 12,681 square feet (12.81 ksf) of gross floor area, the foregoing data suggest the following site generated traffic volumes:

Summit Packaging Systems, LLC

January 6, 2023

- Weekday: 60 trip ends (30 enter / 30 exit)
- Weekday A.M. Peak Hour of Generator: 8 trip ends (6 enter / 2 exit)
- Weekday P.M. Peak Hour of Generator: 9 trip ends (3 enter / 6 exit)

The proposed addition will not be increasing the total employee count or delivery vehicle trips. Therefore, it is important to compare existing vehicle traffic to create an accurate description of traffic on the site. The existing weekday traffic volume is as follows:

- Weekday trip ends: 30 trip ends (15 enter / 15 exit)

This traffic volume is based on existing traffic data from the site. There are 10 employees on the property at a given time, which means 10 vehicle trips entering and existing. Tractor trailers do not visit the site often. A conservative estimation is 1 trip per day. Finally, delivery vans visit the site anywhere from 2-5 times a day. For this reason, 4 delivery van trips a day were estimated.

As can be seen, the facility including the proposed addition, will operate at approximately 50% of the weekday trips that were calculated using the ITE manual.

Trip Distribution

As acknowledged above, the build-out and occupancy of the planned facility will not increase traffic volumes operating on the existing public roadway network in the subject vicinity. Manufacturing facilities are known to have lower trip generations and given that there will be no increase to employees or delivery vehicles, this addition will not negatively impact adjacent roadways. Additionally, the existing roadway network is capable of handling the current traffic produced from this site. While we presume you will find the content of this brief report self-explanatory and responsive to your present needs and expectations, I invite you to contact KNA in the event you should have specific questions regarding the same.

Sincerely:



Bridget E. Souza, E.I.T.
Project Engineer
Keach-Nordstrom Associates, Inc.

Stormwater Management & Erosion Control Plan

Summit Packaging Systems

Map 118 Lot 2
7 Krif Court
Keene, New Hampshire

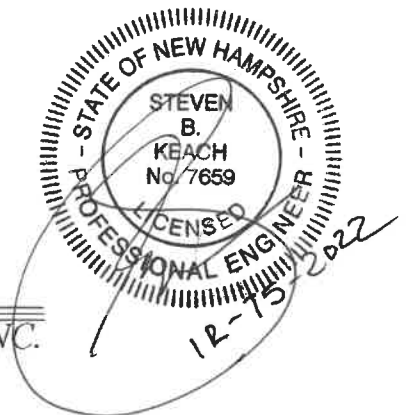
December 15, 2022

KNA Project No. 22-0308-3

Prepared For: Summit Packaging Systems, Inc.
400 Gay Street
Manchester, NH 03103

Prepared By: Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3
Bedford, New Hampshire 03110
(603) 627-2881
(603) 627-2915 (fax)

KNA KEACH-NORDSTROM ASSOCIATES, INC.



I. INTRODUCTION

A. Project Description

The project proposes to add a 6,400 SF building addition, connected to the existing building on the property. The project includes the reconstruction of the parking area, widening the drive aisle, the 6,400 SF building addition, and two infiltration basins behind and along the side of the proposed addition. The existing infiltration basin will also be increased in size. The total area of disturbance for construction is approximately 60,850 SF, which is less than 100,000 square feet and therefore does not require an Alteration of Terrain Permit.

B. Existing Site Conditions

The subject property, referenced on Keene Tax Map 118 as Lot 2, and is situated entirely within the Industrial (I) Zoning District. The total area of all the parcel is approximately 1.98 acres and has frontage along Krif Court. The lot is located with FEMA Flood Zone AE. The lot is already developed, occupied by a 1-story, 6,284 SF industrial building, associated parking and paved areas, and an infiltration basin. As required for lots within the Flood Zone, a Site Specific Soil Map Report has been prepared and is included in the appendix of this report. As such, the soil Hydrological rating per the SSSM Report were used in the HydroCAD model. According to the Web Soil Survey NRCS Mapping, the lot consists of Raynham-Wareham Complex, Occasionally Flooded.

II. STORM DRAINAGE ANALYSIS & DESIGN

A. Methodology

In accordance with the City of Keene's Land Development Code and generally accepted engineering practice, 2-year, 10-year, 25-year & 50-year frequency storms have each been used in the various aspects of analysis and design of stormwater management considerations for the subject site. Stormwater treatment provisions have been designed for 2-year and 10-year return frequency storms. Infiltration basins have been checked against a 50-year return frequency storm event.

KNA utilizes HydroCAD version 10.0 to analyze both pre and post-development watershed characteristics. This computer software system is based largely on hydrology techniques (TR-20) developed by the Soil Conservation Service (now the Natural Resources Conservation Service). In addition, the software derives Time of Concentration values using the methodology contained within USDA-S.C.S. publication Urban Hydrology for Small Watersheds Technical Release No. 55 (TR 55).

All design and analysis calculations performed using the referenced methodologies are attached to this report. The minimum time of concentrations used for the analysis is 6 minutes. These calculations document each catchment area, a breakdown of surface type, time of concentration, rainfall intensity, peak discharge volume, Manning's "n" value, peak velocity, and other descriptive design data for each watershed and pipe segment evaluated. In addition, the "Pre/Post Development Drainage Area Plans" graphically define and illustrate the extent of each watershed or catchment area investigated.

B. Pre-Development Drainage Conditions

In the pre-development scenario, one (1) point of analysis (POA) was identified as the appropriate point to compare pre vs. post development rates of stormwater discharge. This point of analysis reflects the main discharge point of the site and was analyzed to show the impact of the proposed improvements.

The pre-development drainage model's POA is further described as follows:

➤ A Wetlands

In general, the site slopes outwardly toward the property lines and making its way towards the south/southwest to the existing wetland located to the south/southwest of the property. A portion of the existing building roof runoff and paved areas flows to an existing forebay and existing infiltration basin prior to discharging over land to the existing wetlands. The remaining of the site discharges overland to the wetlands.

For a more visual description of the information presented in this section, please refer to the attached "Pre-Development Drainage Areas Plan" attached in the appendix of this report.

C. Post-Development Drainage Conditions:

The same POA that was identified in the pre-development scenario has been analyzed in the post-development scenario. The proposed stormwater management system utilizes both open and closed drainage that incorporates various best management practices for the collection, storage, and treatment of runoff. Stormwater runoff generated from the proposed building addition is collected by a perforated pipe within a drip edge and directed to a proposed sediment forebay. Runoff then discharges to proposed infiltration basins. Overflow from the proposed basins discharges overland to the existing wetlands. The paved areas and the existing roof will flow overland to the existing forebay and existing infiltration basin as discussed in the pre-development conditions. The existing forebay and infiltration basin storage capacity will be increased to provide adequate treatment for runoff.

The proposed drainage system has been designed to mitigate the increased runoff from both the proposed building addition and additional paved area by directing the flow to the proposed infiltration ponds.

The peak stormwater runoff rate for the specific storm frequencies is presented and analyzed in the subsequent summary section of this report (Table 1). For a more visual description of the information presented in this section, please refer to the attached "Post-Development Drainage Areas Plan" attached in the appendix of this report.

D. Summary:

The subject site complies with the City of Keene Land Development Code in regard to stormwater mitigation. Proposed stormwater best management practices (BMP) are designed in accordance with the New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design. Stormwater discharges, in terms of peak rate of runoff, are reported below in Table 1.

Table 1: Peak Flow Discharge Rate

Site Pre-Development vs. Post-Development (cfs)								
Description	2-Year		10-Year		25-Year		50-Year	
24-hr Rainfall	2.76 in/hr		3.99 in/hr		4.93 in/hr		5.78 in/hr	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
A	0.64	0.64	1.39	1.36	2.13	1.96	5.41	2.53

Table 2: Volume of Runoff

Site Pre-Development vs. Post-Development (cubic-feet)								
Description	2-Year		10-Year		25-Year		50-Year	
24-hr Rainfall	2.76 in/hr		3.99 in/hr		4.93 in/hr		5.78 in/hr	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
A	2,146	2,107	6,238	4,259	11,745	8,683	17,147	13,659

E. Flood Storage:

Examination of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the City of Keene Map Number 33005C0266E, Panel Number 655 of 701, Effective Date: May 23, 2009, indicates that the subject parcel is located entirely within a designated flood hazard area AE with base flood elevation of 471.2' (NAVD 88). Due to this, the site improvements were analyzed and designed to provide an equal (or additional) amount of flood storage below the elevation of 471.2'.

Using Autodesk Civil 3D 2019 surface analysis tools, the existing grades and proposed grades were compared to the flood elevation to determine the amount of volume provided for flood storage. Between elevations 463 and 471.2', the existing grades provide a storage volume of 18,721 CF. Between elevations 463 and 471.2', the proposed grades provide a storage volume of 18,753 CF. The proposed improvements provide an increase of approximately 32 CF of flood storage. Majority of this increase in storage is provided between the elevation range of 463 to 467'. A breakdown of the storage provided is provided in the table below.

Table 3: Stage Volume Table

Elevation Range	Existing Volume	Proposed Volume	Difference
463 – 464'	467 CF	543 CF	76 CF CUT
464 – 465'	830 CF	894 CF	64 CF CUT
465 – 466'	1,156 CF	1,281 CF	125 CF CUT
466 – 467'	1,942 CF	2,015 CF	73 CF CUT
467 – 468'	2,839 CF	2,684 CF	155 CF FILL
468 – 469'	3,149 CF	3,135 CF	14 CF FILL
469 – 470'	3,535 CF	3,567 CF	32 CF CUT
470 – 471.2'	4,803 CF	4,634 CF	169 CF FILL
		TOTAL VOLUME:	32 CF CUT

III. EROSION & SEDIMENTATION CONTROL PROVISIONS

A. Temporary Erosion Control Measures

As an integral part of the engineering design of this site, an erosion and sedimentation control plan has been developed with the intent of limiting the potential for soil loss and associated receiving water quality degradation, both during and after the construction period. As the project plans indicate, traditional temporary erosion and sedimentation control devices and practices, such as siltation fencing, erosion control blankets, and seeding have been specified for use during the construction period. In preparation of these provisions, reference was made to the New Hampshire Stormwater Manual; Volume 3: Erosion and Sediment Temporary Controls During Construction. Construction details for each temporary erosion control measure and practice specified have been added to the project plans. These plans also contain a number of erosion control notes, which are offered to the selected contractor in order to supplement the specified measures and practices to the extent practical.

B. Construction Sequence

A site-specific construction sequence sensitive to limiting soil loss due to erosion and associated water quality degradation was prepared specifically for this project and is shown on the project plans. As pointed out in the erosion control notes, it is important for the contractor to recognize that proper judgment in the implementation of work will be essential if erosion is to be limited and protection of completed work is to be realized. Moreover, any specific changes in sequence and/or field conditions affecting the ability of specific erosion control measures to adequately serve their intended purpose should be reported to this office by the contractor. Further, the contractor is encouraged to supplement specified erosion control measures during the construction period where and when in his/ her best judgment additional protection is warranted.

C. Permanent Erosion Control Measures

In the design of this site, consideration was given to limiting the potential for long-term erosion of completed improvements. As a result, several permanent erosion control measures were incorporated into the site design. These provisions include:

- 1) Specification of a turf establishment schedule and seed mixture, utilizing materials and workmanship recognized as appropriate for the site conditions at hand;
- 2) Bituminous pavement;
- 3) Construction of rip-rap at the outlet of the stormwater management areas.

MAP 118 LOT 3
WIZOSHAN, LLC
3 KRIF COURT
KEENE, N.H. 03431
BK. 2896 PG. 1057

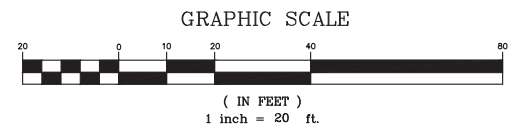
MAP 118 LOT 6
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 1533 PG. 836

MAP 114 LOT 38
UNIVERSITY SYSTEM OF N.H.
KEENE STATE COLLEGE
229 MAIN STREET
KEENE, N.H. 03431
BK. 1018 PG. 104

MAP 118 LOT 2
86,337 S.F.
1.98 Ac.

MAP 118 LOT 1
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 2544 PG. 376

- LEGEND**
- IP-F IRON PIPE FOUND
 - IR-F IRON ROD FOUND
 - ⊕ TBM
 - ⊗ WATER VALVE
 - ⊕ HYDRANT
 - ⊙ SEWER MANHOLE
 - PROPERTY LINE
 - R.O.W. LINE
 - W—W WATER LINE
 - FM—FM SEWER FORCE MAIN
 - UGE—UGE UNDERGROUND ELEC. LINE
 - EOP EDGE OF PAVEMENT
 - SETBACK
 - WETLAND
 - WETLAND BUFFER
 - 10' CONTOUR
 - 2' CONTOUR
 - TREELINE
 - PROPOSED 2' CONTOUR



DRAINAGE LOCATION PLAN
SUMMIT PACKAGING SYSTEMS, LLC

MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER/APPLICANT:

SUMMIT PACKAGING SYSTEMS, LLC
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130



Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 15, 2022 **36 of 48** 1" = 20'
PROJECT NO: 22-0308-3 SHEET 1 OF 1

MAP 118 LOT 3
WIZOSHAN, LLC
3 KRIF COURT
KEENE, N.H. 03431
BK. 2896 PG. 1057

MAP 118 LOT 6
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 1533 PG. 836

MAP 118 LOT 1
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 2544 PG. 376

MAP 114 LOT 38
UNIVERSITY SYSTEM OF N.H.
KEENE STATE COLLEGE
229 MAIN STREET
KEENE, N.H. 03431
BK. 1018 PG. 104

NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE VARIOUS STORMWATER SUBCATCHMENT AREAS, CORRESPONDING TIMES OF CONCENTRATION, PONDS, AND REACHES ASSOCIATED WITH THE SUBJECT PARCEL PRIOR TO DEVELOPMENT.

DRAINAGE LEGEND:

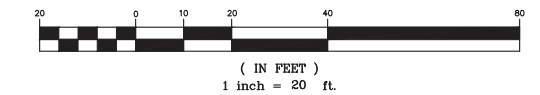
THE LEGEND BELOW REFLECTS THE HYDROCAD MODEL USED FOR DRAINAGE CALCULATIONS.

- SITE SPECIFIC SOIL LINES
- 400B DENOTES SITE SPECIFIC SOIL TYPE
- DENOTES POND
- DENOTES SUBCATCHMENT AREA
- DENOTES REACH
- DENOTES POINT OF INTEREST
- LIMIT OF SUBCATCHMENT AREA
- >->->- TIME OF CONCENTRATION
- DENOTES A REACH

SCS SOILS LEGEND

218 RAYNHAM-WAREHAM COMPLEX
OCCASIONALLY FLOODED
SOURCE: USDA-SCS WEB SOIL SURVEY
CHESHIRE COUNTY

GRAPHIC SCALE



**PRE DRAINAGE AREA MAP
SUMMIT PACKAGING SYSTEMS, LLC**

MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER:
SUMMIT PACKAGING SYSTEMS, LLC
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 3, 2022 **31 of 48** 1" = 20'
PROJECT NO: 22-0308-3 SHEET 1 OF 2

MAP 118 LOT 3
WIZOSHAN, LLC
3 KRIF COURT
KEENE, N.H. 03431
BK. 2896 PG. 1057

MAP 118 LOT 6
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 1533 PG. 836

MAP 118 LOT 1
CITY OF KEENE
3 WASHINGTON STREET
KEENE, N.H. 03431
BK. 2544 PG. 376

MAP 114 LOT 38
UNIVERSITY SYSTEM OF N.H.
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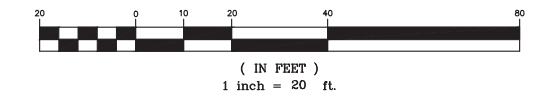
DRAINAGE LEGEND:

- THE LEGEND BELOW REFLECTS THE HYDROCAD MODEL USED FOR DRAINAGE CALCULATIONS.
- SCS SOIL LINES
 - 400B DENOTES SITE SPECIFIC SOIL TYPE
 - DENOTES POND
 - DENOTES SUBCATCHMENT AREA
 - DENOTES REACH
 - DENOTES POINT OF INTEREST
 - LIMIT OF SUBCATCHMENT AREA
 - - - - - TIME OF CONCENTRATION
 - DENOTES A REACH

SCS SOILS LEGEND

- 218 RAYNHAM-WAREHAM COMPLEX OCCASIONALLY FLOODED
- SOURCE: USDA-SCS WEB SOIL SURVEY CHESHIRE COUNTY

GRAPHIC SCALE



**POST DRAIN AREA MAP
SUMMIT PACKAGING SYSTEMS, LLC**

MAP 118 LOT 2
7 KRIF COURT
KEENE, NEW HAMPSHIRE
CHESHIRE COUNTY

OWNER:

SUMMIT PACKAGING SYSTEMS, LLC
400 GAY STREET
MANCHESTER, N.H. 03103
BK. 3084 PG. 1130

KMA KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01-09-2023	REVISED PER CITY COMMENTS	BES

DATE: OCTOBER 3, 2022 **38 of 48** 1" = 20'
PROJECT NO: 22-0308-3 SHEET 2 OF 2

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Quick Facts

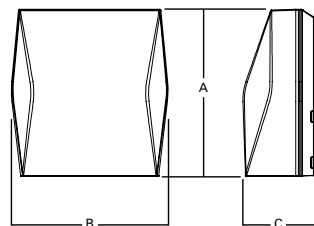
- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

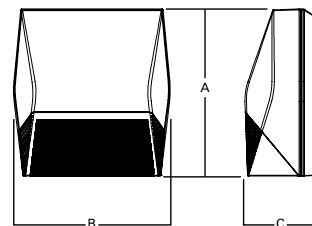
- WaveLinX Lite
- Enlighted

Dimensional Details

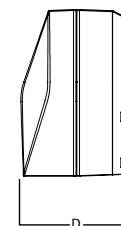
Full Cutoff



Refractive Lens



Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Quick Facts

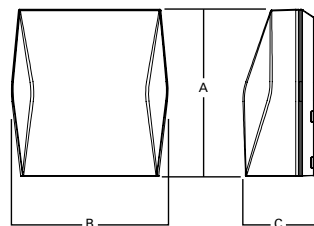
- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

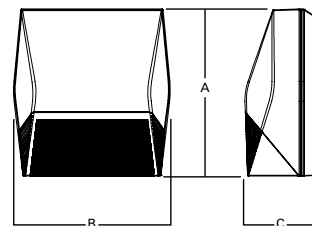
- WaveLinx Lite
- Enlighted

Dimensional Details

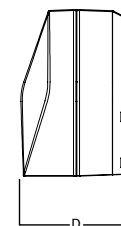
Full Cutoff



Refractive Lens



Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
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CITY OF KEENE
NEW HAMPSHIRE

MEMORANDUM

Date: January 13, 2023

To: Planning Board

From: Mari Brunner, Senior Planner

Re: Proposed Amendments to the Planning Board Subdivision Regulations

Overview

The Planning Board Subdivision Regulations are located in Article 19 of the City of Keene Land Development Code (Chapter 100 of the City Code of Ordinances). The following amendments are proposed to these regulations:

1. Amend Section 19.2.4 of Article 19, “Preservation of Existing Features” to include additional information about the type of features that should be protected and possible mechanisms the Planning Board could require to protect those features;
2. Amend Section 19.2.8, “Utilities” to include additional submittal requirements for proposals that would create a new lot(s) not served by City sewer; and
3. Amend Section 19.3.2.B, “Perimeter Building Setback” of the Conservation Residential Development Subdivision Regulations to require that existing tree canopy within the perimeter setback along external roads be preserved.

Attached to this memorandum are the specific sections of the Planning Board Regulations within the Land Development Code affected by this proposed change that show the text that is proposed to be added in bold and highlighted, and the text that is proposed to be removed with strike through.

The intent of these proposed amendments is to address some of the concerns expressed during the public workshops and public hearings that were held in connection with Ordinance O-2022-09, which initially included a proposal to reduce the minimum lot size in the Rural District. These included concerns about negative impacts to the rural character of the district, the suitability of soils in this district for siting septic systems, and the need to protect important natural and scenic features such as surface waters, steep slopes, and important wildlife habitat. The proposed amendments provide additional guidance for the Planning Board when reviewing subdivision applications to address these concerns.

A public hearing will be held at the Planning Board meeting on January 23, 2023 on these proposed amendments. The full text of the Land Development Code is available online at www.keeneh.gov/land-development-code.

19.2 REVIEW STANDARDS

The Planning Board shall apply the following standards in its review of subdivision applications.

19.2.1 Lots

- A. Lot size and configurations shall meet all requirements of the Zoning Regulations.
- B. All lots shall have frontage on a state highway (excluding limited access highways), a Class V road, or a street within an approved subdivision plan.
 - 1. Road frontage shall not be less than 50-ft, unless expressly allowed in this LDC.
- C. Subdivisions shall not be approved on roads shown on city records and plans as discontinued, discontinued subject to gates and bars, or Class VI roads.

19.2.2 Character of Land for Subdivision

All land proposed for subdivision shall be of such a character that it can be safely used for building development purposes and would not pose a danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions.

19.2.3 Scattered or Premature Development

Subdivisions shall not promote scattered or premature development of land as would involve danger or injury to health, safety, or necessitate the excessive expenditure of public funds for the supply of associated services. In making such a determination, the Planning Board will take into account the capacity of the school system, adequacy of access streets, adequacy of water supply for fire-fighting purposes, distance from emergency services, and availability of other public services.

19.2.4 Preservation of Existing Features

Wherever feasible, suitable steps shall be taken to preserve and protect significant existing features, such as surface waters, steep slopes, rare and/or unique scenic points, stone walls, rock out-croppings, and historic landmarks, **or any of the attributes listed in Section 19.3.4 "Primary and Secondary**

Conservation Areas" of this Article. In order to ensure that the objectives of this section are met, the Planning Board may require additional studies or mitigation, including but not limited to the following:

1. **The Board may require the submittal of a screening analysis, visual impact study, wildlife habitat study, historical evaluation, or other technical report prepared by a qualified professional.**
2. **The Board may require the designation of a "no-cut buffer" along public rights-of-way to preserve existing vegetation and provide a visual screen for new development. Any property that has been clear-cut within the preceding ten (10) year period, or any property that will be clear-cut as a result of any proposed or future development, may be required to conduct revegetation or other mitigation to provide a visual buffer along the public rights-of-way.**
3. **The Board may require that the proposed development be designed and located to fit into the landscape in order to minimize significant landscape alterations and mitigate or avoid impacts to significant existing features or views/vistas.**

19.2.5 Monumentation

The owner or developer shall provide permanent reference monuments in accordance with Article 22 of this LDC.

19.2.6 Special Flood Hazard Areas

All subdivision proposals having lands identified as Special Flood Hazard Areas on current Flood Insurance Rate Maps (FIRM) shall be located and configured to be consistent with the need to minimize potential impacts from flooding. In addition, any public utilities and facilities associated with such proposals shall be located and constructed to minimize or eliminate flood damage.

19.2.7 Fire Protection & Water Supply

All subdivisions shall be provided with an adequate supply of water for fire protection purposes at the owner's expense. This requirement may be met by any of the following options, subject to the approval of the Fire Chief.

- A. Fire hydrants connected to a public water main with adequate fire flows and pressures appropriate to the type and scale of the proposed use that meets the requirements of the National Fire Protection Association (NFPA) and the Keene Fire Department.
- B. Private fire protection water supply systems when it is infeasible or economically unreasonable to connect a fire hydrant to a public water main as determined by the Planning Board. Private fire protection water supply systems may include the following.
 - 1. For non-residential, institutional, and multi-family dwellings, storage and distribution systems appropriate to the type and scale of the proposed use that comply with the standards of the National Fire Protection Association (NFPA) and the Keene Fire Department.
 - 2. For single-family dwellings, underground cisterns and associated dry hydrants that meet the standards of NFPA 1142. The location, design, and provisions for ownership, maintenance, and all season access to the cistern and supporting facilities shall conform to the Keene Fire Department hydrant specifications.
 - 3. Individual residential sprinkler systems meeting the standards of NFPA 13D or NFPA 13R may be installed; however, in no case may the installation of such a system be made a requirement of approval.
 - 4. Any other public or private fire protection water supply system approved by the Fire Chief and determined by the Planning Board to provide a similar or greater level of fire protection than the options provided in (1) and (2) above.

19.2.8 Utilities

- A. When required by City Code, all subdivisions will be serviced by City water and sewer. All necessary water and sewer lines shall be installed to the required specifications of the Public Works Department and shall include service lines running from the water and sewer mains to the property line to service each lot. In addition, utility rights-of-way shall be provided in accordance with Article 22 of this LDC.
- B. All lots smaller than 1-acre in size shall be connected to City sewer service, unless otherwise expressly allowed in this LDC.
- C. **In areas not currently served by City sewer, it shall be the responsibility of the applicant or their agent to provide:**
 - a. **Adequate information (from test pits and percolation tests) to prove that the land and area of each lot is adequate to permit the installation and operation of an individual sewage disposal system.**
 - b. **For subdivisions with lots smaller than 5 acres, subdivision approval from the New Hampshire Department of Environmental Services shall be required.**

19.3 CONSERVATION RESIDENTIAL DEVELOPMENT SUBDIVISIONS

19.3.1 Purpose

The purpose of a conservation residential development subdivision is to promote the conservation of natural resources while providing greater flexibility and creativity in the design of residential development than would be possible using conventional zoning and subdivision practices.

This purpose is accomplished by allowing for clustering of dwelling units at a higher density than would be allowed by the underlying zoning district, provided a portion of the existing tract of land to be subdivided is permanently designated as open space.

Table 19-1: Dimensional Requirements for Conservation Residential Development Subdivisions

		Rural District ¹	Low Density-1 District (without city water)	Low Density-1 District (with city water)	Low Density District	
TRACT	Min tract size	10 acres	5 acres	5 acres	5 acres	
	Min tract frontage	100 ft	100 ft	100 ft	50 ft	
	Perimeter Building Setback	From external roads	100 ft	30 ft	30 ft	30 ft
		From other tract boundaries	50 ft	20 ft	20 ft	20 ft
LOT	Min Lot Area	32,000 sf	16,000 sf	8,000 sf	6,000 sf	
	Min Road Frontage	40 ft	40 ft	40 ft	40 ft	
	Min Lot Width at Building Line	75 ft	75 ft	60 ft	60 ft	
	Min Front Setback	15 ft	15 ft	15 ft	15 ft	
	Min Rear Setback	20 ft	20 ft	15 ft	15 ft	
	Min Side Setback	10 ft	10 ft	10 ft	10 ft	
	Max Building Coverage	30%	35%	40%	45%	
	Max Impervious Coverage	35%	40%	45%	60%	

¹ New lots in the Rural District that are created as part of a CRD that are less than 1 acre in size may utilize an approved Subsurface Disposal System

19.3.2 Dimensional Standards

A. Minimum Dimensional Requirements.

All conservation residential development subdivisions shall meet the minimum dimensional requirements specified in Table 19-1. If not specified in Table 19-1 or elsewhere in this Article, the dimensional requirements of the underlying zoning district shall apply.

B. Perimeter Building Setback. A building setback shall be required around the perimeter of the existing tract proposed for subdivision (excluding access points) as specified in Table 19-1. The land area included in the perimeter setback may be counted toward the calculation of open space. **The area within the perimeter setback along external roads shall be designated as a “no cut” area in order to preserve existing tree canopy.**

DATE: January 13, 2023
TO: Planning Board
FROM: Mari Brunner, Senior Planner
SUBJECT: Update on Minor Project Review Committee Approvals for 2022

The following projects were reviewed by the Minor Project Review Committee (MPRC) during 2022

Final Approvals:

1. **SPR-01-22 – Davis Oil Propane Tanks – 14 Rose Ln** – Applicant and owner Davis Oil Company Inc. proposes to install two 30,000-gal propane storage tanks on the property located at 14 Rose Ln (TMP# 120-008-000-000-000). The property is 1.6-ac in size and is located in the Industrial District.

Status: Site Plan signed on August 5, 2022. Received a building permit and floodplain development permit in November 2022.

2. **SPR-470, Modification #1 – Cheshire Medical Center – 62 Maple Ave** – Applicant SVE Associates, on behalf of owner Cheshire Medical Center, proposes to construct a 2,400-sf canopy on the former Peerless Insurance Co. building, modify the parking configuration, and install a new travel lane on the property located at 62 Maple Ave (TMP# 227-006-000-000-000). The site is 50-ac in size and is located in the Industrial Park District.

Status: Site Plan signed on May 24, 2022. This approval was later superseded by administrative approval for SPR-470, Modification #2, where the scope of work was reduced.

Conditional Approvals (still pending final approval):

3. **SPR-881, Modification #2 – Ramunto’s – 342 Winchester St** - Applicant Sampson Architects, on behalf of owner Riverside Improvements LLC, proposes to renovate the eastern tenant space and build an addition approximately 321 sf in size on the building located at 342 Winchester St (TMP #111-004-000-004-000) for use as a Ramunto’s restaurant. The site is 0.68 ac in size and is part of the larger Riverside Plaza located in the Commerce District.

Status: Waiting for conditions precedent to be met prior to issuance of final approval by the MPRC.

DATE: January 13, 2023
TO: Planning Board
FROM: Mari Brunner, Senior Planner
SUBJECT: Update on Administrative Planning Project Approvals for 2022

The following projects were administratively approved by Planning Staff during 2022:

1. **SPR-651, Mod. #1 – PoshHaus Lighting – 104 Emerald St:** Applicant Todd Rogers, on behalf of owner RK Parisi Enterprises Inc., proposes to install new lighting on the building located at 104 Emerald Street (TMP# 584-069-000). The property is 0.62-ac in size and is located in the Downtown Growth District.
2. **SPR-927, Mod. #12B – Old Navy – 26 Ash Brook Rd #2B:** Applicant KPR Centers LLC, on behalf of owner Keene MZL LLC, proposes to combine and renovate two existing tenant spaces into one tenant space for Old Navy in the building located at 26 Ash Brook Road #2B (TMP# 109-027-000-003-000) located in the Monadnock Shopping Plaza. The property is 0.75-ac in size and is located in the Commerce District.
3. **SPR-927, Mod. #11A – GameStop Relocation – 2 Ash Brook Rd #12B:** Applicant KPR Centers LLC, on behalf of owner Keene MZL LLC, proposes to relocate GameStop into one of the tenant spaces at 2 Ash Brook Rd #12B (TMP# 109-027-000-010-012) in the Monadnock Marketplace and make minor modifications to the exterior of the tenant space, including the installation of new rooftop equipment and a new entry door. The site is 1.64-ac in size and is located in the Commerce District.
4. **SPR-794, Mod. #3 – Monadnock Family Services – 40 Avon St:** Applicant Monadnock Land Planning, on behalf of owner Antioch University, proposes a change of use from a university/college to a mixture of uses including university/college, clinic, and office space in the building located at 40 Avon Street (TMP# 577-041-000). The property is 5.69-ac in size and is located in the Commerce District.
5. **SPR-362, Mod. #1 – Alpine Bike Works – 15 King Ct:** Applicant Alpine Bike Works, on behalf of owner Trombly Raette F. Living Trust, proposes a change of use from a fitness center to a bicycle shop in the building located at 15 King Ct (TMP# 112-022-000). The parcel is 0.28-ac in size and is located in the Low Density District.
6. **SPR-03-22 – Fairfield’s EV Charging Stations – 434 & 440 Winchester St:** Applicant Brickstone Land Use Consultants, on behalf of owner, 434-440 Winchester LLC, proposes to install two EV charging stations on the Fairfield Kia property located at 440 Winchester Street (TMP# 115-004-000) using power provided by the Fairfield Cadillac building located at 434 Winchester Street (TMP# 115-003-000).
7. **SPR-870, Mod. #1 – Rooftop Solar Array – 310 Marlboro St:** Applicant Revision Energy, on behalf of owner Marlboro St. LLC, proposes to install a rooftop solar array on the property at 310 Marlboro St (TMP# 595-001-000). The site is 4.25-ac in size and is located in the Business Growth & Reuse District.
8. **SPR-914, Mod. #7 – Monadnock Affordable Housing Renovation – 104 Castle St:** Applicant Warrenstreet Architects, on behalf of owner Monadnock Affordable Housing Corporation, proposes to reconstruct and add approximately 369 sf to the footprint of the multi-unit building located at 104 Castle Street (TMP# 567-006-000) that was destroyed by a fire in March 2021. The parcel is 10 acres in size and is located in the Medium Density District.

9. **SPR-12-17, Mod. #1 – Archway Farm Equipment Shed – 183 Arch St:** Applicant and owner Florenz Family Rev. Trust, proposes to construct a 1,200 sf pole barn on the property at 183 Arch St (TMP# 107-001-000). The property is 53 acres in size and is located in the Agriculture District.
10. **SPR-05-22 – Mini-Splits & Fence – 88 Dunbar St:** Applicant James Rogers Heating Services, on behalf of owner Kevin R. Beal, proposes to install three mini-splits in a 16-ft by 6-ft fenced enclosure along the northern portion of the east building facade on the property located at 88 Dunbar Street (TMP# 585-006-000). The property is 0.33 acres in size and is located in the Downtown Core District.
11. **SPR-05-21, Mod. #1 – Physical Therapy Office Façade Changes – 561 Main St:** Applicant Logan Gorgulu, on behalf of owner Sadettin Gorgulu, proposes changes to the exterior building materials for the new physical therapy office at 561 Main Street (TMP# 114-029-000) that were approved by the Minor Project Review Committee as part of the Minor Site Plan Application, SPR-05-21, in September 2021. The property is 0.45 acres in size and is located in the Commerce District.
12. **SPR-503, Mod. #3 – Antioch University Classrooms – 255 West St:** Applicant Scully Architects, on behalf of owner Mascoma Bank, proposes to convert one of the vacant tenant spaces in the building at 255 West Street (TMP# 576-012-000) to classroom and meeting space for Antioch University. The parcel is 2.95 acres in size and is located in the Commerce District.
13. **SPR-06-22 – Balcony – 109 Washington St:** Applicant and owner MJMC Properties LLC, proposes to construct a second floor balcony with a pergola on the east facade of the building located at 109 Washington Street (TMP #553-094-000). The property is 0.32 acres in size and is located in the Office District.
14. **SPR-972, Mod. #8 – Colony Mill Casino Conversion to Apartments – 210-222 West St:** Applicant and owner Brady Sullivan Keene Properties LLC, proposes to convert the existing casino building into five apartments on the Colony Mill property located at 210-222 West Street (TMP# 576-009-000). The property is 6.5 acres in size and is located in the Commerce District.
15. **SPR-362, Mod. #2 – Alpine Bike Works Lighting & Site Modifications – 15 King Ct:** Applicant Alpine Bike Works LLC, on behalf of owner A Team Holdings LLC, proposes to install exterior lighting and make minor site modifications on the Alpine Bike Works property located at 15 King Ct (TMP #112-022-000). The site is 0.28 acres in size and is located in the Low Density District.
16. **SPR-927, Mod. #14 – Dialysis Center – 14 Ash Brook Rd #9:** Applicant SVE Associates, on behalf of owner Keene MZL LLC, proposes a change of use from retail to a dialysis center and other minor associated site changes in one of the vacant tenant spaces located at 14 Ash Brook Road #9 (TMP #109-027-000-007-008) in the Monadnock Marketplace Plaza. The parcel is 1.01 acres in size and is located in the Commerce District.
17. **SPR-794, Mod. #4 – MFS Exterior Building Color Change – 40 Avon St:** Applicant Scully Architects, on behalf of owner Monadnock Community Service Center Inc., proposes to change the exterior building colors on the property at 40 Avon St (TMP #577-041-000). The property is 5.69 acres in size and is located in the Commerce District.
18. **SPR-914, Mod. #8 – Monadnock Affordable Housing Renovation Alteration – 104 Castle St:** Applicant Cheshire Builders Inc., on behalf of owner Monadnock Affordable Housing Corp, proposes to modify the scope of work for renovations to the building at 104 Castle Street (TMP# 567-006-000) from the original approval issued for SPR-914, Mod. 7 to include the removal and reconstruction of the exterior building walls, amongst other minor exterior building modifications. The parcel is 10 acres in size and is located in the Medium Density District.

19. **SPR-04-21, Mod. #1 – Hundred Nights Shelter Windows & Site Modifications – 122 Water St:** Applicant Market Square Architects, on behalf of owner Hundred Nights Inc., proposes to change the design of the windows, modify the lighting, change the layout of on-site walkways, and modify the grading for the Hundred Nights Shelter property at 122 Water Street (TMP# 585-027-000). The property is 0.62 acres in size and is located in the Downtown Growth District.
20. **SPR-08-22 – KSC Science Center Telecommunications Equipment – 65 Appian Way:** Applicant T-Mobile Northeast LLC, on behalf of owner the University System of NH, proposes to install telecommunications equipment and other associated equipment along the western facade of the Keene State College Science Center building located at 65 Appian Way (TMP #591-001-000-016-000). This property is located in the High Density District.
21. **SPR-470, Mod. #2 – CMC Entryway & Parking Modifications – 62 Maple Ave:** Applicant SVE Associates, on behalf of owner Cheshire Medical Center, proposes to reduce the scope of work approved as part of the Minor Project, SPR-470 Modification #1, to include the renovation of the existing entryway along the western building facade and modifications to the parking configuration in this area on the property at 62 Maple Ave (TMP #227-006-000). The parcel is 50 acres in size and is located in the Industrial Park District.
22. **SPR-972, Mod. #9 – Former Colony Mill Casino Mechanical Door – 210-222 West St:** Applicant and owner Brady Sullivan Keene Properties LLC, proposes to install a mechanical door along the southern building facade, install a new brick pathway, and relocate landscaping near the former casino building on the property at 210-222 West St (TMP #576-009-000). The site is 6.49-ac in size and is located in the Commerce District.
23. **SPR-10-17, Mod. #1 – Vision Center Site Modifications – 171 West St:** Applicant and owner, Tuthill Properties LLC, proposes modifications to the Vision Center property at 171 West Street (TMP# 576-019-000), including minor exterior building changes, reconfiguring the parking area, and grading changes. The property is 0.6 acres in size and is located in the Downtown Transition District.
24. **SPR-870, Mod. #3 – Contour Fine Tooling Condensers – 310 Marlboro St:** Applicant Michael Petrovick Architects, on behalf of owner 310 Marlboro St LLC, proposes to install condensers at the southwest corner of the building located at 310 Marlboro St (TMP #595-001-000). The property is 4.25 acres in size and is located in the Business Growth and Reuse District.