



CONSERVATION COMMISSION

AGENDA

Monday, July 17, 2023

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
Eloise Clark
Steven Bill
Kenneth Bergman

Deborah LeBlanc, Alternate
Thomas P. Haynes, Alternate
John Therriault, Alternate
Brian Reilly, Alternate
Lee Stanish, Alternate

SITE VISIT: There will be a site visit of the property located at 0 Old Walpole Road (TMP #211-010-000) prior to the meeting at 3:30 pm. Commission members should meet at the Recreation Center at 3:15 pm to carpool to the site.

1. Call to Order
2. Approval of Meeting Minutes – June 19, 2023
3. Planning Board Referral: Surface Water Protection Conditional Use Permit Application, SWP-CUP-03-23 – 2 Lot Subdivision – 0 Old Walpole Rd (TMP #211-010-000)
4. Report-outs
 - 1) Greater Goose Pond Forest Stewardship Subcommittee
 - 2) Outreach
 - 3) Invasive Species
 - 4) Land Conservation
5. Discussion Items:
 - a) Society for the Protection of NH Forests – request for comments on reaccreditation application
 - 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) Conservation Commission speaking events
6. Correspondence
7. New or Other Business
8. Adjourn – Next meeting date: **Monday, August 21, 2023**

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

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5 **CONSERVATION COMMISSION**
6 **MEETING MINUTES**
7

Monday, June 19, 2023

4:30 PM

**Room 22,
Recreation Center**

Members Present:

Alexander Von Plinsky, IV, Chair
Eloise Clark
Councilor Robert Williams
Art Walker
Thomas Haynes, Alternate (Voting)
John Therriault, Alternate (Voting)
Deborah LeBlanc, Alternate (Voting)
Brian Reilly, Alternate
Steven Bill, Alternate (Arrived Late, via Zoom)
Lee Stanish, Alternate (Arrived Late)

Staff Present:

Mari Brunner, Senior Planner

Members Not Present:

Councilor Andrew Madison, Vice Chair
Ken Bergman

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9 **1) Call to Order**

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11 Chair Von Plinsky called the meeting to order at 4:31 PM.

12
13 **2) Approval of Meeting Minutes – May 15, 2023**

14
15 Revision: Line 251 should be changed to reflect that Mr. Haynes understood the City’s preferred
16 method, but he did not “confirm” that he would wait for the application. Change “would have to”
17 to “may have to.”

18
19 A motion by Mr. Therriault to approve the May 15, 2023 minutes as amended was duly seconded
20 by Mr. Walker and the motion carried unanimously.

21
22 **3) Report-Outs**

23 **A) Greater Goose Pond Forest Stewardship Subcommittee**
24

25 Mr. Haynes reported that the Subcommittee met on Friday, June 9, at Goose Pond for a working
26 meeting. The group did some trail maintenance and noticed that some of the new signs were

27 ripped off or hanging from trees. Mr. Haynes recreated the signs and replaced them. He said that
28 the new signage around Goose Pond was essentially complete until further trail work occurs; he
29 said it felt good to have that project done. Mr. Haynes said there would be another workday on
30 Friday, July 14, meeting again at 8:30 AM; anyone interested in helping should give Mr. Haynes
31 their email to add to his list and receive details about where to meet and activities. He hoped that
32 work on the loop trail would begin the week of this meeting, but Lew Shelley had not confirmed
33 yet. Once Mr. Haynes hears from Mr. Shelley, Mr. Haynes would email everyone with the
34 schedule so they could volunteer if interested.

35
36 Ms. Clark asked what work Mr. Shelley would be doing. Mr. Haynes said the work would be
37 fairly extensive and would not be in just one part of Goose Pond, but in 7–8 different locations.
38 He said that when walking the loop trail, one would notice a new boardwalk just past the dam.
39 Future work would include creating another boardwalk just up from the current one in another
40 wet area. There would also be 300–400 feet of trail relocation on the north side of the pond,
41 including a new bridge. At a spot just past the north trailhead entrance—when arriving at the
42 pond—a “burrito wrap” would be installed in a wet area, which includes digging a small trench
43 and filling it with fabric and gravel so that the water stays away from the treaded part of the trail.
44 Mr. Haynes added that on the very east end of the park—farthest from the parking areas—there
45 would be another trail reroute to mitigate sediment entering the pond. Otherwise, Mr. Shelley
46 would be working on general trail maintenance.

47 48 **B) Outreach**

49
50 Mr. Haynes said the Outreach workgroup had not met in the last month. The group had not
51 decided on a summer walk for Goose Pond Through the Seasons and he welcomed ideas. He said
52 Steven Lamonde led a bird walk at Goose Pond on May 28 from 8:00–10:00 AM. Ms. Clark
53 attended the bird walk and noted that there were fewer participants than last year. Ms. Clark said
54 Mr. Lamonde did an excellent job and it was fun to hear him talk about different bird calls; he is
55 very knowledgeable. She added that it was nice to see a young person so interested in birds. Ms.
56 Clark mentioned that she never saw the event advertised in print media. She understood that
57 sometimes those sources are choosy about what they include, but she believed that advertising in
58 the Sentinel and Monadnock Shopper News would boost attendance.

59
60 Ms. LeBlanc attended a different bird course with Mr. Lamonde the day before his walk at
61 Goose Pond. She said Mr. Lamonde mentioned the walk at Goose Pond and Ms. LeBlanc wanted
62 to go, but Mr. Lamonde did not have details on where to meet. Ms. LeBlanc said she looked for
63 information, but could not find the meeting place, so she could not attend. Mr. Haynes said that
64 in theory, participants could sign up via the Parks and Recreation Department. Ms. LeBlanc said
65 she looked for it via Parks and Recreation, but was alerted that the sign-up was closed, and thus
66 she could not access the event details. Ms. Brunner said these events are open to the public, so
67 she suggested adding the events to the official calendar on the City of Keene’s website. Mr.
68 Haynes said he had assumed that when he sent the press releases to Andy Bohannon (Director of
69 Parks, Recreation, and Facilities), that Mr. Bohannon’s Staff would send the information to all of

70 the relevant outlets. Ms. Brunner said that the City calendar is managed by the IT and City
71 Clerk's Departments, who are a little choosier and only include City events open to the public,
72 but Ms. Brunner thought these events could qualify. Mr. Haynes said this was good information
73 and he would try to share the details with more people for future events.

74
75 Mr. Reilly thought the key was trying to limit the events to 20–25 participants, and he was not
76 sure how to walk the fine line between engaging more participation, while avoiding groups of 50
77 people, for example. Mr. Haynes said the previous press releases encouraged people to call Parks
78 and Recreation to register, with the understanding that there could be participants that do not
79 register. He thought Ms. LeBlanc could not access the details because the sign-up had closed,
80 and it was not on the City calendar. Ms. Clark said only 5–6 people attended the May 28 bird
81 walk. Ms. LeBlanc said she was disappointed because Mr. Lamonde is lovely. Mr. Haynes said
82 that spreading this information was always a challenge. Chair Von Plinsky thought that print
83 media would be a good way forward to reach a different audience.

84

85 **C) Invasive Species**

86

87 Councilor Williams said he liked the idea about print media, noting that he wanted to spread the
88 word about invasive species activities, which had not been getting as much participation as he
89 liked; the more the better. The next event was occurring right after this meeting (6:30–8:00 PM)
90 at the Ellis-Harrison Park, where Japanese knotweed was blocking access to the creek. He
91 wanted to create a path so that kids/families could access the creek. Councilor Williams noted
92 that in the past, the volunteers used trash bags to collect the knotweed, but said the bagging takes
93 more time than actually pulling the knotweed. So, he wanted to try a new method this time using
94 tarps, which he had some success with at a previous event (he was still waiting to get those tarps
95 back). The tarps would be wrapped around the plants on site in the sun for a while until a City
96 crew takes them away.

97

98 Mr. Therriault noted that there was a lot of knotweed on White Brook at the Keene Country
99 Club. He said that a frost event earlier this year killed all of the knotweed to the ground, and it
100 had reached knee-high again. He was surprised the frost did that and it made him wonder if there
101 was research on freezing techniques (e.g., liquid nitrogen or carbon dioxide) that could kill the
102 knotweed without the normal extensive manual labor required. The Chair recalled seeing
103 knotweed along RT-5 in VT and thought the frost impacted that area too. Ms. Clark clarified that
104 it was not a frost event that harmed the knotweed, it was actually a hard freeze. Mr. Therriault
105 said he would do some research on whether methods exist for extreme cold to mitigate Japanese
106 knotweed. Councilor Williams recalled that hard freeze causing a lot of knotweed to drupe and
107 turn brown before it started regrowing. Still, anything that removes energy from the roots helps
108 with mitigation.

109

110 Chair Von Plinsky mentioned that he talked with the Keene City Republican Committee at their
111 request, and most of the conversation focused on invasive species. The Chair thought that
112 Councilor Williams could anticipate being contacted by some of those Republican Committee

113 members with questions or with interest in volunteering. Councilor Williams said the invasives
114 effort was getting more volunteers. The Councilor invited his fellow Commissioners to the 2nd
115 Annual Keene East Side Block Party on Saturday, June 24, from 1:00 PM to approximately 4:00
116 PM. The Block Party would be on North Lincoln Street, where it is typically closed for the
117 annual salamander crossing. Councilor Williams said his intent was to have these parties in
118 different neighborhoods each year, but this year was in his neighborhood, where there was a lot
119 of knotweed to address during the event.

120

121 **D) Land Conservation**

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123 The workgroup had not met recently but Chair Von Plinsky hoped to schedule a meeting soon.

124

125 **4) Discussion Items**

126 **A) Budget Discussion & Membership Renewal Requests**

127 **i) *Society for the Protection of NH Forests***

128 **ii) *NH Association of Conservation Commissions***

129

130 Chair Von Plinsky reminded the Commission that its budget would turnover at the end of the
131 City's fiscal year on June 30. On the date of this meeting, the Commission had \$1,350 remaining
132 in its budget, which would return to the City's General Fund if not allocated by the end of the
133 fiscal year. The Chair recalled that the Commission's budget began the fiscal year with \$2,000
134 and the Commission had already voted to approve payments for trail building (\$300), Bee City
135 USA annual dues (\$200), and a one-time payment to Jeff Littleton for a Goose Pond Through the
136 Seasons walk (\$150; there was an effective date in May 2023 because the payment was lost in
137 the cracks for some time). From the \$1,350 remaining, there were pending payments that the
138 Commission already voted to approve for the Ashuelot River Local Advisory Committee's
139 (ARLAC) E. coli testing (\$150) and for Steven Lamonde's bird walk (\$150). That left the
140 Commission with \$1,050. The Chair said the NH Association of Conservation Commissions
141 (NHACC) had requested their annual dues (\$900; the dues are \$950/year, but the Commission
142 overpaid \$50 last year). If the Commission paid the NHACC dues, that would leave \$150 in the
143 Commission's budget, which the Chair thought they could donate to the Society for the
144 Protection of NH Forests, which had requested funds.

145

146 A motion by Ms. Clark for the Conservation Commission to pay \$900 of dues to the NH
147 Association of Conservation Commissions was duly seconded by Mr. Therriault. The motion
148 carried unanimously.

149

150 Councilor Williams noted that he had recently spent \$37.98 on tarps for invasive species
151 removal, and he hoped to be reimbursed. He gave the receipt to Ms. Brunner. Mr. Haynes asked
152 if Councilor Williams would also need to purchase seeds/shrubs to replace the invasive species
153 removed. Councilor Williams welcomed that contribution and thought he could acquire a general
154 wildflower seed mix. Ms. Clark noted that shrubs could get expensive, and it would be helpful to
155 have a replacement plan first. Councilor Williams said he could do more research on the

156 appropriate seeds to buy and request that expense from the next fiscal year's budget beginning
157 on July 1. Chair Von Plinsky agreed that would be a good use of the Commission's budget.

158
159 Mr. Haynes asked how much the Society for the Protection of NH Forests requested. Ms.
160 Brunner said the Society did not specify and she had not researched how much the Commission
161 contributed in the past. Mr. Haynes thought it was good to contribute to the Society because they
162 hold easements for so much land around Goose Pond. Since the Commission had already
163 allocated \$150 to ARLAC, Ms. Clark thought donating the remaining funds to the Society for the
164 Protection of NH Forests would be welcomed by the Society for their land conservation and
165 easement monitoring initiatives this year; she was unsure how much the Commission had
166 contributed to that monitoring since the easement(s) began in 2009. Discussion ensued about
167 letting any minimal funds remaining (e.g., \$12) roll back into the City's General Fund. Chair
168 Von Plinsky wanted to ensure the Commission was being a good steward of the taxpayers'
169 money and he thought the Society for the Protection of NH Forests was a worthy recipient of any
170 remaining funds.

171
172 A motion by Mr. Haynes was duly seconded by Mr. Therriault for the Conservation Commission
173 to donate \$112 to the Society for the Protection of NH Forests and to reimburse Councilor
174 Robert Williams for \$38 to cover the cost of tarps for the invasive species program. The motion
175 carried unanimously.

176
177 Ms. Brunner clarified that as long as an expense was incurred before June 30, it would still come
178 out of this fiscal year's budget.

179
180 **B) Recent U.S. Supreme Court Decision – [Sackett v. Environmental Protection](#)**
181 **[Agency](#)**

182
183 Chair Von Plinsky said Mr. Bill brought it to his and Ms. Brunner's attention, questioning how
184 this would impact the City's wetland protections in the short-term and long-term. The Chair said
185 that this Supreme Court decision substantially weakened federal wetlands protections. Ms.
186 Brunner said she spoke with the City Attorney, Tom Mullins, about this and he had little input.
187 Ms. Brunner said this was a topic at the NH Planners spring meeting and she said people were
188 scrambling. She thought everyone would learn more later on about how this would impact NH.
189 She said that local municipalities are allowed to have more stringent regulations, so she did not
190 think this decision would impact those local regulations. This decision could, however, impact
191 what the State of NH does if there is a federal "pass through" program. She said it was estimated
192 that this decision reduced the reach of the Clean Water Act by 51%. Before this decision, the
193 Clean Water Act applied to "adjacent" surface waters, but with this ruling the Supreme Court has
194 interpreted "adjacent" to mean "adjoining." Thus, under this decision, the actual surface of the
195 water must be continuous with a navigable water body; so, if a wetland does not have a
196 continuous surface with a navigable water body it would no longer be covered by the Clean
197 Water Act. Ms. Clark said goodbye to vernal pools. Chair Von Plinsky said there was not much
198 for the Commission to discuss because there was no way to appeal the Supreme Court's decision.

199 Still, he said it was something for the Commissioners to keep an eye on as private citizens by
200 reaching out to lawmakers. The Chair said that there was the potential for a lot of opportunistic
201 legislation that could weaken NH's wetland protections.

202

203 **C) Keene Meadow Solar Station Project Update**

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205 Chair Von Plinsky recalled that the Commission sought clarification on whether it could hold a
206 public site visit outside the normal City process as explained by Ms. Brunner at the last meeting.
207 Ms. Brunner said she spoke with the City Attorney, Tom Mullins, who said the Commission
208 should absolutely not hold any kind of site visit outside of this typical application process.
209 However, Ms. Brunner explained that Community Development Department Staff met with
210 representatives from Glenvale Solar, who she said were appreciative of the idea. Ms. Brunner
211 shared some of Mr. Haynes' concerns about community members not understanding what was
212 proposed and how close to Goose Pond the installation would be. Ms. Brunner said that the
213 Glenvale Solar representatives were nervous about a public walk before all the details were
214 finalized. Glenvale Solar intended to discuss these things internally and get back in touch with
215 the Community Development Department. Still, Ms. Brunner said Glenvale representatives
216 supported the idea of a community walk that Conservations Commissioners could attend as
217 individual members of the community. Mr. Haynes appreciated the update. Chair Von Plinsky
218 said this would stay on the agenda for the foreseeable future so the Commission could stay
219 apprised of developments.

220

221 **D) Potential Land Purchase Update – (Rt 9/Washington St. Ext. properties)**

222

223 Chair Von Plinsky said the City Council approved the City Manager negotiating the purchase of
224 these properties for no more than what the City Council approved during the last purchase
225 attempt. Now, it was in the hands of the City Manager, Elizabeth Dragon, and Hull Forest
226 Products to negotiate. The City Manager had reached out with an initial offer, but Ms. Brunner
227 said she was still waiting for a response. Mr. Reilly asked if the properties were out for bid or if
228 the owners approached the City. Chair Von Plinsky said Hull Forest Products reached out to the
229 City when they were done with the land.

230

231 **E) Airport Proposed Wildlife Control Fence Update**

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233 Chair Von Plinsky said there were no new developments, and the project was working through
234 stage one of the planning process, which is supposed to conclude by the end of 2023. The
235 Commission would await an update.

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237 **F) Conservation Commission Speaking Events**

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239 No comments as Councilor Madison was not present.

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241 **G) Educational Resources for Invasive Species Removal**

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Ms. Brunner recalled that this had been on the agenda a few times. The topic arose originally when discussing creating resources about invasive species, but the Commission had since decided to share resources that exist already.

5) Correspondence: Society for the Protection of NH Forests – 2023 Annual Bulletin

This correspondence was in the agenda packet and the Commission approved a donation earlier in the meeting under agenda item 4.A.

6) New or Other Business

Mr. Therriault said he was called by maintenance employees to the Keene Library, where there is a honeybee hive in the southwest corner of the Masonic building. He took photos of the hive with an infrared camera from inside and outside the building to locate the colony. To Mr. Therriault’s knowledge, the Library Staff were talking to other City Staff to determine if they want to spend the money to remove the hive. He said the hive was within the masonry and would not be possible to access from the inside. Mr. Therriault said it looked like wood molding under the roofline could be removed to access the colony, but that would require a lift or bucket truck for a few days to remove it completely.

Ms. Clark hoped everyone would take time to look at the garden by the Veteran’s Memorial, where the poppies were in full bloom.

Ms. Brunner referred to a brochure in the agenda packet from the Society for the Protection of NH Forests: the Conservation Easement Stewardship Annual Bulletin. She said the Society was asking for comments on their re-accreditation application by November 18. They were first accredited in July 2013 by the National Land Trust Accreditation Commission. Chair Von Plinsky thought it would be good for the Commission to send some supporting comments. This would remain on the agenda to discuss again next month.

7) Adjournment – Next Meeting Date: Monday July 17, 2023

There being no further business, Chair Von Plinsky adjourned the meeting at 5:12 PM.

Respectfully submitted by,
Katrnya Kibler, Minute Taker
June 20, 2023

Reviewed and edited by,
Mari Brunner, Senior Planner

Surface Water Protection Conditional Use Permit for Proposed Old Walpole Rd. Subdivision

(TMP# 211-010-000)

NARRATIVE

The Applicant proposes to subdivide an existing, undeveloped 211.4-acre parcel at 0 Old Walpole Road (TMP#: 211-010-000) into a 5.10-acre lot and a 206.3-acre lot. Due to the presence of wetlands and an intermittent stream along or near the existing parcel's frontage on Old Walpole Road, it is not possible to access a buildable area of the lot without impacting wetlands or the associated 75' Surface Water Buffer. A legally non-conforming woods road/driveway, which crosses surface waters, is present on the existing parcel off Old Walpole Road and is used to access agricultural fields. To minimize surface water impacts, the Applicant proposes to access the 5.10-acre lot using a portion of this existing driveway. However, a new driveway will be constructed off this existing driveway to access the interior of the proposed lot. A small portion (2,029 sq. ft.) of the 75' Surface Water Buffer will be impacted by the new section of driveway. In accordance with Section 11.6.1.A.2 of the Land Development Code, a Surface Water Protection Conditional Use Permit (CUP) is required to create a new lot that would require the disturbance or crossing of lands within the Surface Water Protection Overlay District.

The proposed driveway will be approximately 350 linear feet from its origin at Old Walpole Road and will adhere to the City's driveway and street access standards. The maximum grade of the proposed driveway will be 15% and the width will be 10 ft. At the end of the driveway there will be a branch style turnaround. A 12" culvert and level spreader will be installed near the driveway's steepest grade to direct and capture stormwater runoff. The Applicant has submitted a draft access agreement for the portion of driveway that will be shared between the two lots.

Although no development is proposed as part of this subdivision application, the Applicant intends to construct a single-family dwelling on the proposed 5.10-acre lot in the future. No development is proposed on the remaining 206.3-acre lot at this time.

The Applicant has submitted a subdivision application together with this CUP application. This subdivision application provides a narrative describing how the proposed subdivision and driveway meet the City's Subdivision, Site Development, and Driveway/Street Access regulations.

The proposed subdivision complies with the following Surface Water Protection CUP Permit standards in Section 11.6.2 of the City of Keene Land Development Code. Exemptions are requested from the following plan sets / reports as no new development is proposed: landscaping plan, lighting plan, elevations, drainage report, traffic analysis, historic evaluation, screening analysis, and architectural and visual appearance analysis.

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

As noted earlier in this document, surface waters (wetlands and an intermittent stream) and their associated 75' Surface Water Buffer are located along the majority of the existing 211.4-acre parcel's 529.40 feet of road frontage on Old Walpole Road. There are also wetlands and steep slopes on the parcel that limit where a building and driveway could be located on the site. As such, it is not possible to access a building site on the proposed lot without encroaching into the Surface Water Protection Overlay District.

The existing parcel has been used for agricultural purposes for many decades and access to the lot has been from a grandfathered woods road/driveway off Old Walpole Road, which crosses the Surface Water Protection Overlay District.

11.6.2.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.”

To access the proposed 5.10-acre lot, the Applicant proposes a driveway layout that utilizes a portion of an existing road/driveway and has minimal impact to the 75’ Surface Water Buffer. The proposed driveway will impact 2,029 sq. ft. of the outer periphery of the Surface Water Buffer area. No impacts are proposed to surface waters/wetlands.

11.6.2.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 proposed 5.10-acre lot will have ample land area to develop a single-family dwelling without impacts to the surface water resources on the site. The Subdivision Plan demonstrates that it is possible to locate a septic system and house on the proposed lot without impacting the Surface Water Protection Overlay District, steep slopes, or other sensitive site features. The Plan shows a well placed in the 75’ Surface Water Buffer, which is a permitted use in the Surface Water Protection Overlay District (See Section 11.5.D of the Land Development Code).

The proposed driveway will not exceed a 15% slope. At its steepest section, stormwater runoff will be directed away from the Surface Water Buffer into a level spreader from a 12” culvert. The culvert and level spreader will not be located in the Surface Water Protection Overlay District.

11.6.2.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.

- 1. Dead, diseased, unsafe, fallen or invasive trees, saplings, shrubs, or ground cover may be removed from the surface water buffer area.**
- 2. Tree stumps and their root systems shall be left intact in the ground, unless removal is specifically approved in conjunction with a surface water protection conditional use permit granted by the Planning Board. The stumps and root balls of exotic, invasive species may be removed by hand digging and/or hand cutting.**
- 3. Preservation of dead and living trees that provide dens and nesting places for wildlife is encouraged. Planting of native species of trees, shrubs, or ground cover that are beneficial to wildlife is encouraged.**
- 4. Where there has been disturbance or alteration of the surface water buffer during construction, revegetation with native species may be required by the Planning Board.”**

The proposed impacts to the 75’ Surface Water Buffer will be limited to the 2,029 sq. ft., for a portion of the proposed gravel driveway, which will be 10-feet wide. Some trees may need to be removed for the construction of the driveway and their stumps will be hauled offsite.

11.6.2.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.**

There are two areas of wetlands on the proposed 5.10-acre parcel. One area is in the interior of the parcel and is approximately 11,600 sq. ft. It is a pit and mound landform on a terrace lying between steep upslope and downslope grades. It has been subject to human disturbance from clearing and farming in the past and there is some debris in the wetland.

The other wetland area is along the road frontage of the parcel and is part of a larger wetland complex. The area of wetland on the subject parcel is approximately 9,500 sq. ft. It is at the toe of slope of a hill to the north. It has been subject to human disturbance from clearing and farming in the past and there is some debris in the wetland.

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

The wetland area on the interior of the parcel is isolated.

The wetland area along the road frontage is part of a large complex connected by a series of culverts under roads and driveways to the Black Brook watershed.

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

The wetland on the interior of the parcel serves to slow sheet flow from up slope and detain water before flowing down slope.

The wetland along the road frontage serves to slow sheet flow from up slope and detain water before out flowing to the next wetland area through a culvert. The wetland has a low gradient, traps sediment, and slows flood water.

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

The wetland on the interior of the parcel is situated on a slight terrace between two slopes. It is primarily vegetated by a tree stratum of Larch, Red Maple and Hemlock and an herb stratum of various wetland ferns. The Surface Water Buffer is located on the slopes up and down hill of the wetland. The vegetation is similar, with fewer ferns and more upland tree species.

The wetland along the road frontage is situated on a relatively level area between an upper slope and Wyman Road. It is primarily vegetated by a tree stratum of Red Maple and Hemlock, similar shrub stratum and an herb stratum of various wetland ferns. The Surface Water Buffer is located on slopes uphill and the road downhill. The vegetation is similar, with fewer ferns and more upland tree species in the buffer area.

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

The Surface Water Buffer appears to feed the wetland, which is on the interior of the parcel, on the uphill side and eventually disperse water on the downhill side.

The Surface Water Buffer appears to feed the wetland along the road frontage on the uphill side and eventually disperse water on the downhill side through the culvert.

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

The wetlands and Surface Water Buffers do not appear to be wildlife corridors or habitat.

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.

As noted earlier, stormwater runoff from the steepest section of driveway will be directed away from the Surface Water Buffer into a level spreader from a 12" culvert. The culvert and level spreader will not be located in the Surface Water Protection Overlay District.

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.

As the wetland on the interior of the parcel is small, shallow, and isolated, grading or filling the wetland would eliminate the wetland area; however, no fill or grading of wetlands is proposed. Disturbance to the Surface Water Buffer areas will have little to no impact.

The wetland along the road frontage is small and shallow but is tied to other wetland areas. Grading or filling the wetland would eliminate the wetland area and cause flow to occur in other areas or over the road. However, no fill or grading of wetlands is proposed. Disturbance to the Surface Water Buffer areas will have little to no impact.



City of Keene, NH

Surface Water Protection Conditional Use Permit (CUP) Application

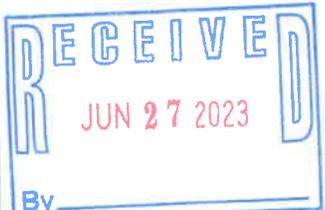
If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keenenh.gov

SECTION 1: PROJECT INFORMATION

PROJECT NAME: Old Walpole Road 2-Lot Subdivision

PROJECT ADDRESS(ES): 0 Old Walpole Road (TMP: 211-010-000)

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER		APPLICANT	
NAME/COMPANY: Keene Executive Homes, LLC		NAME/COMPANY: Keene Executive Homes, LLC	
MAILING ADDRESS: 7 Corporate Dr., Keene, NH 03431		MAILING ADDRESS: 7 Corporate Dr., Keene, NH 03431	
PHONE: See Agent Info.		PHONE: See Agent Info.	
EMAIL: See Agent Info.		EMAIL: See Agent Info.	
SIGNATURE: 		SIGNATURE: 	
PRINTED NAME: Bryan Granger, Duly Authorized		PRINTED NAME: Bryan Granger, Duly Authorized	
AUTHORIZED AGENT (if different than Owner/Applicant)		FOR OFFICE USE ONLY:	
NAME/COMPANY: Brickstone Land Use Consultants, LLC		TAX MAP PARCEL #(s): 211 010 0000000000	
MAILING ADDRESS: 185 Winchester St., Keene, NH 03431		-----	
PHONE: 603-357-0118		PARCEL SIZE: 21.4 acres	DATE STAMP: 
EMAIL: jphippard@ne.rr.com		ZONING DISTRICT: Rural	
SIGNATURE: see signature on app. dated 6/16/23.		PROJECT #: S-10-22 B	
PRINTED NAME: Jim Phippard, Duly Authorized			

SWP-CUP-03-23

Huntley Survey & Design, PLLC

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

Test Pits for NH State Subdivision Application

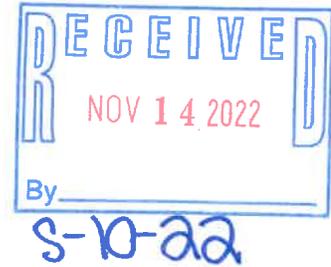
prepared for
Cardinal Surveying & Land Planning

Land of
C & S Wholesale Grocers, Inc

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

November 10, 2022

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



Excavation provided by Pat Rawson Construction

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

RH-1

1"-0"

Forest Duff

0"-7"

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

7"-16"

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

16"-24"

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

24"-42"

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

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

42"-50"+

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

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

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

Percolation Rate: *10Min/Inch*



Huntley Survey & Design, PLLC

New Hampshire & Vermont ~ Land Surveying * Wetlands Delineation & Permitting * Septic System Design
 659 West Road, Temple, New Hampshire 03084 * (603) 924-1669 Office * (603) 381-3227 Cell * Email: Russ@huntleysurvey.com

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: C&S Lot 211-010 City/County: Keene Sampling Date: November 4, 2022

Applicant/Owner: C&S wholesalers State: NH Sampling Point: DP1

Investigator(s): R. Huntley - HSD Section, Township, Range: _____

Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Concave Slope (%): 0

Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: 61B Tunbridge Lyman Rock outcrop Complex NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) 	

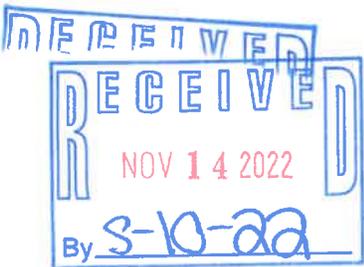
HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>x</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



VEGETATION – Use scientific names of plants.

Sampling Point: DP1

	Absolute % Cover	Dominant Species?	Indicator Status																																	
Tree Stratum (Plot size: <u>30+</u>)																																				
1. <u>Larix laricina</u>	33	Yes	FACW	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.3%</u> (A/B)																																
2. <u>Acer rubrum</u>	33	Yes	FAC																																	
3. <u>Tsuga canadensis</u>	27	Yes	FACU																																	
4. <u>Pinus strobus</u>	3	No	FACU																																	
5. <u>Nyssa sylvatica</u>	4	No	FAC																																	
6. _____																																				
7. _____																																				
	100	=Total Cover		Prevalence Index worksheet: <table style="width:100%; border:none;"> <tr> <td style="width:50%;"></td> <td style="text-align:center;"><u>0</u></td> <td style="width:50%;"></td> <td style="text-align:center;"><u>0</u></td> </tr> <tr> <td>OBL species</td> <td style="text-align:center;"><u>0</u></td> <td>x 1 =</td> <td style="text-align:center;"><u>0</u></td> </tr> <tr> <td>FACW species</td> <td style="text-align:center;"><u>60</u></td> <td>x 2 =</td> <td style="text-align:center;"><u>120</u></td> </tr> <tr> <td>FAC species</td> <td style="text-align:center;"><u>47</u></td> <td>x 3 =</td> <td style="text-align:center;"><u>141</u></td> </tr> <tr> <td>FACU species</td> <td style="text-align:center;"><u>32</u></td> <td>x 4 =</td> <td style="text-align:center;"><u>128</u></td> </tr> <tr> <td>UPL species</td> <td style="text-align:center;"><u>0</u></td> <td>x 5 =</td> <td style="text-align:center;"><u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align:center;"><u>139</u></td> <td>(A)</td> <td style="text-align:center;"><u>389</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align:center;"><u>2.80</u></td> </tr> </table> Prevalence Index = B/A = <u>2.80</u>		<u>0</u>		<u>0</u>	OBL species	<u>0</u>	x 1 =	<u>0</u>	FACW species	<u>60</u>	x 2 =	<u>120</u>	FAC species	<u>47</u>	x 3 =	<u>141</u>	FACU species	<u>32</u>	x 4 =	<u>128</u>	UPL species	<u>0</u>	x 5 =	<u>0</u>	Column Totals:	<u>139</u>	(A)	<u>389</u>				<u>2.80</u>
	<u>0</u>		<u>0</u>																																	
OBL species	<u>0</u>	x 1 =	<u>0</u>																																	
FACW species	<u>60</u>	x 2 =	<u>120</u>																																	
FAC species	<u>47</u>	x 3 =	<u>141</u>																																	
FACU species	<u>32</u>	x 4 =	<u>128</u>																																	
UPL species	<u>0</u>	x 5 =	<u>0</u>																																	
Column Totals:	<u>139</u>	(A)	<u>389</u>																																	
			<u>2.80</u>																																	
Sapling/Shrub Stratum (Plot size: <u>15</u>)																																				
1. _____				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)																																
2. _____																																				
3. _____																																				
4. _____																																				
5. _____																																				
6. _____																																				
7. _____																																				
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																																
Herb Stratum (Plot size: <u>30</u>)																																				
1. <u>Rhamnus cathartica</u>	10	Yes	FAC	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																																
2. <u>Onoclea sensibilis</u>	10	Yes	FACW																																	
3. <u>Osmundastrum cinnamomeum</u>	15	Yes	FACW																																	
4. <u>Dryopteris X bootii</u>	2	No	FACW																																	
5. <u>Polystichum acrostichoides</u>	2	No	FACU																																	
6. _____																																				
7. _____																																				
8. _____																																				
9. _____																																				
10. _____																																				
11. _____																																				
12. _____																																				
	39	=Total Cover		Hydrophytic Vegetation Present? Yes <u>X</u> No _____																																
Woody Vine Stratum (Plot size: _____)																																				
1. _____																																				
2. _____																																				
3. _____																																				
4. _____																																				
				=Total Cover																																

Remarks: (Include photo numbers here or on a separate sheet.)

Tree Data

White Pine

6 18.85

Larch

8 25.13
 12 37.70
 10 31.42
 8 25.13
 7 21.99
 8 25.13
 7 21.99

Hemlock

8 25.13
 6 18.85
 6 18.85
 6 18.85
 4 12.57
 8 25.13
 4 12.57
 8 25.13

Red Maple

7 21.99
 3 9.42
 7 21.99
 8 25.13
 11 34.56
 4 12.57
 4 12.57
 4 12.57
 4 12.57
 8 25.13

Gum

8 25.133

18.85
 3%

188.50
 33%

157.08
 27%

188.50
 33%

25.13
 4%

Pi = 3.1415927

Total Cover
 50%
 20%

578
 289
 116

ABUTTERS

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

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

LOT 206-009
EMILY L. & JAY S. CHAMBERLAIN
83 DARLING ROAD
KEENE, NH 03431

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

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

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

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

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

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

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

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

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

LOT 211-020
JOHN & KAREN C. COLLENG
187 DARLING ROAD
KEENE, NH 03431

LOT 211-019
193 DARLING ROAD LLC
55 OLD BEDFORD ROAD
KEENE, NH 03431

LOT 211-018
DONALD P. & HILARY E. ASH
197 DARLING ROAD
KEENE, NH 03431

LOT 211-017
NEAL B. & REBECCA B. GOLDENBERG
201 DARLING ROAD
KEENE, NH 03431

LOT 211-016
INGRID D. & KYLE P. HEBERT
205 DARLING ROAD
KEENE, NH 03431
VOL. XX PG. XX

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

LOT 501-016
MITCHELL & BELINDA SCHADLER REV. TRUST
32 MOUNTAIN VIEW DRIVE
KEENE, NH 03431

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LOT 210-027
FERNAND J. & MARGUERITE E. CYR
315 OLD WALPOLE ROAD
KEENE, NH 03431

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

SURRY

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

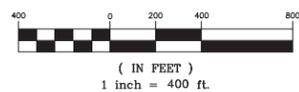
LOT 5B-78-B2
DANIEL M. & JORIE JOHNSON
952 ROUTE 12A
SURRY, NH 03431
VOL. 3187 PG. 0174

WETLAND CERTIFICATION

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



GRAPHIC SCALE



LEGEND

- - PIN FOUND
- - REBAR SET
- 100 - UTILITY POLE
- - CATCH BASIN
- ~ - TREE LINE
- - STONE WALL
- - - - - EXISTING CONTOUR LINE
- - - - - EDGE OF DELINEATED WETLANDS
- - - - - STREAM/BROOK
- - - - - SOILS LINE
- - - - - EASEMENT LINE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - SURFACE WATER BUFFER
- - - - - CULVERT
- 4,000 S.F. - 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
- 75' - PROTECTIVE WELL RADIUS
- - WETLANDS
- - TEST PIT

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

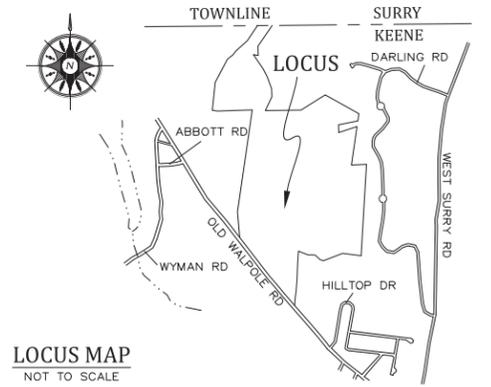
Professional seal and signature of the surveyor, J. HUNTLEY, No. 156, State of New Hampshire.

NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A BUILDING LOT FROM LOT 211-010-000.
- OWNER OF RECORD:
LOT 211-010-000
KEENE EXECUTIVE HOMES, LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOLUME 2662 PAGE 787
- AREA OF LOT 211-010-000: 211.4 ACRES
- MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
- CURRENT ZONING: 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
WETLANDS BUFFER - 75 FEET
- THE RIGHT OF WAY OF OLD WALPOLE ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 4 RODS WIDE (66') BASED ON THE LAYOUT OF 1836 RECORDED IN VOLUME 1 PAGE 37 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- CONTOUR DATA WAS OBTAINED FROM LIDAR DATA PROVIDED BY HTTPS://GRANTVIEW.UNH.EDU/. CONTOUR INTERVAL IS 5 FEET.
- LOT 211-010-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- SOIL INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- WETLANDS WERE DELINEATED ON NOV. 4, 2022 BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC, NHILLS NO. 877, 659 WEST ROAD, TEMPLE, NEW HAMPSHIRE 03084. (603) 924-1669.
- ANY FURTHER DEVELOPMENT SHALL COMPLY WITH THE CITY OF KEENE SURFACE WATER PROTECTION ORDINANCE AND STEEP SLOPE ORDINANCE.

DISCLAIMERS

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



REFERENCE PLANS

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

OWNER CERTIFICATIONS

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

AGENT _____ DATE _____

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

PLAN SET

SHEET 1/3 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS

SHEET 2/3 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN

SHEET 3/3 50 SCALE PLAT PLAN FOR RECORDING AT CCRD

NO.	DATE	REVISION	BY
2	7-7-23	ADDRESS STAFF COMMENTS	WP
1	6-12-23	ABUTTERS, DRIVEWAY LOC, NOTES	LBJ

EXISTING CONDITIONS
2 LOT SUBDIVISION
KEENE EXECUTIVE HOMES, LLC

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

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

PREPARED FOR:
KEENE EXECUTIVE HOMES, LLC

CARDINAL SURVEYING & LAND PLANNING
Sullivan, New Hampshire 03445
Tel: (603) 205-1989

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



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

LOT 211-009
CHRISTOPHER & KRISTEN STROSHINE
203 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2957 PG. 842

LOT 211-010-000
206.3 ACRES

LOT 211-002
ANTONIO TAVARES & MICHELE DESROISIERS
208 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2788 PG. 150

LOT 503-006
JAMES CRAIG
141 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1610 PG. 59

LOT 211-001
NANCY A. LEGER REV TRUST
PO BOX 565
KEENE, NH 03431
VOL. 2986 PG. 967

LOT 504-012
JOEL & LORI FLANDERS
184 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 971 PG. 511

LOT 504-011
NICHOLAS LEONE IV
178 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 3218 PG. 143

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

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

AGENT _____ DATE _____

_____, 2023
APPROVED AS A SUBDIVISION
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD
BY _____, CHAIRMAN

PLAN SET
SHEET 1/3 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
SHEET 2/3 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN
SHEET 3/3 50 SCALE PLAT PLAN FOR RECORDING AT CCRD

NO.	DATE	REVISION	BY
2	7-7-23	ADDRESS STAFF COMMENTS	WP
1	6-12-23	ABUTTERS, DRIVEWAY LOC, NOTES	LBJ

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.

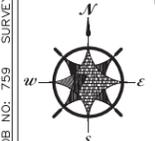
SUBMITTED FOR APPROVAL
Sullivan, New Hampshire
Surveyor's Signature

PROPOSED CONDITIONS
2 LOT SUBDIVISION
KEENE EXECUTIVE HOMES, LLS

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

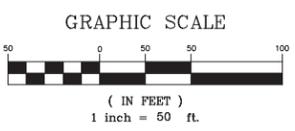
DATE: AUG 22, 2022 SCALE: 1"=50'

PREPARED FOR:
KEENE EXECUTIVE HOMES, LLC



CARDINAL SURVEYING & LAND PLANNING
Sullivan, New Hampshire 03445
Tel: (603) 205-1989

- LEGEND**
- - PIN FOUND
 - - REBAR SET
 - 100 - UTILITY POLE
 - ▣ - CATCH BASIN
 - - TREE LINE
 - - STONE WALL
 - 100--- - EXISTING CONTOUR LINE
 - - EDGE OF DELINEATED WETLANDS
 - - STREAM/BROOK
 - - SOILS LINE
 - - EASEMENT LINE
 - - APPROXIMATE ABUTTER LINE
 - - SURFACE WATER BUFFER
 - - CULVERT
 - ▨ - 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
 - 75' - PROTECTIVE WELL RADIUS
 - - WETLANDS
 - TP - TEST PIT

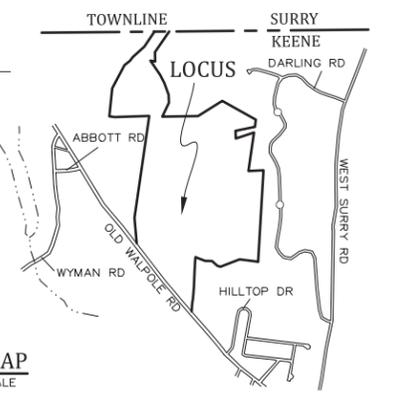


EXISTING BOUNDARY LINE

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



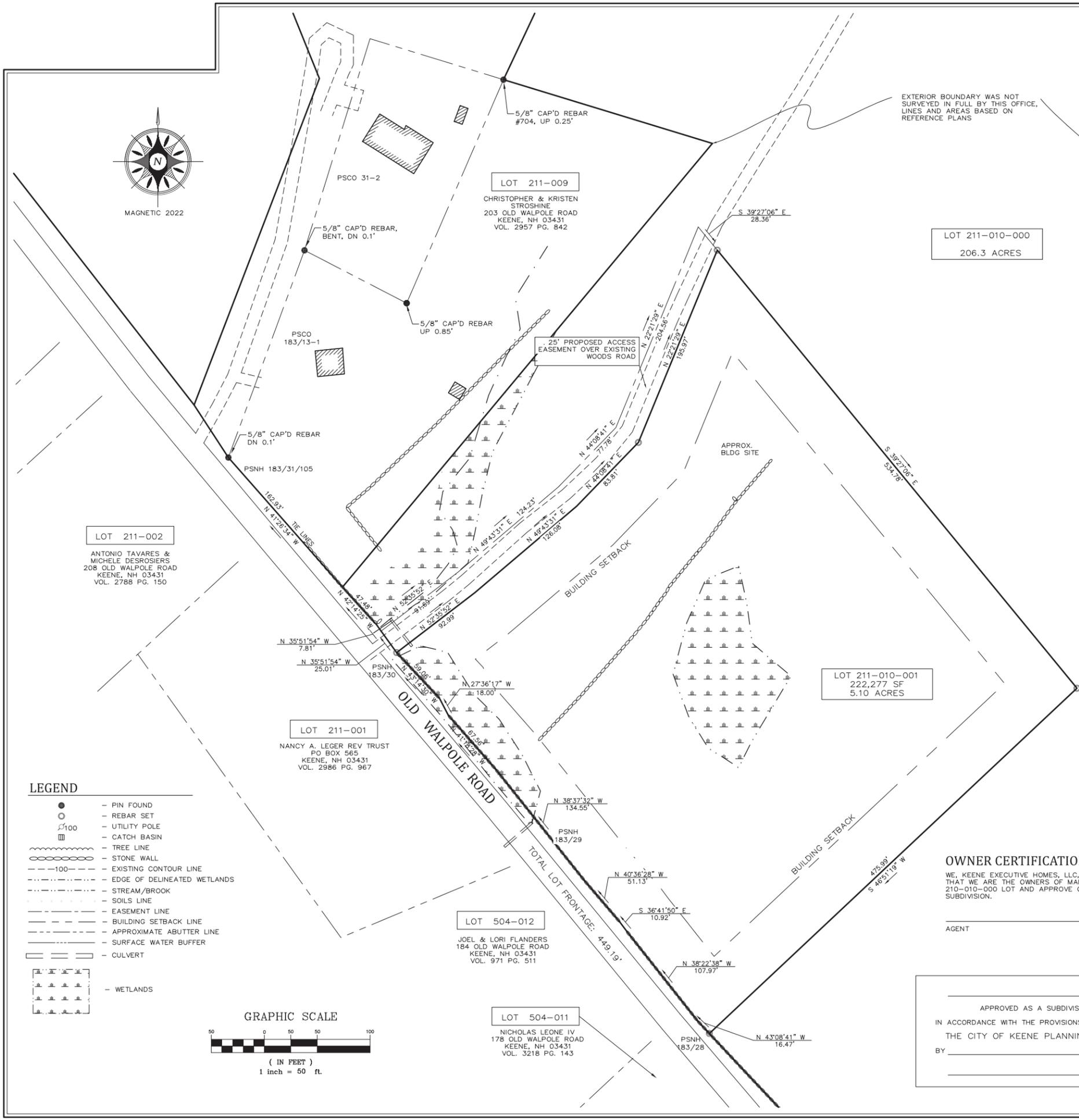
LOCUS MAP
NOT TO SCALE



REFERENCE PLANS

1. "IN THE CITY OF KEENE N.H. PLAN OF SUBDIVISION FOR FIRST NO. CO-OPERATIVE BANK"; PREPARED BY FRANK A. GLINE JR.; DATED JAN. 31, 1985; SCALE 1"=200'; RECORDED AT CCRD PLAN BOOK 51 PAGE 80.
2. "CORRECTIVE SUBDIVISION & CONSOLIDATION PLAN LOT 2-13, MAP 701 & LOT 7-22, MAP 914, DARLING ROAD & OLD WALPOLE ROAD, KEENE, NEW HAMPSHIRE, PREPARED FOR A. RANGER CURRAN, JR."; PREPARED BY ALLAN H. SWANSON, INC.; DATED 19 JANUARY 1995; SCALE 1"=300 FEET; RECORDED AT CCRD C11-D10-0098.
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EXTERIOR BOUNDARY WAS NOT SURVEYED IN FULL BY THIS OFFICE. LINES AND AREAS BASED ON REFERENCE PLANS



LOT 211-002
ANTONIO TAVARES & MICHELE DESROISIERS
208 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 2788 PG. 150

PSNH 183/31/105

PSNH 183/30

LOT 211-001
NANCY A. LEGER REV TRUST
PO BOX 565
KEENE, NH 03431
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LOT 211-009
CHRISTOPHER & KRISTEN STROSHINE
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NICHOLAS LEONE IV
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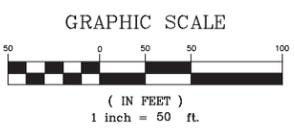
LOT 211-010-001
222,277 SF
5.10 ACRES

LOT 211-010-000
206.3 ACRES

LOT 503-006
JAMES CRAIG
141 OLD WALPOLE ROAD
KEENE, NH 03431
VOL. 1610 PG. 59

LEGEND

- - PIN FOUND
- - REBAR SET
- - UTILITY POLE
- - CATCH BASIN
- ▣ - TREE LINE
- ▤ - STONE WALL
- - EXISTING CONTOUR LINE
- - - - - EDGE OF DELINEATED WETLANDS
- - - - - STREAM/BROOK
- - - - - SOILS LINE
- - - - - EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- - - - - APPROXIMATE ABUTTER LINE
- - - - - SURFACE WATER BUFFER
- - - - - CULVERT
- ▨ - WETLANDS



OWNER CERTIFICATIONS

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

AGENT _____ DATE _____

_____, 2023
APPROVED AS A SUBDIVISION
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD
BY _____, CHAIRMAN

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.



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A BUILDING LOT FROM LOT 211-010-000.
2. OWNER OF RECORD:
LOT 211-010-000
KEENE EXECUTIVE HOMES, LLC
7 CORPORATE DRIVE
KEENE, NH 03431
VOLUME 2662 PAGE 787
3. AREA OF LOT 211-010-000: 211.4 ACRES
4. MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE TAX MAPS.
5. CURRENT ZONING: RURAL DISTRICT
MIN. LOT AREA - 2 ACRES
MIN. FRONTAGE - 50 FEET
MIN. WIDTH AT BUILDING LINE - 200 FEET
BUILDING SETBACKS:
FRONT - 50 FEET
SIDE - 50 FEET
REAR - 50 FEET
WETLANDS BUFFER - 75 FEET
6. THE RIGHT OF WAY OF OLD WALPOLE ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTATION AND IS SHOWN TO BE 4 RODS WIDE (66') BASED ON THE LAYOUT OF 1836 RECORDED IN VOLUME 1 PAGE 37 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
7. CONTOUR DATA WAS OBTAINED FROM LIDAR DATA PROVIDED BY [HTTPS://GRANITIEWV.UNH.EDU/](https://granitewv.unh.edu/). CONTOUR INTERVAL IS 5 FEET.
8. LOT 211-010-000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
9. SOIL INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
10. WETLANDS WERE DELINEATED ON NOV 4, 2022 BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC, NHLS NO. 877, 659 WEST ROAD, TEMPLE, NEW HAMPSHIRE 03084. (603) 924-1669.
11. ANY FURTHER DEVELOPMENT ON THE PARCELS WILL COMPLY WITH THE CITY OF KEENE SURFACE WATER PROTECTION ORDINANCE AND STEEP SLOPE ORDINANCE.

DISCLAIMERS

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

PLAN SET

- SHEET 1/3 400 SCALE EXISTING CONDITIONS, NOTES, ABUTTERS
- SHEET 2/3 50 SCALE PROPOSED CONDITIONS, SUBDIVISION PLAN
- SHEET 3/3 50 SCALE PLAT PLAN FOR RECORDING AT CCRD

NO.	DATE	REVISION	BY

2 LOT SUBDIVISION
KEENE EXECUTIVE HOMES, LLS

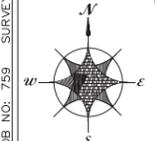
LOT 211-010-000
OLD WALPOLE ROAD
KEENE, NH 034431

DATE: JUL 10, 2023 SCALE: 1"=50'

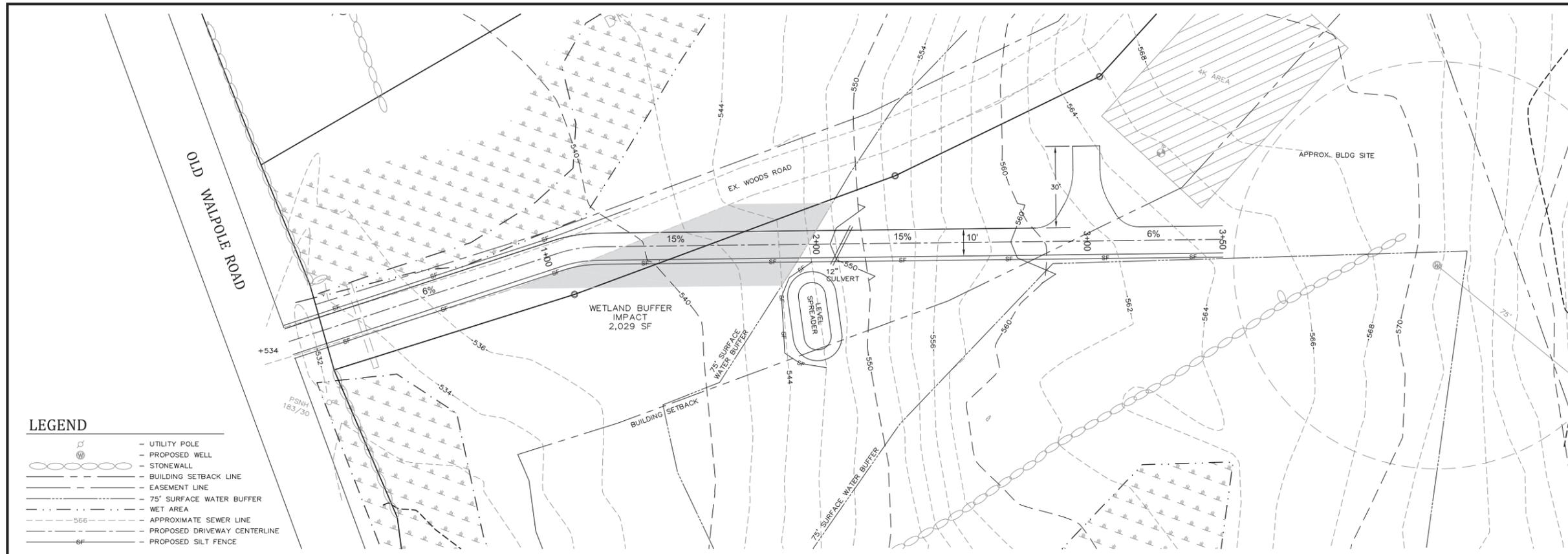
PREPARED FOR:
KEENE EXECUTIVE HOMES, LLC

CARDINAL SURVEYING & LAND PLANNING
Sullivan, New Hampshire 03445
Tel: (603) 205-1989

SHT 3/3

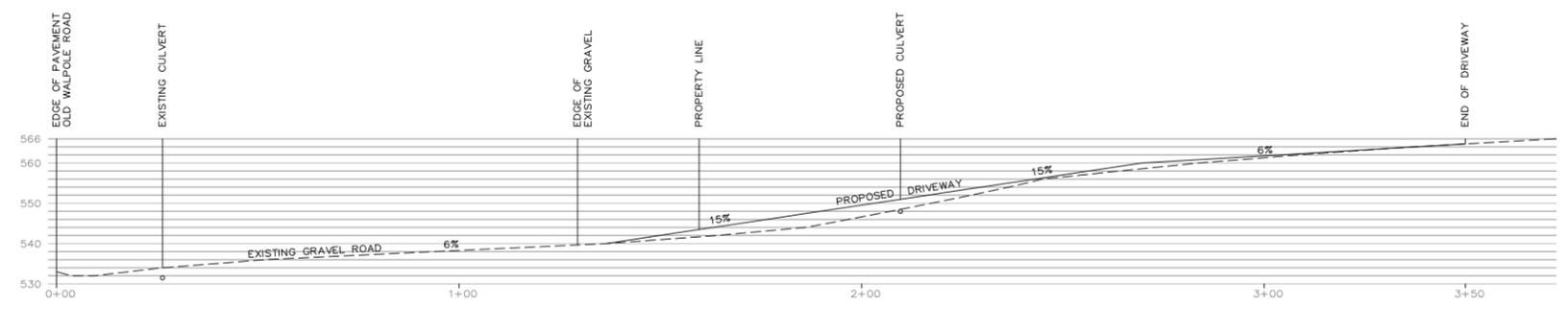


JOB NO: 759 SURVEY DATE: 07-22 EB: 11/237



- LEGEND**
- UTILITY POLE
 - PROPOSED WELL
 - STONEWALL
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - 75' SURFACE WATER BUFFER
 - WET AREA
 - APPROXIMATE SEWER LINE
 - PROPOSED DRIVEWAY CENTERLINE
 - PROPOSED SILT FENCE

PROPOSED DRIVEWAY PLAN
SCALE: 1"=20'



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

PROPOSED DRIVEWAY

LENGTH	350 LF
WIDTH	10'
MAXIMUM SLOPE	15%

REVISIONS:
 JUNE 7, 2023
 ADD NOTES, REVISE GRADING
 JUNE 14, 2023
 ADD WETLAND BUFFER IMPACT
 JULY 5, 2023
 ADD SILT FENCE AT LEVEL SPREADER & REMOVE APPROX. DRIVEWAY NOTE

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

PLANNER:

 Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0116

PROPOSED DRIVEWAY
 OLD WALPOLE ROAD
 KEENE, NH

PLAN AND PROFILE PLAN

SCALE: 1"=20'

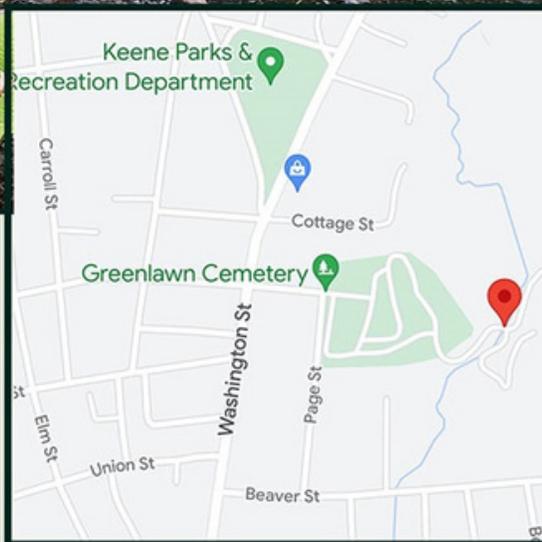
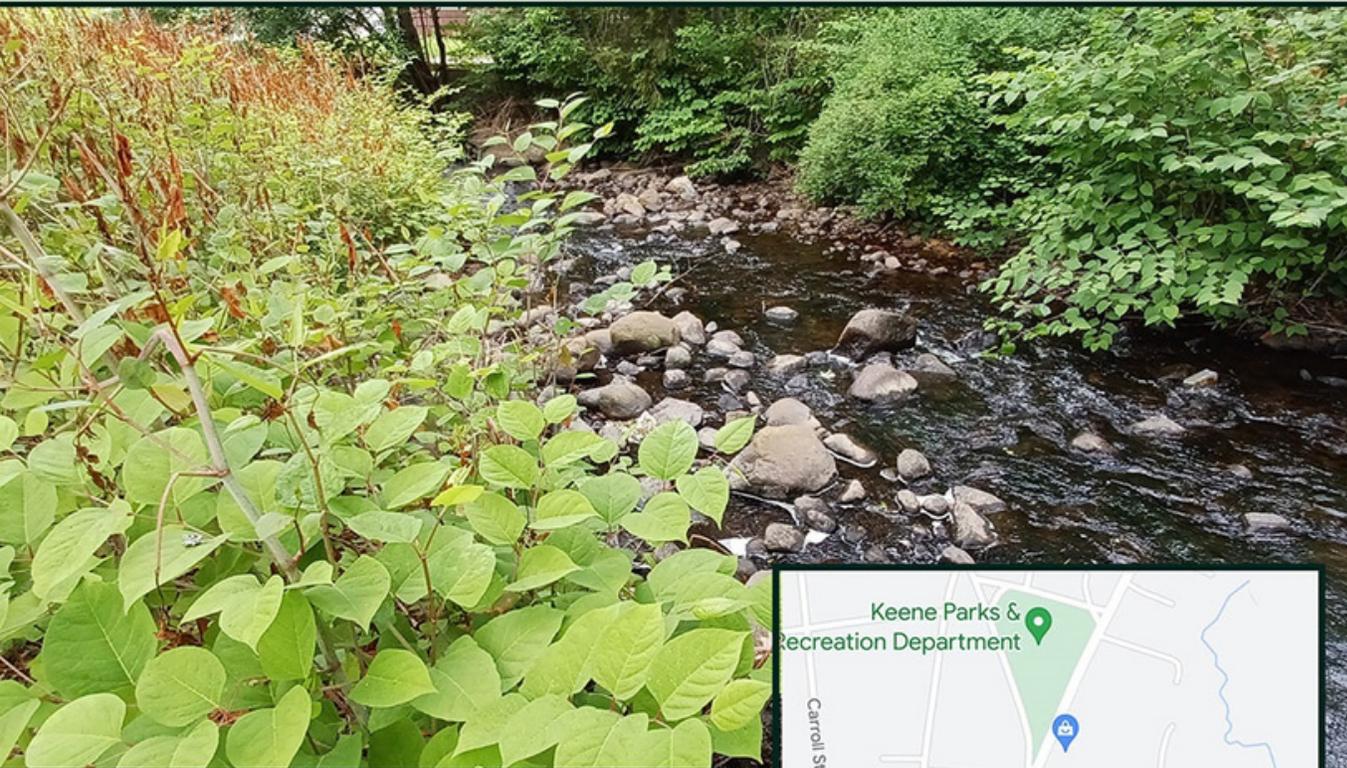
DATE: APRIL 6, 2023

SHEET 1

Keene Conservation Commission

Invasive Species Removal Workday

July 17 / 6:30 - 8pm / Woodland Cemetery



Join the effort to remove
Japanese Knotweed from
vulnerable stream-side
habitat!

Age 14+ welcome - no experience necessary.
Work / gardening gloves recommended.

Questions?

Councilor Bobby Williams
rwilliams@keenenh.gov / (603) 338-7733



Ashuelot River Local Advisory Committee

Washington Lempster Marlow Gilsum Sullivan Surry Keene Swanzey Winchester Hinsdale

June 26, 2023

Keene Conservation Commission
3 Washington Street
Keene, NH 03431

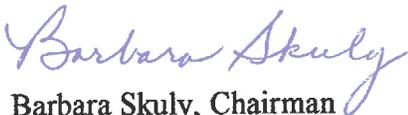
Dear Conservation Commissioners:

Thank for your generous \$150.00 contribution in support of the Ashuelot River Local Advisory Committee's annual water quality monitoring program.

It is your support, along with the help of dedicated volunteers, which enables us to complete a regular assessment of the Ashuelot River including E. coli. The additional \$25.00 will assist us in purchasing much needed equipment.

Thank you for your ongoing support!

Sincerely,



Barbara Skuly, Chairman
Ashuelot River LAC