



## **City of Keene Minor Project Review Committee**

### **Pre-submission Meeting**

#### **AGENDA**

**Thursday, December 5, 2024      9:00 AM      City Hall, 2<sup>nd</sup> Floor Conference Room**

I. **Call to Order** – Roll Call

II. **Scheduled Pre-submission Inquiries**

a. **Conceptual Surface Water Conditional Use Permit (CUP) Application** – The ~55-ac parcel located at 19 Ferry Brook Rd (TMP #214-021-000) is owned by the Cheshire County Shooting Sports Education Foundation and is located in the Rural District.

b. **Conceptual Subdivision Application** – The ~33-ac parcel located at 141 Old Walpole Rd (TMP #503-006-000) is owned by James A. Craig and is located in the Rural District.

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

IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – Thursday, January 2, 2024 at 9:00 am
- 1<sup>st</sup> Monthly MPRC Meeting – Thursday, January 2, 2024 at 10:00 am
- 2<sup>nd</sup> Monthly MPRC Meeting – Thursday, January 16, 2024 at 10:00 am (*If needed*)

**From:** [Liza Sargent](#)  
**To:** [Megan Fortson](#)  
**Cc:** [Emily Duseau](#); [Chris Danforth](#) ; [Neil Jeneral](#); [Peter Crowell](#); [Otto Busher](#);  
**Subject:** Contains JavaScript: RE: pre-submission meeting  
**Date:** Tuesday, November 26, 2024 2:29:30 PM  
**Attachments:** [K2695A wetland delineation.pdf](#)  
[K2695A CUP.pdf](#)  
[SPR-01-13, Mod. 3\\_Final Approval Letter.pdf](#)

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Hi Megan,

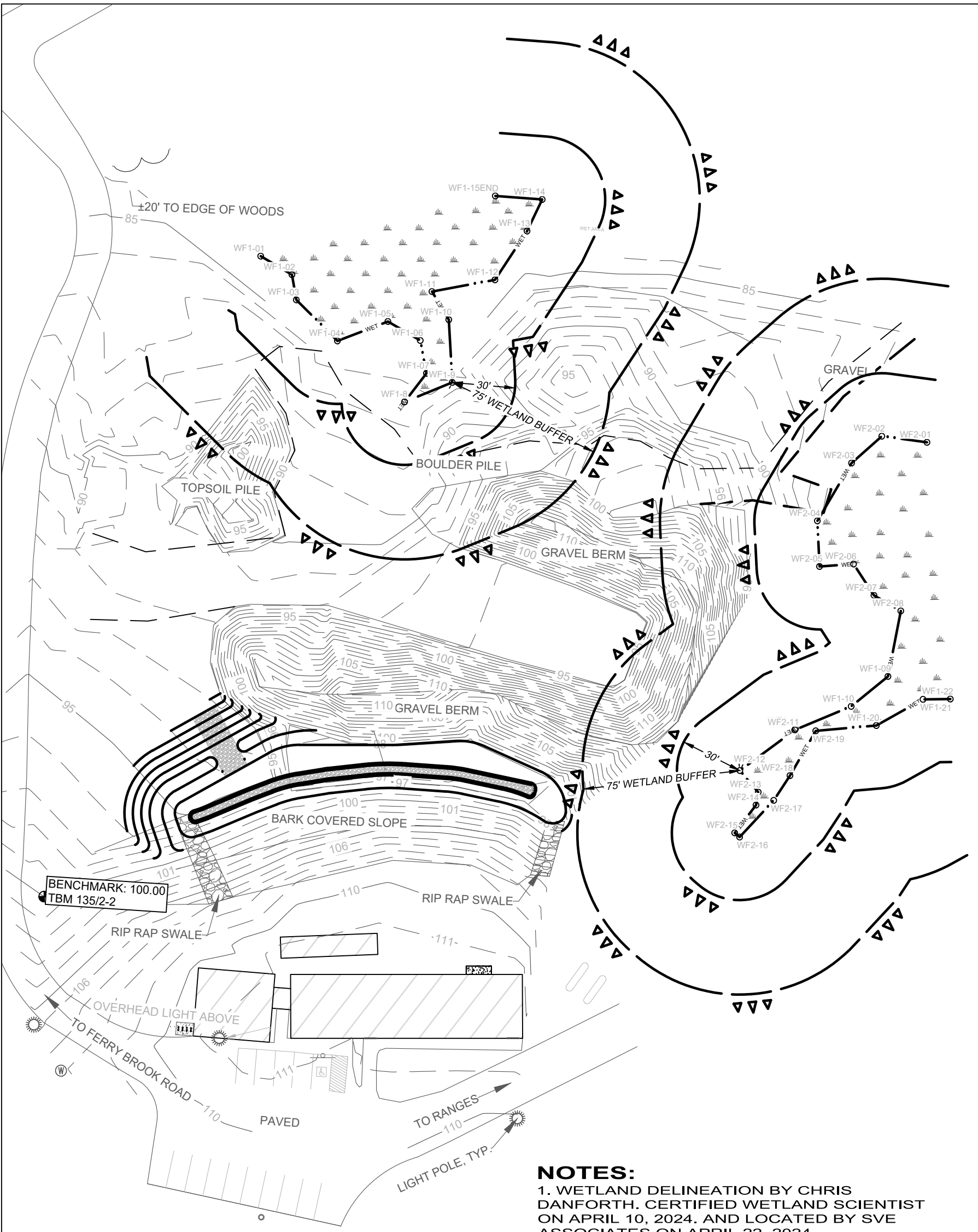
Thank you! Per item 2c of the SPR-01-13 mod#3 for the CCSSEF, Chris Danforth, CWS delineated wetlands near the piles and berm. During his investigation, he found more wetlands around the perimeter of the berm, see attached K2695A wetland delineation.

After meeting onsite with Chris and members of the Foundation, the proposed plan to address the impacts within the surface water buffer include:

- 1) a constructed wetland,
- 2) removal of the topsoil pile from the buffer,
- 3) removal of the boulder pile from the buffer, and
- 4) request that the non-compliant portions of the berm remain in place.

The proposed constructed wetland is more than twice the square footage of the wetland buffer impacted by the berm. See attached K2695A CUP.

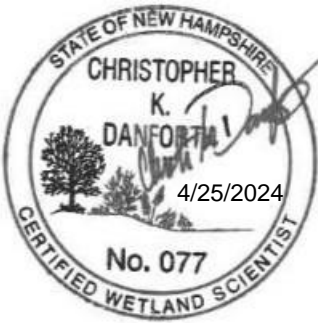
Happy Thanksgiving,  
Liza



**NOTES:**  
 1. WETLAND DELINEATION BY CHRIS DANFORTH, CERTIFIED WETLAND SCIENTIST ON APRIL 10, 2024, AND LOCATED BY SVE ASSOCIATES ON APRIL 22, 2024

**SYMBOL LEGEND**

LINE TYPES		PROPOSED (DARK)	EXISTING (LIGHT)
EXISTING MAJOR CONTOUR			
EXISTING MINOR CONTOUR			
EDGE OF GRAVEL			
WETLAND BOUNDARY			
WETLAND SETBACK			
EXIST	<b>POINTS</b>	PROP	
	LIGHT POLE		
	BENCHMARK		
	WELL		
	SIGN		
	<b>MISCELLANEOUS</b>		
			BUILDINGS
			RIP RAP



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SVE Associates  
 P.O. Box 1818  
 439 West River Road  
 Brattleboro, VT 05302  
 T 413.774.6698  
 F 413.773.0875  
 www.sveassoc.com

NO.	REVISION	DATE	DWN	CHK

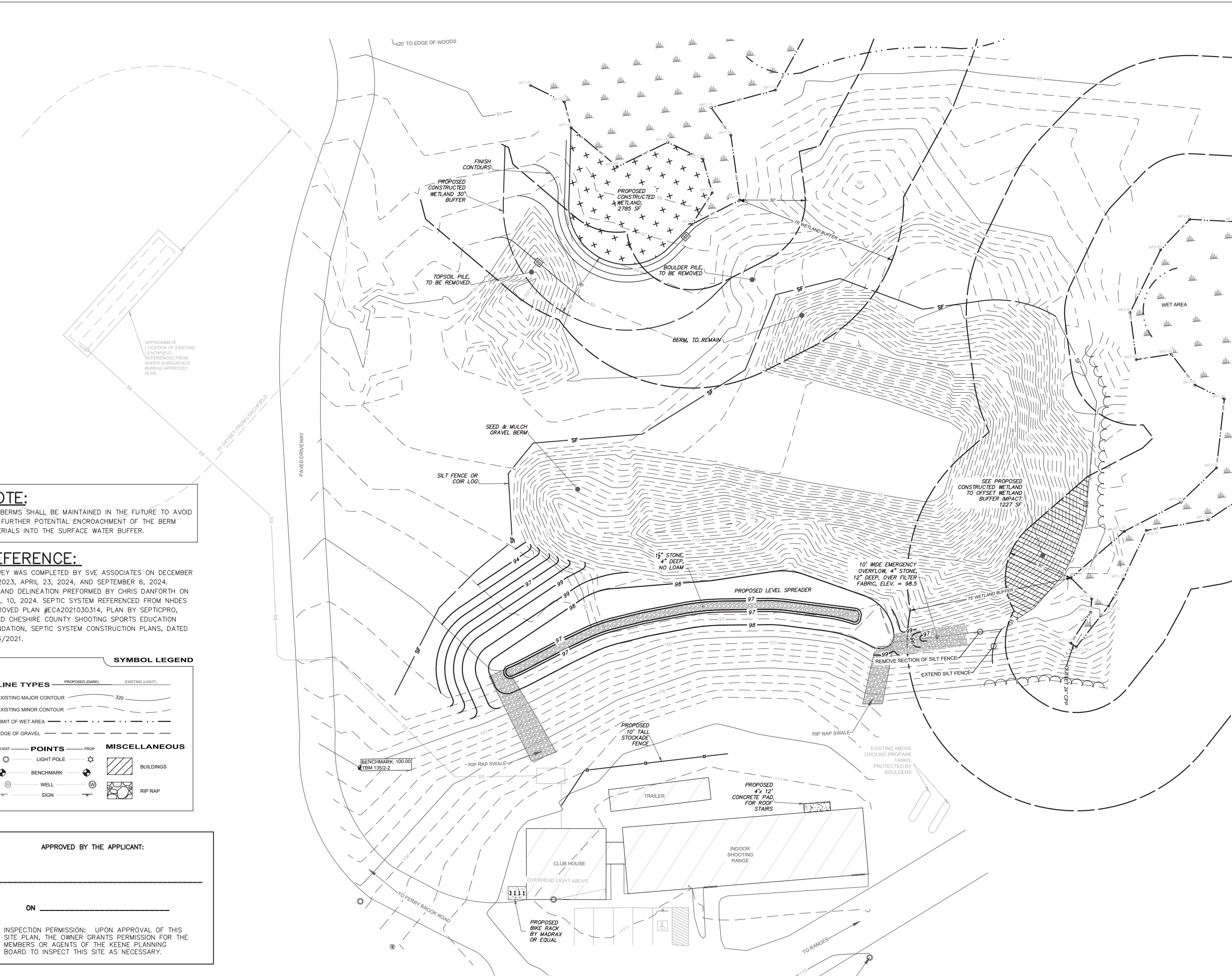
**WETLAND SETBACK EXHIBIT**  
 CHESHIRE COUNTY SHOOTING SPORTS EDUCATION FOUNDATION, INC  
 19 FERRY BROOK ROAD  
 KEENE, NEW HAMPSHIRE

GRAPHIC SCALE 1"=50'

PROJ. #: K2695A  
 DATE: 24-ARP-24  
 DESIGN: LPS  
 DRAWN: AJG  
 CHECKED: LPS

SHEET 1/1

Drawing name: P:\Project\NH PROJECTS\K2695A Cheshire County Fish & Game Club\Dwg\K2695A SITE 9-20-24.dwg Sep-20, 2024 - 11:21 am



**NOTE:**  
THE BERMS SHALL BE MAINTAINED IN THE FUTURE TO AVOID ANY FURTHER POTENTIAL ENCROACHMENT OF THE BERM MATERIALS INTO THE SURFACE WATER BUFFER.

**REFERENCE:**  
SURVEY WAS COMPLETED BY SVE ASSOCIATES ON DECEMBER 13, 2023, APRIL 23, 2024, AND SEPTEMBER 6, 2024. WETLAND DELINEATION PERFORMED BY CHRIS DANFORTH ON APRIL 10, 2024. SEPTIC SYSTEM REFERENCED FROM NHDES APPROVED PLAN #ECA2021030314, PLAN BY SEPTICPRO, TITLED CHESHIRE COUNTY SHOOTING SPORTS EDUCATION FOUNDATION, SEPTIC SYSTEM CONSTRUCTION PLANS, DATED 3/03/2021.

SYMBOL LEGEND	
<b>LINE TYPES</b>	
PROPOSED (DARK)	EXISTING (LIGHT)
EXISTING MAJOR CONTOUR	320
EXISTING MINOR CONTOUR	
LIMIT OF WET AREA	
EDGE OF GRAVEL	
<b>POINTS</b>	<b>MISCELLANEOUS</b>
EXIST LIGHT POLE	PROP STAR
BENCHMARK	BUILDINGS
WELL	RIP RAP
SIGN	

APPROVED BY THE APPLICANT:  
  
ON \_\_\_\_\_

INSPECTION PERMISSION: UPON APPROVAL OF THIS SITE PLAN, THE OWNER GRANTS PERMISSION FOR THE MEMBERS OR AGENTS OF THE KEENE PLANNING BOARD TO INSPECT THIS SITE AS NECESSARY.

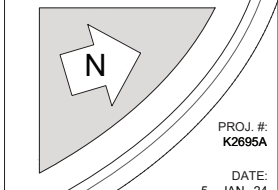
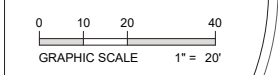
NO.	REVISION	DATE	DWN	CHK

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SVE Associates  
P.O. Box 1818  
439 West River Road  
Brattleboro, VT 05302  
T 802.257.0561  
F 802.257.0721  
www.sveassoc.com

**CUP  
SITE PLAN**

CHESHIRE COUNTY  
SHOOTING SPORTS  
EDUCATION FOUNDATION, INC  
19 FERRY BROOK ROAD  
KEENE, NEW HAMPSHIRE



PROJ. #: K2695A  
DATE: 5 - JAN - 24  
SHEET  
DRAWN: AJG  
4 of 5

**C-1**



LOCUS

LOCUS MAP  
NOT TO SCALE

TAX MAP 211 LOT 10  
KEENE EXECUTIVE HOMES, LLC  
7 CORPORATE DRIVE  
KEENE, NH 03431  
BK. 3224 PG. 1264

TAX MAP 501 LOT 1  
WOODGATE VIEWS ASSOCIATION  
12 JAMES HILL DRIVE  
KEENE, NH 03431  
BK. 1673 PG. 325

LINE	BEARING	DISTANCE
SP1	S 04°05'21" W	82.73
SP2	S 37°02'03" W	13.06
SP3	S 04°14'09" E	145.23
SP4	S 01°55'02" E	347.89
SP5	S 06°33'27" W	117.91
SP6	S 74°31'19" W	13.27

LINE	BEARING	DISTANCE
OR1	N 57°01'32" W	47.47
OR2	N 74°31'19" E	13.27
OR3	N 06°33'27" E	17.91
OR4	N 01°55'02" W	347.89
OR5	N 04°14'09" W	145.23
OR6	N 37°02'03" E	13.06
OR7	N 04°05'21" E	82.73

PROPOSED  
TAX MAP 503 LOT 6-1  
329181 SQ.FT.  
7.56 ACRES

TAX MAP 503 LOT 6  
JAMES A. CRAIG  
141 OLD WALPOLE ROAD  
KEENE, NH 03431  
BK. 1610 PG. 59  
EXISTING  
1,401,146 SQ.FT.  
32.17 ACRES  
PROPOSED

TAX MAP 503 LOT 16  
KEITH E. & TERI L. BOUCHER  
41 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 2069 PG. 522

TAX MAP 503 LOT 18  
ROBERT C. & BONNIE J. FORCIER  
37 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 923 PG. 710

TAX MAP 503 LOT 15  
WILLIAM J. & LORI B. PUTNAM  
FAMILY REV. TRUST  
45 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 2970 PG. 744

TAX MAP 503 LOT 17  
CITY OF KEENE  
3 WASHINGTON STREET  
KEENE, N.H. 03431  
BK. 771 PG. 393

TAX MAP 503 LOT 14  
ROBERT G. & JEAN A. KOSTICK  
49 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 2188 PG. 395

TAX MAP 503 LOT 13  
RICHARD A. & CAROLYN P. CAMPBELL  
53 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 1022 PG. 861

TAX MAP 503 LOT 12  
CHARLES F. & SHARON H. STONE  
57 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 828 PG. 436

TAX MAP 503 LOT 11  
JASON & THAIS FROST  
61 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 2902 PG. 194

TAX MAP 503 LOT 10  
WILLIAM F. & ANNE L. MEDDAUGH  
65 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 1189 PG. 223

TAX MAP 503 LOT 9  
FELICIA TEMPESTA & JESSE W. VARGA  
69 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 3120 PG. 663

TAX MAP 503 LOT 8  
DANIEL M. SANDERSON &  
DANIELLE M. LEAZOTT-SANDERSON  
75 HILLTOP DRIVE  
KEENE, NH 03431  
BK. 1760 PG. 847

TAX MAP 503 LOT 1  
PAUL A. & BARBARA HUDGK  
124 OLD WALPOLE ROAD  
KEENE, NH 03431  
BK. 2756 PG. 229

TAX MAP 506 LOT 67  
MAURINE D. HENRY  
118 OLD WALPOLE ROAD  
KEENE, NH 03431  
BK. 943 PG. 8981

TAX MAP 503 LOT 5  
MONADNOCK HABITAT FOR HUMANITY INC.  
PO BOX 21  
KEENE, NH 03431  
BK. 3163 PG. 298

TAX MAP 503 LOT 4  
TODD C. PALMER  
142 OLD WALPOLE ROAD  
KEENE, NH 03431  
BK. 2522 PG. 784

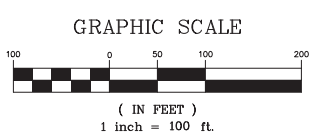
TAX MAP 503 LOT 3  
URSULA I. MONTGOMERY  
136 OLD WALPOLE ROAD  
KEENE, NH 03431  
BK. 2571 PG. 769

TAX MAP 503 LOT 2  
THOMAS G. & MARIANNE O'BRIEN  
130 OLD WALPOLE ROAD  
KEENE, NH 03431  
BK. 1205 PG. 568

### OWNER CERTIFICATION

I, \_\_\_\_\_, CERTIFY THAT I AM THE OWNER OF MAP \_\_\_\_\_ LOT \_\_\_\_\_, AND APPROVE OF THIS \_\_\_\_\_  
DATE \_\_\_\_\_

APPROVED AS A \_\_\_\_\_, 2024  
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.  
THE CITY OF KEENE PLANNING BOARD  
BY \_\_\_\_\_, CHAIRMAN



### LEGEND

- - PIN FOUND
- ⊙ - DHS - DRILL HOLE SET
- ⊙ - REBAR SET
- ⊙ - UTILITY POLE
- ⊙ - HYDRANT
- ~ - TREE LINE
- - STONE WALL
- W-W- - WOOD FENCE
- X-X- - WIRE FENCE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - BUILDING SETBACK LINE
- - - - - OVERHEAD UTILITIES
- - - - - UGU - APPROX. UNDERGROUND UTILITIES

### SURVEYOR'S CERTIFICATION

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

**SUBMITTED FOR APPROVAL**

### NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 503 LOT 6 INTO 2 RESIDENTIAL LOTS.
- OWNERS OF RECORD:  
MAP 503 LOT 6  
JAMES A. CRAIG  
141 OLD WALPOLE ROAD  
KEENE, NH 03431  
VOLUME 1610 PAGE 59
- MAP 503 LOT 6: 1,401,146 SF OR 32.17 ACRES  
PROPOSED AREA OF MAP 503 LOT 6: 1,071,965 SF OR 24.61 ACRES  
PROPOSED AREA OF MAP 503 LOT 6-1: 329,181 SF OR 7.56 ACRES
- MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
- BOOK & PAGE NUMBERS ARE FOR THE CHESHIRE COUNTRY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- CURRENT ZONING: RESIDENTIAL/RURAL DISTRICT  
MIN. LOT AREA - 2 ACRES  
MIN. FRONTAGE - 50 FEET  
MIN. WIDTH AT BUILDING LINE - 200 FEET
- BUILDING SETBACKS:  
FRONT - 50 FEET  
SIDE - 50 FEET  
REAR - 50 FEET
- THE RIGHT OF WAY OF \_\_\_\_\_ ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE \_\_\_\_\_ RODS WIDE (---) BASED ON THE LAYOUT OF \_\_\_\_\_ RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- THE RIGHT OF WAY OF \_\_\_\_\_ ROAD IS SHOWN TO BE \_\_\_\_\_' WIDE BASED ON THE CENTERLINE OF EXISTING TRAVELED WAY. NO LAYOUT WAS FOUND. SEE PLAN REFERENCE \_\_\_\_\_.
- .NO JURISDICTIONAL WETLANDS WERE OBSERVED.
- MAP 503 LOT 6 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- SOIL INFORMATION IS BASED ON WEB SOIL SURVEY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.
- THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OR RECORD OR IN FACT. ENVIRESPLECT LAND SERVICES DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC AND THOROUGH TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. ENVIRESPLECT LAND SERVICES MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE. CALL DIG-SAFE @ 811.

NO.	DATE	REVISION	BY

### MINOR SUBDIVISION PLAN

MAP 503 LOT 6  
141 OLD WALPOLE ROAD  
KEENE, NH 03431

DATE: \_\_\_\_\_, 2024 SCALE: 1"=100'  
PREPARED FOR & OWNED BY:  
JAMES A. CRAIG

ENVIRESPLECT LAND SERVICES, LLC  
80 MURDOUGH HILL ROAD  
NELSON, NEW HAMPSHIRE 03457  
Tel. (603) 847-9984

JOB NO: 1109 SURVEY DATE: 10/01/2024 FEB. 2/28-29