



CONSERVATION COMMISSION

AGENDA

Tuesday, January 16, 2024

4:30 PM

Room 22, Recreation Center

Commission Members

Alexander Von Plinsky, IV, Chair
Councilor Andrew Madison, Vice Chair
Art Walker
Councilor Robert Williams, Ex-Officio
Steven Bill
Kenneth Bergman

Deborah LeBlanc, Alternate
Thomas P. Haynes, Alternate
John Therriault, Alternate
Lee Stanish, Alternate
Eloise Clark, Alternate (nominated)

**SITE VISIT: There will be a site visit of 186 Gunn Road at ~3:40 pm (TMP # 205-013-000).
Commission members should meet at the Recreation Center at 3:30 pm to carpool to the site.**

1. Call to Order
2. Election of Chair and Vice Chair
3. Approval of Meeting Minutes – December 18, 2023
4. Planning Board Referral: Surface Water Conditional Use Permit Application, 186 Gunn Road – Applicants/owners Ashley & Peter Greene request a reduction in the Surface Water Protection buffer from 75' to 30' to allow for the future subdivision and development of the parcel at 186 Gunn Rd (TMP #205-013-000). The parcel is 11 ac and is located in the Rural District.
5. Report-outs
 - 1) Greater Goose Pond Forest Stewardship Subcommittee
 - 2) Invasive Species
 - 3) Land Conservation
6. Discussion Items:
 - a) Letter to City Council re: recommendations for urban forest management
 - b) Keene Meadow Solar Station project update.
 - c) Potential Land Purchase update (Rt 9/Washington St. Ext. properties).
 - d) Airport proposed wildlife control fence update.
 - e) Neighborhood Pollinator Garden update
 - f) Antioch University CSI proposal
 - g) NHDOT Route 101 Project
 - h) Outreach
7. New or Other Business
8. Adjourn – Next meeting date: **Tuesday, February 20, 2024**

1 City of Keene
2 New Hampshire

3
4
5 CONSERVATION COMMISSION
6 MEETING MINUTES
7

Monday, December 18, 2023

4:30 PM

Room 22,
Recreation Center

Members Present:

Alexander Von Plinsky, IV, Chair
Councilor Andrew Madison, Vice Chair
Eloise Clark
Councilor Robert Williams
Art Walker
Ken Bergman
Steven Bill (remote)
Thomas Haynes, Alternate
John Therriault, Alternate
Lee Stanish, Alternate

Staff Present:

Mari Brunner, Senior Planner

Members Not Present:

Deborah LeBlanc, Alternate
Brian Reilly, Alternate

8
9
10 1) Call to Order

11
12 Chair Von Plinsky called the meeting to order at 4:30 PM.

13
14 2) Approval of Meeting Minutes – November 20, 2023

15
16 Revision: Line 25, replace “ecology” with “geology.”

17
18 A motion by Vice Chair Madison to approve the November 20, 2023 minutes as amended was
19 duly seconded by Mr. Walker. On a roll call vote, the motion carried unanimously.

20
21 3) Report-Outs:

22 A) Greater Goose Pond Forest Stewardship Subcommittee
23

24 Mr. Haynes reported that the Subcommittee met on December 8 and talked in part about
25 enlarging some of the kiosk maps. New signage continues to be posted, with positive feedback.
26 The Subcommittee created a project list for 2024. They were working to prioritize the list and
27 exploring potential grant opportunities for that work. The Subcommittee had also received

28 positive feedback on this past summer’s trail work, which seemed to be holding up well, with
29 fewer muddy areas to traverse. The Subcommittee had also begun reviewing the goals and
30 recommendations from the Greater Goose Pond Forest Stewardship Plan, which includes foci on
31 community outreach, education, wildlife habitat, forest stewardship, and trails. To date, the
32 Subcommittee had largely focused on trails, but they were ready to begin work beyond the trails,
33 though they were undecided as to what that new focus should be. One project could be
34 improvements to the Mattson and Lower Drummer Hill trails that are mostly used by hikers and
35 not cyclists. The Subcommittee was also focused on a bridge near the spillway so users do not
36 have to walk through the water; the bridge cannot go over the spillway, but there is space for a
37 bridge below the spillway where the concrete portion ends.

38
39 The Subcommittee’s next meeting was scheduled for January 5.

40

41 **B) Invasive Species**

42

43 Nothing to report due to winter.

44

45 **C) Land Conservation**

46

47 Nothing to report.

48

49 **4) Discussion Items:**

50 **A) Letter to City Council re: Recommendations for Urban Forest Management**

51

52 Discussion ensued about the letter that the Commission approved Chair Von Plinsky writing to
53 the City Council urging for an urban forest management plan for the City. The matter would be
54 forwarded to the City Council’s Finance, Organization, & Personnel (FOP) Committee for their
55 meeting on January 11, 2024 at 6:00 PM. As many Commissioners as possible should attend to
56 advocate for this action; at minimum, Chair Von Plinsky, Vice Chair Madison (on the FOP
57 Committee), and Councilor Williams would attend. The Commission’s letter would be
58 forwarded to the FOP Committee, but other Commissioners could also submit letters of support.
59 Ms. Brunner noted that the City Manager asked a Public Works representative to provide an
60 update at the FOP meeting; a Public Works employee was working on a tree inventory using the
61 City’s Cartegraph software, in addition to a project included in the City’s Capital Improvement
62 Plan (CIP). Moving forward, Councilor Williams noted that there could be challenges as the
63 Public Works Director, Kürt Blomquist, was retiring in December; he was an ally for this effort.

64

65 **B) Keene Meadow Solar Station Project Update**

66

67 There was no update. Previous discussions about the property owners leading a public walk of
68 the property had not progressed.

69

70

71 **C) Potential Land Purchase Update (Rt-9/Washington St. Ext. Properties)**
72

73 As discussed at the last meeting, Mr. Bergman emailed Ryan Owens, Executive Director of the
74 Monadnock Conservancy. Mr. Owens indicated that the Conservancy was interested in these
75 parcels before Hull Forest Products bought them to harvest timber. Anne McBride, the
76 Conservancy’s Land Protection Director, would contact City Staff/the Commission about this,
77 likely in January 2024. Mr. Owens assured Mr. Bergman that the Conservancy was very
78 interested. These parcels were not listed as top priorities on the NH Wildlife Action Plan. If Ms.
79 McBride communicates with Mr. Bergman, he would forward to Chair Von Plinsky and Ms.
80 Brunner. Chair Von Plinsky and Mr. Bergman would work to schedule a meeting with Ms.
81 McBride, and potentially invite her to a Commission meeting.

82
83 **D) Airport Proposed Wildlife Control Fence Update**
84

85 Nothing to report.
86

87 **E) Neighborhood Pollinator Garden Update**
88

89 Mr. Therriault met with two landowners from the Edgewood neighborhood and decided on an
90 approach, which the neighbors wrote and sent to Andy Bohannon, Director of Parks, Recreation,
91 & Facilities. The location would be near the flagpole in the common area. The neighbors would
92 meet with Mr. Bohannon and Mr. Therriault on January 8, 2024 at 2:00 PM. Any work would be
93 completed by neighborhood volunteers, so no labor is added to the Parks, Recreation, &
94 Facilities Staff.
95

96 **F) Antioch University CSI Proposal**
97

98 Ms. Brunner had not received an update despite contacting the University, so the Commission
99 assumed its project was not chosen by the students.
100

101 **G) NH DOT Route 101 Project**
102

103 This project was east of the Stone Arch Bridge, where Swanzey Factory Road meets the
104 highway. Tentatively, a public information session was scheduled for January 8; the session was
105 listed on the NH Department of Transportation’s (DOT) Community Engagement Plan (on their
106 website). Ms. Brunner contacted the project manager, who would confirm the date before the end
107 of December. Ms. Brunner would keep the Commission apprised of the date. Commissioners
108 were encouraged to attend so any concerns could be voiced proactively vs. reactionary. Ms.
109 Brunner noted that only two public meetings were planned throughout the project—one in
110 January 2024 and another sometime in 2025.

111
112 Mr. Haynes recalled attending a meeting about the Transportation Heritage Trail in early
113 December 2023. At that meeting, there was conversation about NH DOT’s work on Rt-101 in

114 2028, and he wondered if that was connected to the Stone Arch Bridge work. Ms. Brunner was
115 unsure, but mentioned that NH DOT has a 10-year transportation plan, and every two years they
116 hold a public hearing on that plan. The Rt-101 project was in that 10-year plan but the
117 Transportation Heritage Trail project (funded from different DOT funds in a different year) was
118 not. The City tried to encourage DOT to coordinate construction for both projects at the same
119 time to reduce the amount of disruption. Mr. Bergman also attended the public meeting on the
120 Transportation Heritage Trail and agreed that the City was urging coordination of the two
121 projects. This should remain on the agenda.

122

123 **H) Committee Membership & Leadership**

124

125 In January 2024, the Commission would vote to elect the Chair and Vice Chair for the year.
126 Chair Von Plinsky was willing to continue as Chair through 2024, with the understanding that he
127 would step back from that role at the end of 2024. Councilor Madison was willing to continue as
128 Vice Chair, but Ms. LeBlanc had also expressed interest in being Vice Chair in 2024 to shadow
129 Chair Von Plinsky, which could allow her to take over as Chair in 2025. Anyone else interested
130 should put their names forward at the January meeting.

131

132 **I) Outreach**

133

134 The Commission considered potential outreach activities. Mr. Therriault mentioned that before
135 Covid, he used to visit elementary school classrooms (2nd and 3rd grades) to present on
136 pollinators during the spring, when the children would already be learning about pollinators. He
137 was told by SAU 29 that he would have to write to each school principal to get permission and
138 coordinate, which Mr. Therriault planned to do in January 2024. Mr. Therriault would
139 communicate with the Commission if he needs help with this effort.

140

141 Ms. Brunner recalled the Commission discussing the possibility of an email list for volunteers.
142 She communicated with the Communications & Marketing Director, Rebecca Landry, and the
143 City Clerk, Patty Little. They were not in favor of a large, general volunteer sign-up. Rather, they
144 felt it was better to be more specific. Ms. Brunner was awaiting more details and would report to
145 the Commission in January.

146

147 Mr. Therriault recalled being contacted about a bee colony living at the Keene Public Library.
148 He had expected to hear from the City about a long-term plan—leave, move, or kill (with a mild
149 winter, the colony might survive since it is located against a heated wall of the Library)—but had
150 not heard anything yet. He did not think the decision was up to the Library maintenance person
151 who contacted Mr. Therriault. Vice Chair Madison thought it was likely Mr. Bohannon's
152 decision as the Facilities Director. Mr. Therriault said he would talk to Mr. Bohannon. Councilor
153 Williams also offered to mention it at the upcoming Library Board of Trustees meeting.

154

155 Mr. Haynes was still interested in progressing with a Goose Pond Through the Seasons series,
156 which had not progressed because of Covid. The Cheshire County Forester, Matt Kelly, might be
157 interested in helping.

158
159 Another idea from Ms. Clark that the Commission considered for a long time before Covid was
160 the Tap to Toilet series—where water comes from and where it goes, including tours of the water
161 treatment plant, wastewater treatment plant, and possibly/ideally the Roxbury reservoir. Aaron
162 Costa, Assistant Public Works Director, is in charge of the wastewater treatment plant and Ben
163 Crowder, Water & Sewer Operations Manager, oversees the water treatment plant. Mr. Haynes
164 offered to invite Mr. Costa and Mr. Crowder to a Commission meeting to explain how both
165 plants work.

166
167 A discussion ensued about waste infiltration at a well on the Dusty Dog Horse Farm in west
168 Keene, with concerns that there was not an adequate buffer zone. There was mention of another
169 location beyond Arch Street, where a dog park was formerly planned; the City now plans for a
170 well field there as a back-up for west Keene, but there is no pump house there. Further
171 discussion ensued about other well locations associated with local farms.

172
173 **5) Adoption of 2024 Meeting Schedule**

174
175 A motion by Vice Chair Madison to adopt the 2024 meeting schedule was duly seconded by Mr.
176 Walker. On a roll call vote, the motion carried unanimously.

177
178 **6) New or Other Business**

179
180 Ms. Clark recalled the November meeting, when she shared that she met with Peter Hansel from
181 the Keene Rotary Club about volunteering. He shared some information that Ms. Clark would
182 forward to Ms. Brunner to share with the Commission. Mr. Hansel was also trying to curate a list
183 of volunteers that might be different than the one Ms. Landry pursues.

184
185 **7) Adjournment**

186
187 There being no further business, Chair Von Plinsky adjourned the meeting at 5:05 PM.

188
189 Respectfully submitted by,
190 Katryna Kibler, Minute Taker
191 December 26, 2023

192
193 Reviewed and edited by,
194 Mari Brunner, Senior Planner

195



City of Keene, NH

Surface Water Protection Conditional Use Permit (CUP) 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: Subdivision, Land of Ashley & Peter Greene

PROJECT ADDRESS(ES): 186 Gunn Road

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER	APPLICANT
NAME/COMPANY: Ashley Greene	NAME/COMPANY:
MAILING ADDRESS: 186 Gunn Road	MAILING ADDRESS:
PHONE: 603-903-8547	PHONE:
EMAIL: Ashley.Greene@keene.edu	EMAIL:
SIGNATURE: <i>(SEE PAGE 3)</i>	SIGNATURE:
PRINTED NAME:	PRINTED NAME:

AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:	
NAME/COMPANY: Meridian Land Services, Inc.	TAX MAP PARCEL #(s): 205013 - 000 - 003 - 000	
MAILING ADDRESS: PO Box 118, Milford, NH 03055		
PHONE: 603-673-1441	PARCEL SIZE: 11 acres	DATE STAMP:
EMAIL: SDIngram@meridianlandservices.com	ZONING DISTRICT: RURAL	
SIGNATURE: <i>Sam Ingram</i>	PROJECT #: PB-2024-01	
PRINTED NAME: Sam Ingram		

SECTION 3: APPLICATION SUBMISSION REQUIREMENTS

A COMPLETE APPLICATION MUST INCLUDE THE FOLLOWING ITEMS. BOTH PHYSICAL & DIGITAL COPIES OF APPLICATION MATERIALS MUST BE SUBMITTED USING THE METHODS BELOW.

- **Digitally:** Email (communitydevelopment@keenenh.gov) or a file-sharing platform (such as Dropbox)
- **Mail / Hand Deliver:** Community Development (4th Floor), City Hall, 3 Washington St, Keene, NH 03431

The submittal requirements for Surface Water Protection Conditional Use Permit (CUP) applications are outlined further in **Article 11.6.3.B** and **Article 25.14** 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 required 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 2 of Attachment B for more information.)

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

\$100 base fee + \$62 legal ad fee + (4.98 current USPS certified mailing rate x 10 abutters) = 211.8 (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.

INFORMATION DEMONSTRATING THAT THE PROPOSED ENCROACHMENT WILL NOT CAUSE ADVERSE IMPACTS TO THE SURFACE WATER RESOURCE, OR DESIGN DETAILS THAT DEMONSTRATE THAT PROPOSED MITIGATION WILL PREVENT ADVERSE IMPACTS TO THE SURFACE WATER RESOURCE.

SUBMITTED
 EXEMPTION REQUESTED

WAIVERS (See Section 3 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

POSTED NOTICE REQUIREMENT (See Section 1 of Attachment B for additional information.)



Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031
Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
www.MeridianLandServices.com

December 13, 2023

Keene Planning Board
3 Washington Street
Keene, NH 03431

Re: Conditional Use Permit Application, Ashley Greene, Map 205, Lot 13, 186 Gunn Road

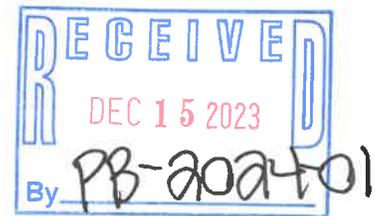
Dear Members

Lot 205-13 currently has 1 single family dwelling serviced by an onsite sewage disposal system and well. The lot currently is 11.0 acres and has frontage on Gunn Road. To the east of the dwelling is an existing pole barn utilized for storage. The Owner's intention is to subdivide off one, 2-acre frontage lot east of the pole barn. Due to a poorly drained wetland onsite, this lot is subject to the Surface Water Protection Overlay District. A Conditional Use Permit (CUP) is being sought to reduce the buffer from 75' to 30' to allow for 1 residential dwelling. A Wetland functions and values evaluation has been performed for the wetlands adjacent to the proposed building area and is included within this application.

Pursuant to 20.1.3(A) of the Land Development Code (LDC) single family and two-family dwellings are not required to conform with the site development standards under Article 20.

We respectfully request an exemption from the following plan sets and technical reports.

- Landscaping Plan
- Lighting Plan
- Elevations Plan
- Drainage Report
- Traffic Analysis
- Soil Analysis
- Historic Evaluation
- Screening Analysis
- Architectural & Visual Appearance Analysis
- Other reports /Analysis



11.6.2 Conditional Use Permit Standards

- A. The proposed use and/or activity cannot be located in a manner to avoid encroachment into the Surface Water Protection Overlay District.

The proposed use and/or activity cannot be located in a manner that avoids encroachment with the lot being subdivided in the eastern corner of the parent lot. The proposed lot meets the necessary frontage and acreage for a single-family lot in the rural zone. No direct wetland impacts are proposed. Best

NARRATIVE



management practices are to be implemented before, during and until the disturbance areas have been stabilized per the erosion control notes.

- B. Encroachment into the buffer area has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.

This application includes a sewage disposal plan for a 4 bedroom 32'x26' dwelling. The design depicts that the septic system, well and dwelling can be constructed without encroaching within 30' of the wetlands. The house and well fit outside of the proposed 30' buffer. The grading associated with the house and leachfield do not encroach closer than 30' to the wetland edge. The leachfield and tank maintain the State required 50-foot separation from wetlands. Driveway and associated grading are located within 30' of wetlands however do not directly impact wetlands.

- C. The nature, design, siting, and scale of the proposed use and the characteristics of the site, including but not limited to topography, soils, vegetation, and habitat, are such that when taken as a whole, will avoid the potential for adverse impacts to the surface water resource.

The site is designed to have no structures within 30' of the wetland edge to prevent adverse impacts to the wetlands. Infiltration trenches are proposed to capture stormwater runoff from the dwelling. Spruce trees are to be planted along the edge of the proposed grading to aid in soil stability and buffer identification. Leachfield and tank maintain at least 50' to the wetland edge and meet all NHDES subsurface design regulations.

- D. The surface water buffer area shall be left in a natural state to the maximum extent possible. The Planning Board may establish conditions of approval regarding the preservation of the buffer, including the extent to which trees, saplings and ground cover shall be preserved.

The surface water buffer will remain in a natural state except for the driveway and associated grading. The proposed reduced buffer area around the house site is not proposed to be impacted. Silt fence is to be installed and maintained per the erosion control notes. This fencing will remain in place until the completion of the site construction. Silt Fencing will also act as a barrier to contain not only silt but workers onsite. Once finish grading is complete, spruce trees are to be planted along the edge of the finish grading. These plantings are to act as a natural barrier along the buffer and soil stabilization.

- E. The Planning Board may consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the surface water resource.
 - 1. The size, character, and quality of the surface water and the surface water buffer being encroached upon.

The wetlands are palustrine, forested, saturated and are not to be directly impacted. A wetland evaluation was completed using the Highway Methodology



and found that the wetlands adjacent to the building area have no suitable wetland functions or values of significant importance (see report).

2. The location and connectivity of the surface water in relation to other surface waters in the surrounding watershed.

The wetland complex drains to a stream over 400' down slope. By following the erosion control notes listed on the plan the stream will not be impacted by this project.

3. The nature of the ecological and hydrological functions served by the surface water.

Based on the Wetland evaluation the associated wetland area is of low value. Vegetation density is low therefore this application proposes planting along the grading to aid in soil stability and buffer identification.

4. The nature of the topography, slopes, soils, and vegetation in the surface water buffer.

The average slope within the buffer is 10 to 15 percent with the maximum slope to the rear of the proposed dwelling to be 22 percent. Siltation control is to be properly installed and maintained per the erosion control notes. Test pit observations onsite determined that the soils are fine sandy loam to sandy loam. Vegetation is low density and comprises of mainly Hemlock, Ash, and Maple with little ground cover. This application proposes plantings along the edge of finish grading to aid in buffer identification and soil stability.

5. The role of the surface water buffer in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.

Results from the wetland evaluation found that the wetland serves little function in sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion. The current wetland buffer has relatively low vegetation density. This application intends to propose plantings along the proposed 30' buffer to aid in soil stability and buffer protection.

6. The extent to which the surface water buffer serves as wildlife habitat or travel corridor.

This wetland is not located within high value wildlife habitat based upon the wildlife action plan. Gunn Road is located adjacent to the wetland and currently acts as barrier to faunal migration. Except for the transmission lines, natural woodlands extend at least a ½ mile behind the site and act an effective travel corridor.



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

7. The rate, timing and volume of stormwater runoff and its potential to influence water quality associated with the affected surface water or any associated downstream surface waters.

To mitigate stormwater runoff, infiltration trenches are proposed along the proposed dwelling. With that being said the wetlands eventually drain to a stream greater than 400' down slope. Due to the distance between the site and stream and the site design there will be no negative affects to the stream down slope.

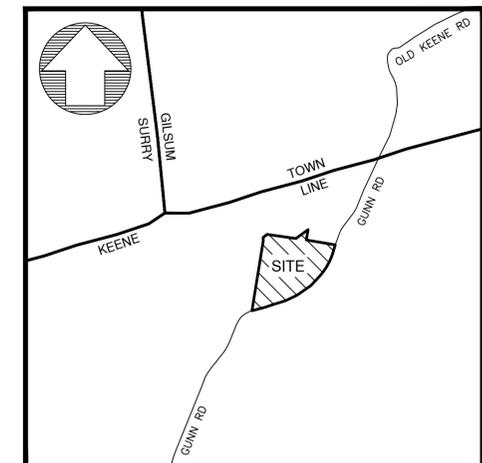
8. The sensitivity of the surface water and the surface water buffer to disruption from changes in the grade or plant and animal habitat in the buffer zone.

To minimize disruptions to the surface water and its associated buffer, siltation control is proposed and is to remain until the soils have been stabilized with a healthy growth of vegetation. Plantings along the buffer are to aid in soil stability and define the edge of the proposed buffer. Infiltration trenches are to aid in stormwater infiltration from the proposed dwelling. The area to the rear of the lot is to remain unaltered to allow for animal and plant habitat.

Thank you for your consideration.

Very truly yours,
Meridian Land Services, Inc.

Jason C. Bolduc, CWS/CSS
Project Manager

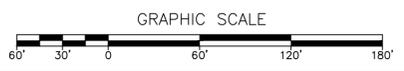


LOCUS MAP:
SCALE: 1"=1,000'±

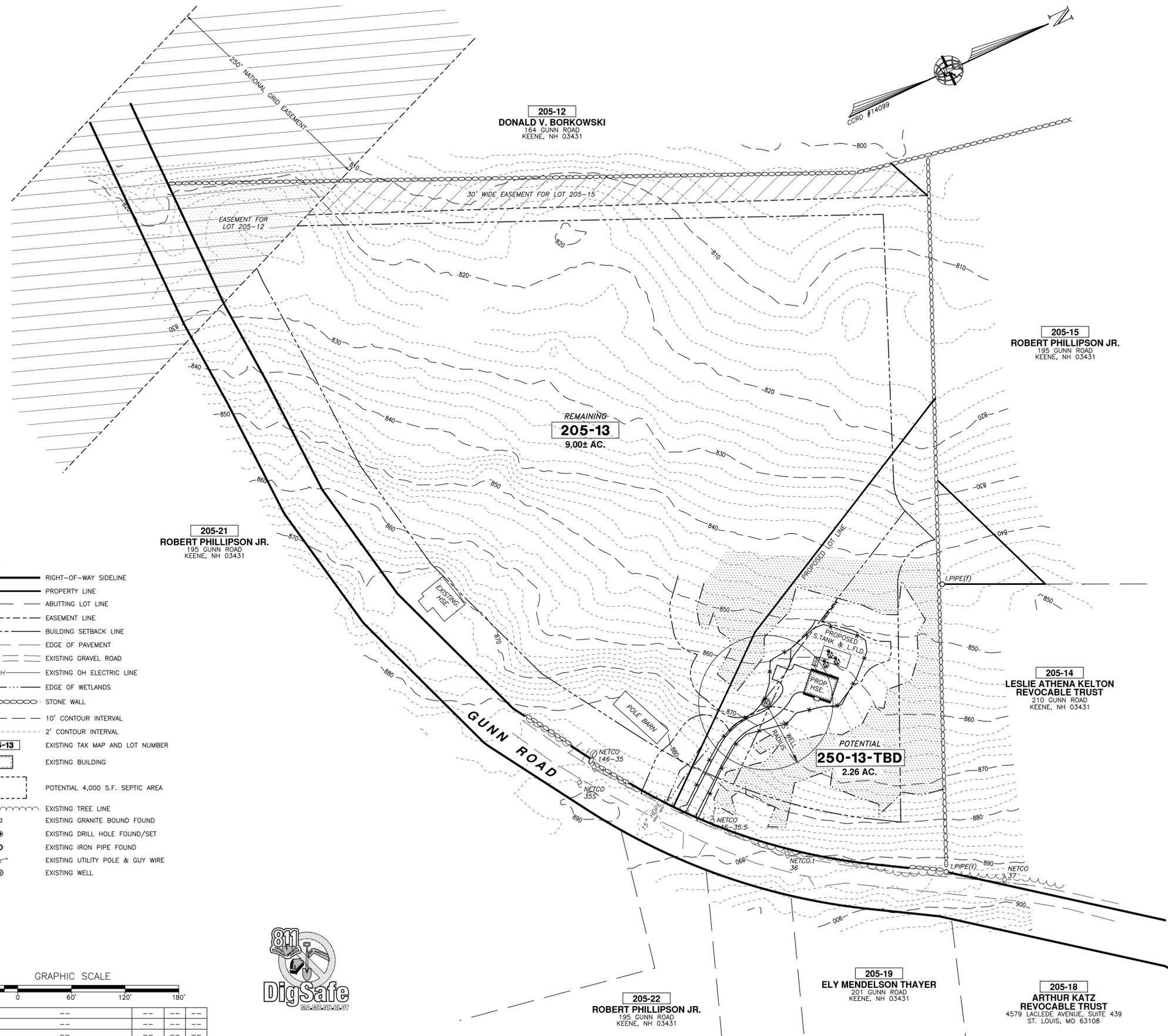
REFERENCE PLAN:
"LOT LINE ADJUSTMENT - PREPARED FOR - ROBERT PHILLIPSON JR. - & ELAINE LEDWITH - GUNN ROAD - CITY OF KEENE - COUNTY OF CHESHIRE - STATE OF NEW HAMPSHIRE", SCALE: 1"=100', DATED: APRIL 8 2014, PREPARED BY: PDAVID A. MANN, RECORDED C.C.R.D. PLAN #14099.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION CONCEPT OF TAX MAP 205 LOT 13. LOTS WILL BE SERVICED BY ON SITE SEWAGE DISPOSAL SYSTEMS AND ON SITE PRIVATE WELLS.
 2. THE OWNER OF RECORD IS ASHLEY GREENE. SEE C.C.R.D. BOOK 3114 PAGE 467.
 3. THE EXISTING AREA OF LOT 205-13 IS 11± ACRES (PRE-SUBDIVISION).
 4. WETLANDS WERE DELINEATED ON THE ENTIRETY OF LOT 205-13. HOWEVER ONLY THE WETLANDS IN THE NORTHEAST CORNER OF THE LOT WERE LOCATED. ADDITIONAL BUILDING RESTRICTIONS ON REMAINING LOT 205-13 APPLY THAT ARE NOT SHOWN OR NOTED HEREON.
 5. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (1987) AND THE REGIONAL SUPPLEMENT BY JASON C. BOLDOC, CWS, AUGUST 2023.

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - - - ABUTTING LOT LINE
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE
 - - - EDGE OF PAVEMENT
 - - - EXISTING GRAVEL ROAD
 - - - OH EXISTING OH ELECTRIC LINE
 - - - EDGE OF WETLANDS
 - - - STONE WALL
 - - - 10' CONTOUR INTERVAL
 - - - 2' CONTOUR INTERVAL
 - 205-13 EXISTING TAX MAP AND LOT NUMBER
 - EXISTING BUILDING
 - POTENTIAL 4,000 S.F. SEPTIC AREA
 - EXISTING TREE LINE
 - EXISTING GRANITE BOUND FOUND
 - EXISTING DRILL HOLE FOUND/SET
 - EXISTING IRON PIPE FOUND
 - EXISTING UTILITY POLE & GUY WIRE
 - EXISTING WELL



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

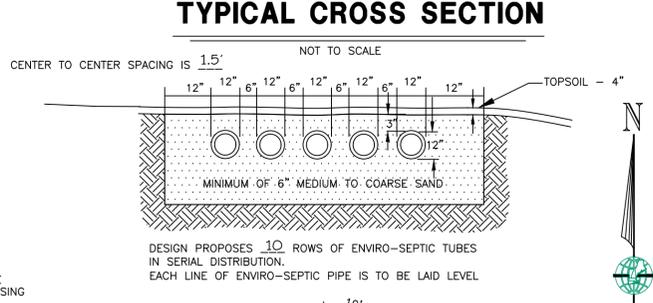
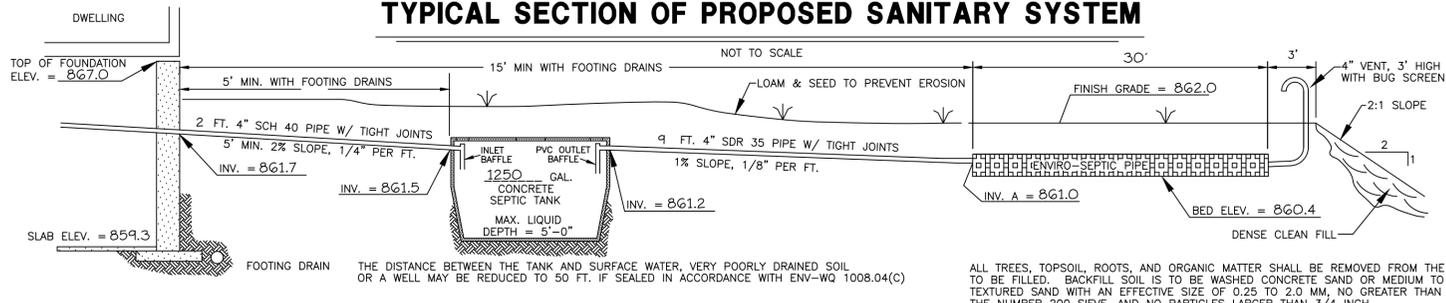


SURFACE WATER PROTECTION CONDITIONAL USE PERMIT EXHIBIT
PREPARED FOR:
ASHLEY & PETER GREENE
 TAX MAP 205 LOT 13
 186 GUNN ROAD
 KEENE, NEW HAMPSHIRE
 SCALE: 1" = 60' DECEMBER 14, 2023



MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

Plotter: 12/14/2023 11:04 AM By: JCB
 H:\MIS\12274\12274\00\DRAWINGS\SURV\12274CUP PG 1.dwg



TEST PIT DATA

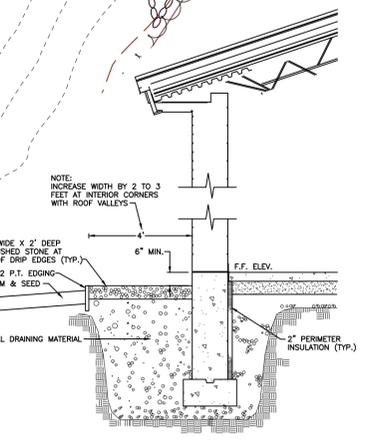
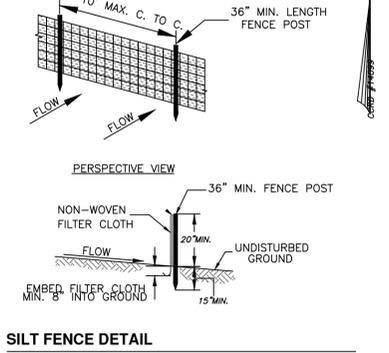
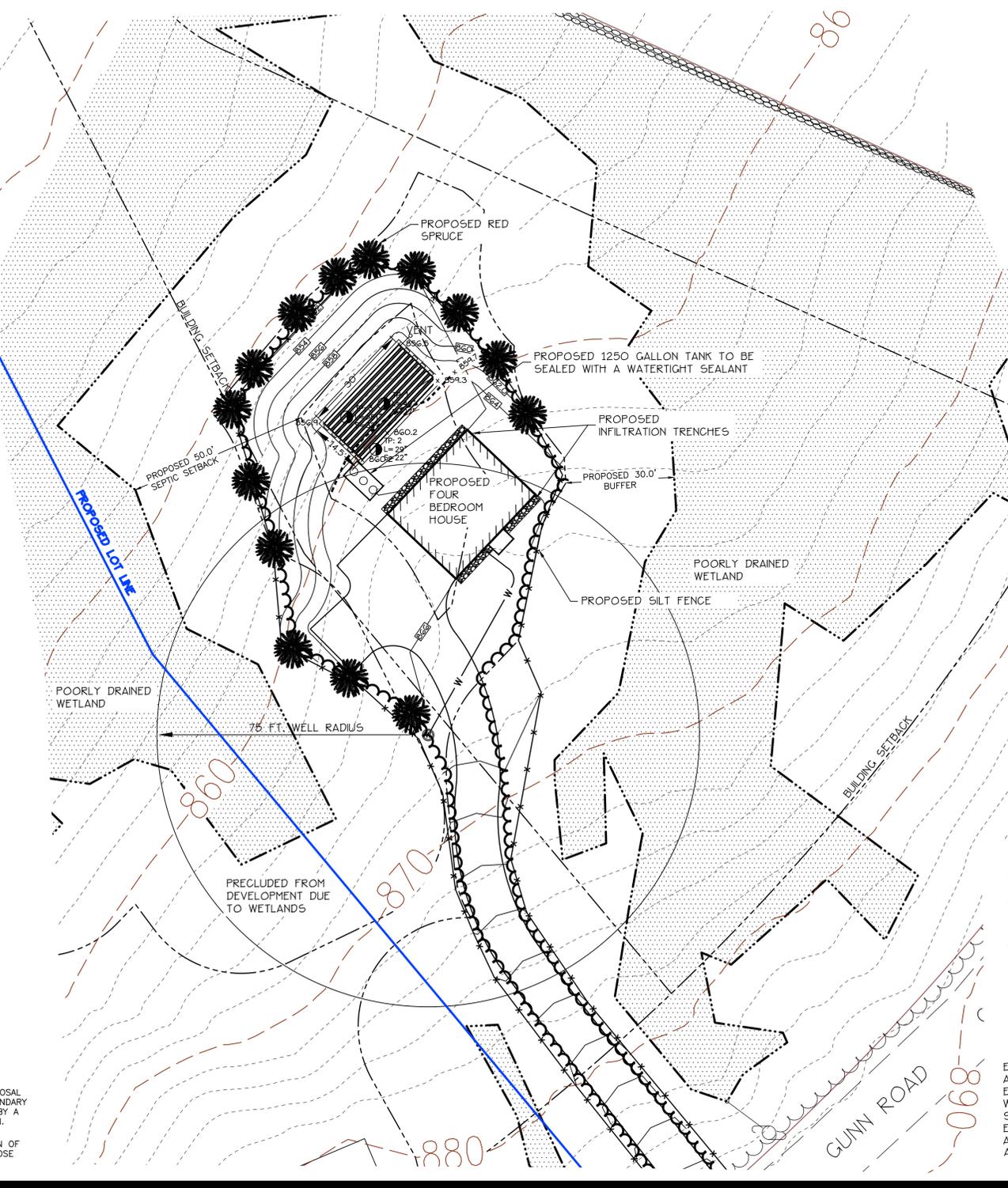
TP 1	10/13/23	TP 2	10/13/23
10YR 3/2 VERY DARK GRAYISH BROWN LOAM	6'	10YR 3/2 VERY DARK GRAYISH BROWN LOAM	3'
10YR 4/4 DARK YELLOWISH BROWN FINE SANDY LOAM GRANULAR VERY FRIABLE	13'	10YR 4/4 DARK YELLOWISH BROWN FINE SANDY LOAM GRANULAR VERY FRIABLE	16'
2.5Y 5/6 LIGHT OLIVE BROWN GRAVELLY SANDY LOAM SUBANGULAR BLOCKY VERY FRIABLE	30'	2.5Y 5/6 LIGHT OLIVE BROWN GRAVELLY SANDY LOAM SUBANGULAR BLOCKY VERY FRIABLE	22'
2.5Y 6/4 LIGHT YELLOWISH BROWN STONY SANDY LOAM MASSIVE FRIABLE	49'	2.5Y 6/4 LIGHT YELLOWISH BROWN STONY SANDY LOAM MASSIVE FRIABLE	29'
ROOTS	15'	ROOTS	16'
LEDGE	49'	LEDGE	29'
WATER	NONE	WATER	NONE
S.H.W.T.	27'	S.H.W.T.	22'
HARDPAN	NONE	HARDPAN	NONE
PERC. TEST	10 MIN./IN. AT 26"	PERC. TEST	MIN./IN. AT "
DATE	10/13/23	DATE	

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

- INSTALLATION OF SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- STRAWBALE BARRIERS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
- THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4.5' OF LOAM INSTALLED WITH SOD OR NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEED MIXTURE SHALL BE:
TALL FESCUE - 0.45 LBS.
CREEPING RED FESCUE - 0.45 LBS.
BIRDSFOOT TREFOL - 0.20 LBS.
- NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE.
- LIME AND LOW PHOSPHATE SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA NATURAL RESOURCE CONSERVATION SERVICES RECOMMENDATIONS. LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER TO CONTAIN NO MORE THAN 2% PHOSPHOROUS AND AT MINIMUM 50% SLOW RELEASE NITROGEN COMPONENTS
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.

CONSTRUCTION SEQUENCE NOTES:

- INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS.
- ROUGH GRADE SITE AND CONSTRUCT DRIVE. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- CONSTRUCT DWELLING, SEPTIC SYSTEM AND WELL.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER ANY STORMS.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING TO PREPARE FOR PAVING, LOAMING AND SEEDING. RED SPRUCES ARE TO BE PLANTED ALONG THE WETLAND BUFFER AS DEPICTED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH A HEALTHY GROWTH OF VEGETATION.



SOIL DATA: 79C: PERU FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
DESIGN DATA: 4 BEDROOMS AT 10 MIN. IN. REQUIRES 280 LIN. FT.
PROPOSED ARE 10 ROWS OF 30 LIN. FT. EACH OR 300 LIN. FT. TOTAL
DESIGN INTENT: DUE TO SHWT AT 22" THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT 860.4 ELEVATION. THIS IS APPROXIMATELY 0.2' ABOVE BELOW ORIGINAL GROUND ON THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM (EDS).
LEACHFIELD IS TO BE REBUILT IN PLACE IF REPLACEMENT BECOMES NECESSARY.
WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.06 BY JASON C. BOLDOC.
50% OR MORE OF THE LEACHFIELD IS BEYOND ELEV. 859.7 AND WILL MAINTAIN 2.5 FT. OR GREATER TO THE SEASONAL HIGH WATER TABLE

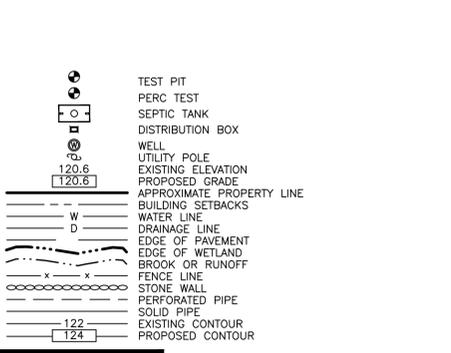
THERE ARE NO POORLY DRAINED WETLANDS WITHIN 50 FT. OF THE LEACHFIELD
THERE ARE NO VERY POORLY DRAINED WETLANDS WITHIN 75 FT. OF THE LEACHFIELD

PLANTINGS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
	RED SPRUCE	PICEA RUBENS	14	3'-4'

TREES TO BE PLANTED AT LEAST 10 FEET APART.

POTENTIAL SEWAGE DISPOSAL SYSTEM EXHIBIT
LOT 205-13-TBD
KEENE, NEW HAMPSHIRE
SCALE: 1"=20'
DECEMBER 14, 2023
OWNER: ASHLEY GREENE
186 GUNN ROAD, KEENE, NH 03431



THIS PLAN HAS BEEN PREPARED FOR SEWAGE DISPOSAL SYSTEM DESIGN PURPOSES ONLY. IT IS NOT A BOUNDARY SURVEY. LOT LINE LOCATION SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN REQUIRES NOTIFICATION OF THE DESIGNER. USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL BE AT THE USER'S RISK.

