



CONSERVATION COMMISSION
AGENDA

Monday, July 21, 2025

5:00 PM

City Hall 2nd Floor Conference Room

Commission Members

Councilor Andrew Madison, Chair
Councilor Robert Williams, Vice Chair
Katie Kinsella
Art Walker
Barbara Richter
Steven Bill
Gary Flaherty

Bob Milliken, Alternate
Thomas P. Haynes, Alternate
John Therriault, Alternate
Alexander Von Plinsky, Alternate
Kenneth Bergman, Alternate

1. Call to Order

2. Approval of Meeting Minutes – June 16, 2025

3. Referrals

- a) Planning Board – Eversource T198 Project – Surface Water Conditional Use Permit
- b) NH Dept. of Environmental Services – 0 Ashuelot St. Drainage Project – Expedited Minimum Impact Wetlands Permit

4. Public Hearing

- a) Acquisition of 3 properties located at 0 Gilsum Rd. for Conservation Purposes – In accordance with the requirements of RSA 36-A:5 the Keene Conservation Commission will conduct a public hearing to evaluate whether to expend funds from the Conservation Land Acquisition Fund for the purpose of purchasing .73 acres, .97 acres and .68 acres of forested uplands located adjacent to Greater Goose Pond Forest. The properties are TMP numbers 218-015-000, 218-013-000 and 218-003-000.

5. Report-outs:

- a) Greater Goose Pond Forest Stewardship Subcommittee
- b) Invasive Plant Species
- c) Land Conservation / easement monitoring
- d) Pollinator Updates

6. Discussion Items:

- e) Master Plan Update
- f) Outreach
- g) Budget – Request for donation from the Wantastiquet-Monadnock Trail Coalition

7. New or Other Business

8. Adjourn – Next meeting date: Monday, August 18, 2025

City of Keene
New Hampshire

CONSERVATION COMMISSION
MEETING MINUTES

Monday, June 16, 2025

5:00 PM

**2nd Floor Conference Room,
City Hall**

Members Present:

Councilor Andrew Madison, Chair
Councilor Robert Williams, Vice Chair
Art Walker
Gary Flaherty
Katie Kinsella
Barbara Richter
Ken Bergman, Alternate
Thomas Haynes, Alternate
John Therriault, Alternate (Voting)

Staff Present:

Mari Brunner, Senior Planner

Members Not Present:

Steven Bill
Bob Milliken, Alternate
Alexander Von Plinsky, IV, Alternate

1) Call to Order

Chair Madison called the meeting to order at 5:04 PM.

2) Approval of Meeting Minutes – May 19, 2025

Revision: Lines 105–106, revise to read, “Mr. Bill asked if there was any progress on the City establishing a more formal program to address invasive species. Vice Chair Williams said he heard the City Council’s Municipal Services, Facilities and Infrastructure Committee would receive an update but had not yet.”

A motion by Mr. Therriault to adopt the May 19, 2025 minutes as amended was duly seconded by Mr. Walker and the motion carried unanimously.

3) Report-Outs:

A) Greater Goose Pond Forest Stewardship Subcommittee

Mr. Haynes reported that the Subcommittee met on June 13 to do a lot of remaining planning for summer, discussing normal topics like trails and signage. He said the bulk of the meeting focused on the spillway bridge; they received engineered drawings. Next, the Director of Parks

& Recreation, Carrah Fisk-Hennessey, would present the bridge plans to the City Council's Municipal Services, Facilities & Infrastructure (MSFI) Committee on June 25, which should allow the project to continue moving forward.

Next, Mr. Haynes shared that on June 7, the Subcommittee had its second Saturday volunteer day in the Park on National Trails Day. Three Subcommittee members led the group putting in a reroute on the big parcel near the water tower that the City acquired in spring 2024. Mr. Haynes said Saturday work for most of the summer was planned for that area because there were more trails to build. For example, the week after this meeting, a youth group would be coming to help build a trail via the Department of Parks & Recreation. Mr. Haynes expressed some hesitancy, having never led a youth group in trail building. He hoped to add some reroutes to a section of the Kingsbury Trail, which is furthest away from what most people use. The Commission thought Mr. Haynes would do great.

Mr. Haynes also reported that the Subcommittee was still working on recommendations for creating new bike trails as a policy for the City.

Mr. Walker also mentioned that Ms. Fisk-Hennessey had appointments to initiate the community funding aspect of the spillway bridge. Mr. Haynes agreed that part of the goal is for the bridge to be community supported and funded, since a lot of people would like having a bridge there. So, the Director of Parks & Recreation had taken that initiative.

B) Invasive Plant Species

Vice Chair Williams reported a successful invasive clearing at the North Stone Bridge on May 19 and said that, after several years of clearing at this site, the Commission's efforts had made a difference and other plants were coming back. Unfortunately, one of the other things coming back was Poison Ivy.

The Vice Chair invited participants to the next event immediately after this meeting (6:30–8:00 PM) at Ellis Harrison Park along Beaver Brook for the fourth year of invasive Japanese knotweed clearing. Vice Chair Williams had been working to keep a patch of knotweed cleared there all spring, stating it was doing pretty well. He purchased a number of plants using the \$100 allocated by the Commission in May 2025 and planted them in that location; the plants were doing well, and he would continue encouraging them along.

Vice Chair Williams spoke about the Commission's discussion in May 2025 to donate \$350 to the Keene Public Library's Seed & Tool Lending Library to help with the Commission's invasive clearing efforts. Vice Chair Williams spoke with the Library Director, Marti Fiske, who thought it was a great idea and had the Vice Chair look at what tools were already available, such as saws, clippers, and tools for digging. Those were the primary materials the Vice Chair had hoped to purchase. However, there were a few things Vice Chair Williams identified wanting to purchase that the Lending Library did not have: Parsnip Predator (specially designed shovel to cut invasive wild parsnip at the base) and electric pole saw (16' tall to help cut invasive vines on high trees). Vice Chair Williams did not think those needs would total \$350. He passed around a

handout with the materials he suggested purchasing. He did not think any other equipment would be needed with the remaining Budget. However, he said the Lending Library also provides educational materials, so he suggested donating the remaining Budget for newer resources on invasive species management.

Mr. Bergman noted that Ladies' Wildwood Park had long been a hotspot for Japanese knotweed but this year, the vast majority was dead. Vice Chair Williams said it was sprayed in fall 2024. Mr. Bergman said it looked like they might have missed a few patches, but the effort was great because the plants no longer had leaves on them. The Vice Chair agreed it sounded successful. He worried about all the other things that were supposed to be growing there were also hit with the herbicide but thought everything at Ladies' Wildwood Park was likely too far gone to preserve. He recalled that area would be undergoing significant changes with the trees coming down as well.

Chair Madison recalled the Commission wanting an update on the Invasive Species Management Plan that MSFI was working on. He wondered if it would be worthwhile to reach out and ask them to discuss it at one of their upcoming meetings or at least get an update from City staff. Vice Chair Williams agreed that he would like to get it on the MSFI agenda for a progress update now that Budget season concluded. Vice Chair Williams noted that Councilor Laura Tobin, member of the MSFI Committee, would be at this evening's invasive species event and the Vice Chair would mention it.

Mr. Haynes asked if there had been further discussion about having a City staff member designated as an invasive species specialist; he recalled the Commission submitting a letter to the City Council with this recommendation. Vice Chair Williams hoped it would be a part of the MSFI Committee update he was seeking. Chair Madison would reach out to the Mayor and ask him to add it to the MSFI Committee's July agenda.

C) Land Conservation/Easement Monitoring

Ms. Richter reported that she received the books from a former Commissioner—two for specific easements and one very helpful resource guide, the latter of which she thought should be revamped for new members. The first easement was for a property along the Ashuelot River from the Stone Arch Bridge south—a 17-acre property protected to support the dwarf wedge mussel. The second easement was for a property at the top of Concord Hill behind the neighborhoods that comes down toward Beaver Brook Falls (north of the Washington Street Extension). Ms. Richter had not walked the properties yet but drove by. The Concord Hill property appeared really overgrown, so she did not know how to access it yet; she thought she would have to contact the Neighborhood Association but knew the property was still owned by the Shaw family. Due to the weather, etc., Ms. Richter did not plan to actually walk the properties for easement monitoring until the fall, which the rest of the Commission agreed was logical. She welcomed another Commissioner joining her in the monitoring.

Ms. Richter wondered if these were the only two easements to monitor. Mr. Haynes thought there were a few other smaller parcels too, four or five total. Ms. Brunner encouraged Ms.

Richter to review a shelf of binders on the City Hall fourth floor. Ms. Richter agreed, wondering if those smaller ones might be association-held properties, like Schuyler Way.

D) Pollinator Updates

Mr. Therriault shared that this was the first day of Pollinator Week: June 16–22, 2025. He announced Pollinator Palooza at Ashuelot River Park on June 24 from 11:00 AM–2:00 PM, with activities around the park focused on pollinators; for example, in 2024 the Monadnock Beekeeper’s Association had a demonstration hive.

Mr. Therriault spoke again about the large die-off of managed honeybees in the United States over the prior 12 months. The U.S. Department of Agriculture (USDA) released preliminary results of their investigation based upon dissecting thousands of bees, mites, and hives. Mr. Therriault explained that the USDA found the Varroa mite (a threat to honeybees) developed immunity to amitraz, which had been the effective treatment for Varroa mite colonies. Now, he said backyard beekeepers would have to take a step back and reevaluate their processes. He went on to briefly elaborate honeybee reproduction—with queens, worker bees (female), and drones (male). Drones specifically have a 24-day egg-to-hatching length, which is vulnerable to Varroa mite brooding (egg, larvae, & pupae). Mr. Therriault reiterated the USDA’s preliminary results that amitraz was no longer effective for the mite.

4) Discussion Items:

A) Master Plan Update

Ms. Brunner briefly reported that the Master Plan Steering Committee met on June 10 to begin reviewing the draft Comprehensive Master Plan. They scheduled one more meeting on July 15, when she anticipated they would recommend its adoption to the Planning Board and City Council. The last main opportunity for public involvement was the June 3 Future Summit. However, once the Master Plan enters the formal adoption process, there would be one final Public Hearing before the Planning Board.

B) Outreach

None discussed.

C) Budget

Ms. Brunner noted after votes at the May meeting, checks were submitted on the Commission’s behalf for donations to the Ashuelot River Local Advisory Committee (\$150) and the Cheshire County Conservation District Farm Camp (\$250), and for the plant materials Vice Chair Williams purchased (\$100; see above). Before that, the Commission had already approved expending \$950 in annual dues to the NH Association of Conservation Commissions and \$200 annual membership to Bee City USA. So, Ms. Brunner reported \$350.00 remaining to be spent from the Commissions Budget before the end of the fiscal year.

i) *Materials for Invasive Plant Species Program*

The Commission continued its discussion of donating the remaining funds to the Keene Public Library's Seed & Tool Lending Library to help with the Commission's invasive clearing efforts (see discussion above). Discussion ensued about the price list Vice Chair Williams provided for the Parsnip Predator and electric pole saw, together totaling \$135, and Chair Madison estimated \$20 for shipping, for a total of \$155. Chair Madison wanted to ensure the Commission allocated all of its Budget before it was returned to the General Fund at the end of the fiscal year. The Commission agreed the remaining funds could be used to update the Library's invasive species resource materials for the public. There was consensus among the Commission about this plan to donate the remaining funds to the Library Collection for the Commission's invasive species program supplies and public outreach materials. Vice Chair Williams noted public relations is a huge part of this project.

Vice Chair Williams made the following motion, which was duly seconded by Mr. Therriault. On a vote of 7-0, the Conservation Commission designated \$350.00 from its Budget to the Library Collection for invasive species supplies and outreach.

D) Potential Land Acquisition - 0 Old Gilsum Road, TMP# 218-015-000

Ms. Brunner noted she had been emailing several people about this process since the May 2025 meeting. At this point, she thought the Commission technically needed to hold a Public Hearing to spend money from the Conservation Land Acquisition Fund; 10 days' public notice required. Ms. Brunner recommended holding a Joint Public Hearing with the City Council. Chair Madison said it had happened before and Ms. Brunner agreed, citing scenic road hearings, for example. The caveat was the Council would not meet again until July 17 due to a holiday and then not again until August 21 because of its annual summer vacation. Chair Madison asked if the Commission should write a letter to the Council asking to purchase the land or do so on its own authority. Ms. Brunner said the Commission could, on its own authority, hold a Public Hearing, then enter a non-public session to vote on whether or not to purchase the land, then send that vote to the City Council. The City Council would then hold a non-public session to deliberate the purchase and vote.

The City Council must be involved regardless, so Ms. Brunner recommended the Commission schedule a Joint Public Hearing with the City Council. She explained that in the Joint Public Hearing scenario, the Commission conducts its deliberation in a non-public session. Discussion ensued briefly as there was confusion about when the Commission would vote after that non-public session. Ms. Richter asked if there was a rush; had there been any negotiations on the property yet? Ms. Brunner did not think there had been negotiations. Deputy City Manager, Andy Bohannon, got back to her about the property, stating it would be an important parcel for the City to acquire. However, Ms. Brunner was unsure if anyone from the City had reached out to the property owner. Chair Madison thought it would be best for him to request a conversation with the City Manager.

Chair Madison made the following motion, which was duly seconded by Vice Chair Williams. On a vote of 7–0, the Conservation Commission authorized Chair Madison to work with the City Manager to begin the process of acquiring the property at 0 Gilsum Road.

Mr. Haynes noted that now there was more than one parcel for sale on the same side of that right-of-way, all of similar size, which he thought would be of interest for the Chair’s conversation with the City Manager. Chair Madison said he would email the City Manager the evening of this meeting to initiate the discussions.

Mr. Bergman asked the easiest way to publicly access the lots. Chair Madison said Old Gilsum Road. Mr. Haynes advised the easiest way (shorter walk) would be the water tower road; park at the cul-de-sac at the end of Meetinghouse Road and walk to where the trail loops around and it is within 100 yards. Mr. Haynes added that the other lot Mr. Flaherty mentioned was a little further down Old Gilsum Road but on the same side and with similar wood stock.

Ms. Richter asked if the Commission had land protection criteria to follow and evaluate when deciding whether to purchase land. Chair Madison said not really. Ms. Richter said it was something she could help with and that criteria could help guide these decisions and votes. Chair Madison said he would follow up with the City Manager and City Attorney before diving too deeply into that.

Mr. Bergman recalled that he and Mr. Von Plinsky met with Anne McBride from the Monadnock Conservancy in 2024 and received their land criteria values, which he said were slightly different than what the City would have. He said the Commission struggled for a long time to develop a rational basis for justifying, and when it developed criteria or a longer-term plan, the Commission often reacted to immediate opportunities on the market, overriding the longer plan. He still had the materials from Ms. McBride and would forward them.

Ms. Brunner displayed the Keene Conservation Commission Land Protection Criteria adopted in April 2018. She would send it to the whole Commission to consider if it needs revision.

E) Annual Report to City Council

Chair Madison recalled that the City Council adopted a policy in 2024 asking that City committees submit Annual Reports. The Chair offered to prepare the Report. No guidance was provided for what the reports should include, so Chair Madison planned to provide metrics like invasives pulls, outreach events, major land acquisitions, trail work, and progress at Goose Pond, etc. If any Commissioners had other details to include in the Report, Chair Madison asked them to email him. He would include the draft Report in the July agenda packet for the Commissions to review before submitting it to Council. Vice Chair Williams noted that Councilor Haas—whose idea it was for the Annual Reports—reviewed the Commission’s work and might have drafted some of what Chair Madison mentioned; the Vice Chair would share that with the Chair. Chair Madison thought the Report was a good opportunity to provide the public with a concise record of the Commission’s work and build public support.

254 **5) New or Other Business**

255 **A) NHDES Standard Dredge & Fill Application: Eversource T198 Line Project**

256
257 Ms. Brunner said the City gets a lot of these documents that just have to be filed away. She
258 received this one beyond the 14-day notice period but wanted to include it in the Commission's
259 packet, so it knew what was happening; it was beyond the period to submit comments. That said,
260 the applicant would need a Wetland Permit for impacts to the wetlands and would be building
261 temporary access roads to get there through the surface water buffer. So, Ms. Brunner said they
262 would need a Surface Water Protection Conditional Use Permit, and the Conservation
263 Commission would be a part of the process in a different context.

264
265 Mr. Haynes asked when this work was proposed, and several Commissioners replied fall 2025.
266 Ms. Brunner agreed, stating the developer (Eversource) had done a number of these projects and
267 she thought they were basically on a rotating schedule; she thought the Commission would see
268 several more in the future. Mr. Flaherty thought they had been diligent in the work. Ms. Brunner
269 agreed, referring to the utility lines by Island Street as an example.

270
271 Mr. Bergman shared a story from many years prior near Rt-101 when a pole with a cross piece
272 appeared close to falling down and, even though Public Service of NH was called, they did
273 nothing about it. When the pole came down in a storm and water puddles were everywhere, he
274 said a worker was electrocuted and died. So, Mr. Bergman said these are important things to take
275 care of and that tragedy might not have happened if they responded to their scouts' reports. He
276 went on to discuss the different structures in each state, as well as the new taller metal structures
277 replacing the old wooden ones.

278
279 Chair Madison did not think there was anything for the Commission to do as this sounded like
280 Eversource's standard maintenance routine. Ms. Richter noted Eversource was finally releasing
281 funding for maintenance projects, so Keene could see re-build projects coming through. Mr.
282 Bergman commented on the interesting Natural Heritage and Fish & Wildlife reports with
283 leopard frog and wood frog sightings in the general areas that he contributed to.

284
285 **6) Adjournment**

286
287 There being no further business, Chair Madison adjourned the meeting at 5:45 PM.

288
289 Respectfully submitted by,
290 Katrnya Kibler, Minute Taker
291 June 23, 2025

292
293 Reviewed and edited by,
294 SMari Brunner, Senior Planner



July 8, 2025

City of Keene
Planning Board
3 Washington Street
Keene, New Hampshire 03431

Re: Conditional Use Permit Application
Eversource T198 Line Project
Keene, New Hampshire

Dear Members of the Board:

On behalf of Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) is submitting this Conditional Use Permit Application for the proposed Eversource T198 Line Project within the City of Keene. On behalf of Eversource, Normandeau is requesting consideration of a Conditional Use Permit Application for required wetland and upland buffer impacts in the City of Keene Surface Water Protection Overlay District.

The T198 Transmission Line crosses through portions of Keene, Swanzey, Marlborough, and Troy for approximately 11 miles and the right-of-way (ROW) is approximately 150-ft wide. The proposed project includes the one-to-one replacement of twelve (12) existing utility structures along the existing T198 transmission line in Keene, New Hampshire. The project is necessary to support current and future electricity demands in the region. The structure replacements were selected based on inspection of the transmission line. It was determined that these structures have reached the end of their life expectancy and must be replaced to meet current electrical standards. The existing wood structures will be replaced with weathered steel structures to increase the long-term reliability of the line. There are no proposed expansions of the ROW or construction of new lines associated with this project.

The proposed work area in Keene begins just north of Route 101 and continues south to the Keene and Swanzey municipal line. The Project is in the vicinity of the Keene State College Athletics Complex and the Ashuelot Rail Trail, within a cleared and routinely mowed ROW. Natural cover in the ROW includes upland shrublands and emergent and scrub-shrub wetland habitats. As the Project is in the Agricultural District of the City of Keene, a 75-ft buffer applies to all wetlands in the project area. Additionally, the ROW is in the FEMA mapped 100-year floodplain of the Ashuelot River, which occurs outside of the ROW, to the east of the Project in Keene.

Normandeau delineated and classified wetlands and surface waters in the vicinity of the project footprint, photographed resources, and recorded data relevant to wetland functions and values in 2024 with supplemental spot checks in early 2025. The wetland delineation was conducted in accordance with the United States Army Corps of Engineers (USACE) Wetlands Delineation Manual using the Routine Determinations Method and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual as required by the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau and the USACE. The wetland delineation and characterization were conducted by Normandeau's New Hampshire Certified Wetland Scientists (CWSs): Mr. Benjamin Griffith (CWS No. 298), Normandeau's Ms. Jamie O'Brien (CWS No. 329), and

Dr. Elizabeth Olliver (CWS No. 337), with additional support from Mr. William McCloy (CWS No. 268) in 2024 and 2025. Photos of delineated resources in the Keene portion of the Project are available in Attachment D.

The proposed project will include access to structures being replaced and the construction of work pads around utility pole replacement locations to stage equipment through both upland and wetland areas. The project proposes to use timber matting for all proposed work pads and access routes to minimize impacts to both wetlands and their upland buffers. Additionally, all existing wooden utility structure footings will be removed, to avoid loss of flood storage in the Ashuelot River's 100-year floodplain.

The proposed project requires approximately 56,122 sq. ft. of temporary wetland impacts and 102,332 sq. ft. of temporary 75-ft wetland buffer impacts associated with installation of timber mat access routes and work pads. Installation of replacement structures will require 140 sq. ft. of permanent wetland impacts and 300 sq. ft. of 75-ft wetland buffer impacts.

A list of the required local, state, and federal level permits and/or coverages under permits and the status of Project's applications for these is provided below:

- **City of Keene Surface Water Protection Conditional Use Permit (this application):** *Required for work in the City of Keene's surface water protection overlay district, consisting of all wetlands and their 75-ft upland buffers. Under review.*
- **City of Keene Floodplain Development Permit:** *Required for work in the 100-year floodplain of the Ashuelot River in Keene. To be submitted to and approved by the City of Keene Floodplain Administrator.*
- **NHDOT Driveway Permit:** *Required for access to the ROW off NH Route 101. To be submitted to and approved by NH Department of Transportation. Planned submission is Fall 2025 for access in 2026.*
- **City of Keene Temporary Street Access Permit:** *Required for access to the ROW off Krif Road. To be submitted to and approved by the Public Works Department prior to the start of work in Keene.*
- **City of Keene Excavation Permit:** *Required for excavations in the City of Keene. To be submitted to and approved by the Public Works Department prior to the start of work in Keene.*
- **NHDES Standard Dredge & Fill Wetlands Permit:** *Submitted on 5/28/25, review in process. Copy of approved permit to be submitted to Community Development Department prior to start of work in wetlands.*
- **NHDES Alteration of Terrain Permit:** *Submitted on 6/10/25, review in process. Copy of approved permit to be submitted to Community Development Department prior to the start of any work in Keene.*
- **NHDES Shoreland Permits:** *None required for the work in Keene, as all work will be outside of the 250-ft buffer of the delineated ordinary high-water mark of the Ashuelot River.*
- **USACE NH General Permit (Pre-Construction Notification):** *Submitted on 6/3/25, review in process. Copy of approved permit to be submitted to Community Development Department prior to start of work in Keene wetlands.*
- **EPA 2022 General Construction Permit:** *Development of Stormwater Pollution Prevention Plan (SWPPP) and application for coverage in progress. Copy of final SWPPP to be submitted to the City Engineer for review and copy of approval for EPA 2022 General Construction Permit coverage will be submitted to the Community Development Department prior to the start of any work in Keene.*

Physical and digital copies of the NHDES Standard Dredge & Fill Wetlands and Alteration of Terrain Permit applications were submitted to the City of Keene. Documentation of receipt of all permits and approvals required for each jurisdictional area in Keene will be submitted to the City of Keene Community Development Department prior to the commencing of work in that given jurisdictional area.

Per Article 11 of the Keene Land Development Code (LDC), a Surface Water Protection Conditional Use Permit (SWP CUP) issued by the Planning Board is required for a proposed use listed in Article 11.6.1 when the proposed use is located on land within the Surface Water Overlay Protection District and those impacts are not already covered under the jurisdiction of the NH Department of Environmental Services state issued wetlands permit or shoreland permit. See Attachment B for discussions regarding criteria outlined in Sections 11.6.2 and 21 of the LDC, as required on the conditional use permit application form.

Per Section 26.14.6 of the LDC, a sign obtained from the Community Development Department will be posted on the site providing notice of the use applied for and date and time of the public hearing a minimum of 10 calendar days prior to the public hearing. This signage will be posted along Krif Road where the T198 transmission line ROW and Krif Road intersect. As Route 101 is not a roadway which those traveling on it should stop and pull over to read the signage for safety reasons, no signage will be posted at this project access point. The signage will be returned no later than 10 calendar days after completion of the public hearing.

Per Section 11.6.3.A of the LDC, this SWP CUP application is being forwarded to the Conservation Commission a minimum of 5-business days prior to the Commission's next regularly scheduled meeting on Monday, July 21st at 5:00 pm in Room 22 at the Keene Rec Center. A representative of the Project will attend this meeting to present the Project to the Commission and answer questions.

Five (5) physical copies of the final plan set, printed on 11" x 17", will be submitted to the Community Development Department within 180 days following issued conditional approval of the SWP CUP from the City of Keene Planning Board.

See Attachments E and F for a USGS project location map and the construction plans for the proposed Project. Please note, the construction plans display both existing and proposed conditions. Exemptions from submittal of all other plan sets and technical reports listed on the CUP form is requested, as we argue they are not relevant given the nature of the proposed Project.

Please feel free to contact Jeremy Fennell at 603-634-3396 (jeremy.fennell@eversource.com) or William McCloy at 802-855-1246 or at wmccloy@normandeau.com if you have any questions.

Sincerely,



Senior Scientist

Attachments:

Attachment A - Conditional Use Application Form

Attachment B - Discussion of Articles 11.6.2 and 21 from the Keene LDC

Attachment C - List of Abutters and Abutter Mailing Labels

Attachment D - Photo Log

Attachment E - USGS Locus Map

Attachment F - Construction Plans

Attachment A: Conditional Use Permit Application Form



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: Eversource T198 Line Project

PROJECT ADDRESS(ES): Multiple. See Project Parcels List in Attachment C.

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER

NAME/COMPANY:
Public Service Company of NH d/b/a Eversource Energy, Attn: Jeremy Fennell

MAILING ADDRESS:
3 Legends Drive Hooksett, NH 03106

PHONE:
603-634-3396

EMAIL:
jeremy.fennell@eversource.com

SIGNATURE:

PRINTED NAME:
Jeremy Fennell

APPLICANT

NAME/COMPANY:
Public Service Company of NH d/b/a Eversource Energy, Attn: Jeremy Fennell

MAILING ADDRESS:
13 Legends Drive Hooksett, NH 03106

PHONE:
603-634-3396

EMAIL:
jeremy.fennell@eversource.com

SIGNATURE:

PRINTED NAME:
Jeremy Fennell

AUTHORIZED AGENT (if different than Owner/Applicant)

NAME/COMPANY:
Normandeau Associates, Inc., Attn: William McCloy

MAILING ADDRESS:
Normandeau Associates, Inc., Attn: William McCloy

PHONE:
25 Nashua Road Bedford, NH 03110

EMAIL:
wmccloy@normandeau.com

SIGNATURE:

PRINTED NAME:
William McCloy

FOR OFFICE USE ONLY:

TAX MAP PARCEL #(s):
_____-_____-_____-_____-_____-_____-
_____-_____-_____-_____-_____-_____-

PARCEL SIZE:

ZONING DISTRICT:

PROJECT #:

DATE STAMP:

Attachment B: Discussion of Articles 11.6.2 and 21 from the Keene LDC

Article 11.6

In accordance with Article 11.6.2, as required on the Surface Water Protection Conditional Use Permit (SWP CUP) Application form, the following criteria are addressed below.

A. Why proposed use or activity cannot be placed outside of Overlay District.

The proposed work area is located within the existing cleared T198 transmission line ROW, which is generally bordered by development and forest communities. Due to these site constraints and existing structure locations, travel through and work pad placement in the Surface Water Overlay District is required.

B. How 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.

The project area is an existing ROW and consists of the replacement of existing utility structures which have reached the end of their life expectancy and must be replaced to meet current electrical standards. Therefore, there are inherent limitations to significant changes in the location and/or scale of work required in the buffer. Timber matting will be used to establish temporary work pads and access routes, thereby minimizing impacts to the wetlands and their upland buffers to the greatest extent feasible. Impacts to wetlands were further minimized to the extent practicable by having access routes follow existing upland walking trails and shifting structures out of or further away from wetlands where possible. Best Management Practices (BMP) will be implemented along work areas in the ROW to reduce/limit potential effects.

C. How 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 resources.

The Project proposes a one-to-one replacement of existing utility structures within an existing and routinely maintained utility ROW with nearly flat topography. Project impacts to the surface water resources will largely be temporary, in association of use of timber matting to establish access routes and work pads necessary to complete the replacements. Where possible, wetland crossing will be located at the narrowest portion of the wetland and/or upland walking trails within the ROW will be followed. Permanent impacts by the Project are limited to the square footage required to install the replacement structures. Where possible, structures have been shifted out of or further away from wetlands. Following completion of structure replacement and timber mat removal, all disturbed substrates will be seeded with an appropriate native seed mix, as necessary, to facilitate re-establishment of the vegetation community. Following completion of this Project anticipated impacts to the area will be associated with the continued use of the area as a utility ROW, involving periodic maintenance of structures and mowing of vegetation, as needed, to maintain the functionality and safety of the transmission lines, which has been the case for decades.

D. How the buffer shall be left in a natural state to the extent possible.

The proposed project will maintain the natural state of surface water buffers to the extent practicable. Most of the proposed impacts are temporary, and permanent impact are limited to small areas associated with the installation of the utility structures, which are a replacement structures. The access road and work pads needed to complete the work will consist of temporary timber matting throughout the Keene portion of the Project, minimizing ground disturbance. During construction, appropriate perimeter controls (straw wattle, silt fence, etc.) will be implemented, as needed, to protect surface water resources. Restoration methods such as seeding with native seed mixes and mulching will be followed, as needed, to return the buffer to pre-construction conditions. The Project will prepare a Storm Water Pollution Prevention Plan and associated

erosion control monitoring will be conducted during and after construction. An environmental monitor will be retained to provide erosion control monitoring and advise Eversource on the installation and maintenance of erosion control measures during construction and restoration.

E. Discussion of whether the proposed encroachment will result in an adverse impact on the surface water resources.

The surface water resources in the T198 project area in Keene consist of a series of scrub-shrub, emergent, and wet meadow wetlands. Those north of the Krif Road are directly abutted by development, including Route 101, the Ashuelot Rail Trail, and the Keene State College athletic facilities and are somewhat hydrologically separated from the Ashuelot River due to this surrounding development. The wetlands south of Krif Road are part of the complex of floodplain wetland that are contiguous to the Ashuelot River, thus have a greater hydrological connection to the river, and provide relatively greater functions and values as compared to those north of Krif Road. The topography of the Keene portion of the Project is relatively flat, timber matting will be used in all areas to minimize soil disturbance, and erosion and sediment controls will be used as needed. Thus, the risk of transport of sediment to surface water resources outside of the project area during construction is low. All temporarily disturbed areas will be restored to pre-construction conditions following completion of structure replacement. No changes in grades or vegetation community are proposed which could permanently alter the rate, timing, and/or volume of stormwater runoff and its potential to influence water quality in those surface water resources temporarily impacted by or that occur downstream of the Project. The Project will result in no permanent changes that would alter or eliminate any of the functions and values currently provided by the surface water resources to be temporarily impacted, including wildlife habitat.

Article 21

In accordance with Article 21, as required on the SWP CUP form, the Project meets Site Development Standards as discussed below.

21.2 Drainage & Stormwater Management

An exemption from the drainage report required under Article 21.2.B is requested on the basis that no changes to grades and/or permanent changes to vegetation community and/or coverage in the ROW that could result in increased volume or velocity of runoff onto adjacent properties or surface water bodies are proposed. The Project is utilizing timber matting to construct all access routes and work areas, thereby minimizing disturbance. Erosion and sediment controls will be installed and maintained throughout construction and restoration, as needed, to manage any temporary changes in drainage patterns during construction and protect the water quality of adjacent resources.

21.3 Sediment & Erosion Control

The Project will utilize the *NHDES Best Management Practices (BMPs) Manual for Utility Maintenance In and Adjacent to Wetlands and Waterbodies in New Hampshire* (March 2019) and the New Hampshire Stormwater Manual as required as part of the NHDES Alteration of Terrain Permit for the Project. In addition, the Project will prepare a Stormwater Pollution Prevention Plan as part of coverage for the Project under the current EPA Construction General Permit. Eversource will retain an environmental monitor to complete erosion control inspections, advise the team on practices to maintain compliance with water quality standards, and track the progress of site restoration.

21.4 Snow Storage & Removal

Any removal of snow from timber mat access routes and work pads will be completed, if needed, by the project contractor. Due to the location of large portions of the Project being overtop surface water areas,

complete avoidance of pushing certain amounts of snow off the edge of the timber mat access routes and work pads is not feasible from a site management perspective. However, development of large snow stockpiles will be avoided in wetlands to the extent feasible and will not impact property outside of the ROW.

21.5 Landscaping

No landscaping is proposed as part of this Project. All disturbed areas will be seeded with an appropriate native seed mix and mulched, as needed, to facilitate re-establishment of the pre-construction vegetation community in the ROW.

21.6 Screening

No need for installation of screening has been identified for the proposed Project. The Project consists of the replacement of existing utility structures in an existing and routinely maintained utility ROW with no screening currently in place.

21.7 Lighting

No outdoor lighting fixtures are proposed as part of the Project.

21.8 Sewer & Water

No impacts to existing sewer or water utilities by the Project are anticipated. Dig Safe and City Department of Public Works will be contacted prior to the start of work so ensure any existing utilities are marked out and avoided. Known underground utilities identified on access routes will be protected with matting.

21.9 Traffic & Access Management

The Project is not anticipated to significantly impact traffic capacity and/or safety and no improvements to roadways, bridges, signals, or intersections are proposed as part of the Project. Project work areas will be accessed via Route 101 and Krif Road and are anticipated to require less than 100 vehicle trips per day. An application for Temporary Driveway Access (Encroachment Permit) will be filed with the NH Department of Transportation for the access off Route 101. The portion of Krif Road the Project will access the ROW from is not a main thoroughfare in the City of Keene, it strictly provides access to Keene State College athletic facilities. Flaggers may periodically be utilized on Krif Road at the access point to the ROW to temporarily direct traffic when larger pieces of equipment and construction materials are delivered to the project area.

21.10 Filling & Excavation

All fill and excavation associated with the Project will be associated with installation of the replacement structure footings and removal of the existing wooden structure footings. The impacts related to these fill and excavation activities will comply with the conditions outlined in the NHDES Standard Dredge & Fill Wetlands Permit, NHDES Alteration of Terrain Permit, and Keene Surface Water Protection Conditional Use Permit for the Project. No excavation is anticipated on City-owned property in the City of Keene.

21.11 Surface Waters & Wetlands

The Project will comply with all issued federal, state, and City of Keene permit conditions and all relevant regulations regarding activities in wetlands and surface water regulations.

21.12 Hazardous & Toxic Materials

The Stormwater Pollution Prevention Plan, to be developed as part of obtaining coverage for the Project under the current EPA Construction General Permit, will discuss in detail all anticipated sources of hazardous or toxic materials associated with completion of the Project. In general, potential hazardous or toxic materials sources

on site will include construction equipment fueling activities, minor equipment maintenance, any temporary sanitary facilities, and waste storage (incidental trash, demolished existing utility structures, etc). No other sources of hazardous or toxic materials are anticipated and the Project is unaware of any existing contamination by hazardous or toxic substances on site.

Spill kits will be available at all active work sites in case of spills from fueling and minor maintenance of equipment and vehicles. All spills will be cleaned up immediately after discovery, following the manufacturer's recommended methods for spill cleanup. All demolished existing utility structure materials and any temporary sanitary facilities will be removed from the site as part of restoration prior to project close out.

21.13 Noise

During construction, an increase in noise levels in the area will be required for the necessary use of heavy equipment to install the replacement structures. These construction activities will be limited to Monday through Saturday from 7 am to 5 pm. After completion of construction, there will be no change in noise levels in the area as compared to pre-construction conditions.

21.14 Architecture & Visual Appearance

The Project involves the replacement of existing utility poles in an existing and routinely maintained ROW. No changes which would significantly alter any viewshed or view corridors are proposed.

Attachment D: Photo Log



Photo 1. Proposed Str. 145 work pad in wetland KW11, viewing northeast from the southwestern corner of the wetland towards Str. 145. (10-29-24)



Photo 2. Proposed Str. 144 work pad wetland buffer area, viewing northwest. (09-20-24)



Photo 3. Proposed Str. 143 work pad in wetland buffer area, viewing northwest-west. (09-20-24)



Photo 4. Proposed Str. 142 work pad in wetland KW12A and wetland buffer area, viewing northwest. (09-20-24)



Photo 5. Proposed Str. 141 work pad are in wetlands KW12B and KW12C and wetland buffer area, viewing northwest. (07-24-24)



Photo 6. Proposed Str. 140 work pad in wetland KW12B and wetland buffer area, viewing northwest. (07-24-24)



Photo 7. Proposed Str. 139 work pad in wetland KW12B and wetland buffer area, viewing southwest. (07-24-24)



Photo 8. Proposed Str. 138 work pad in wetland buffer area, viewing northeast. (07-24-24)



Photo 9. Proposed Str. 137 work pad in wetland KW14 and wetland buffer area, viewing northeast. (07-24-24)



Photo 10. Proposed Str. 136 work pad in Wetland KW15.3 and wetland buffer area, viewing south. (07-24-24)



Photo 11. Proposed Str. 135 work pad in wetland KW15.3 and wetland buffer area, viewing northeast. (07-24-24)



Photo 12. Proposed Str. 134 work pad in wetland KW15.3 and wetland buffer area, viewing north. (07-24-24)

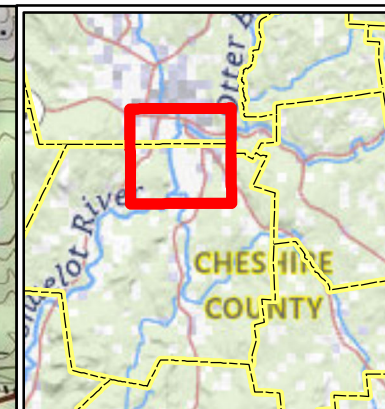
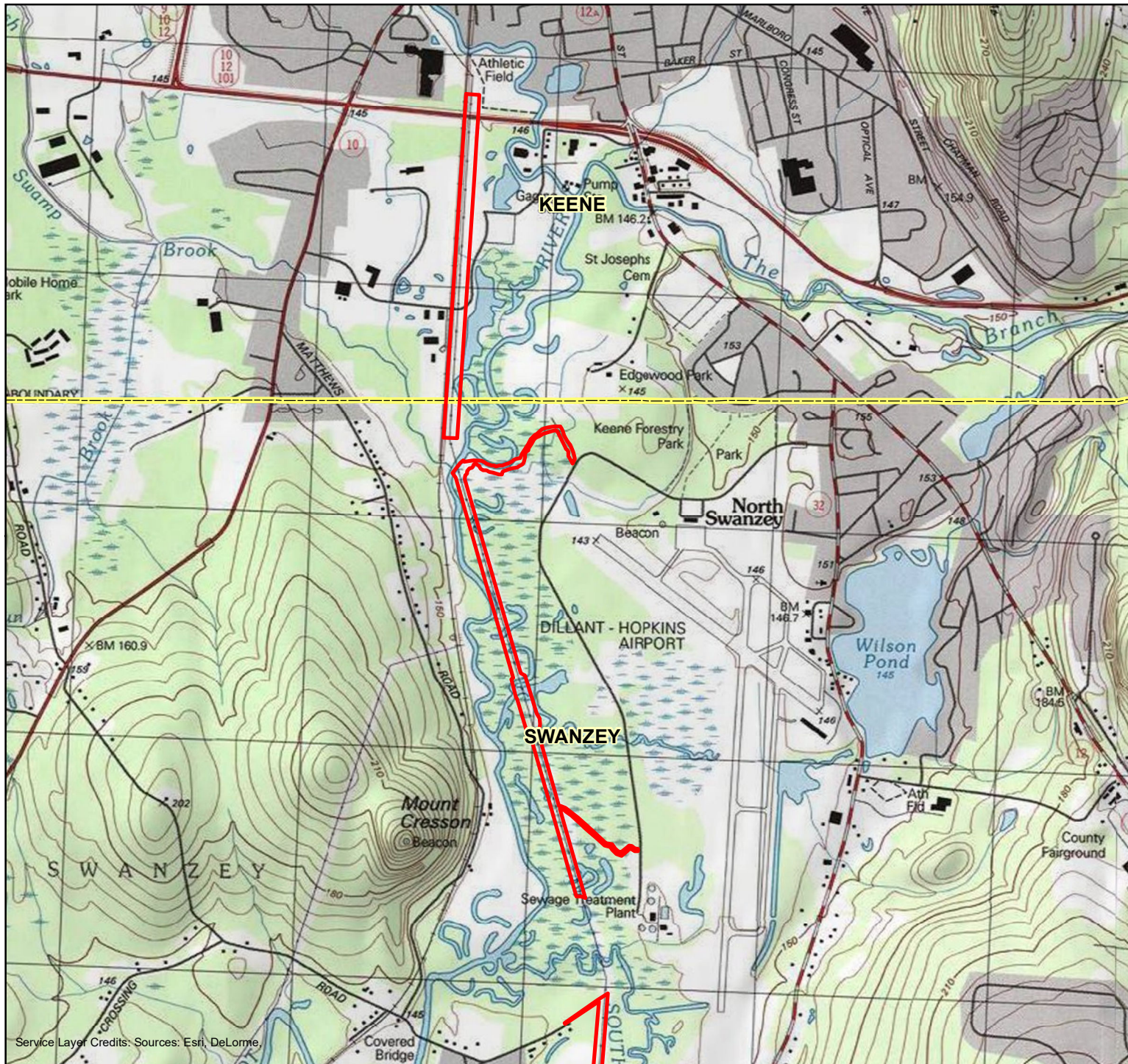


Photo 13. Overview of the PAB4G portion of wetland KW15.2, viewing north towards Str. 134. No impacts proposed. (08-07-24)



Photo 14. Representative view of scrub-shrub portion of wetland KW15.2, viewing south towards Str. 132. (07-31-24)

Attachment E: USGS Locus Map



**USGS Map
Eversource T198
Structure
Replacement Project
Keene, Swanzey & Troy**

Map 1

Date: 5/1/2025

- Project Area
- Municipal Border

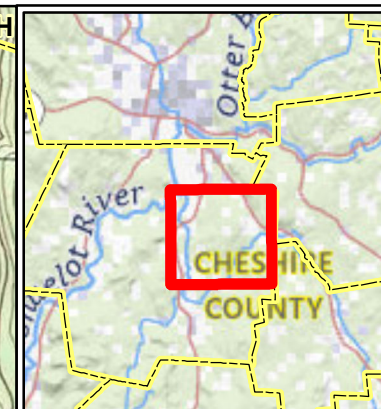
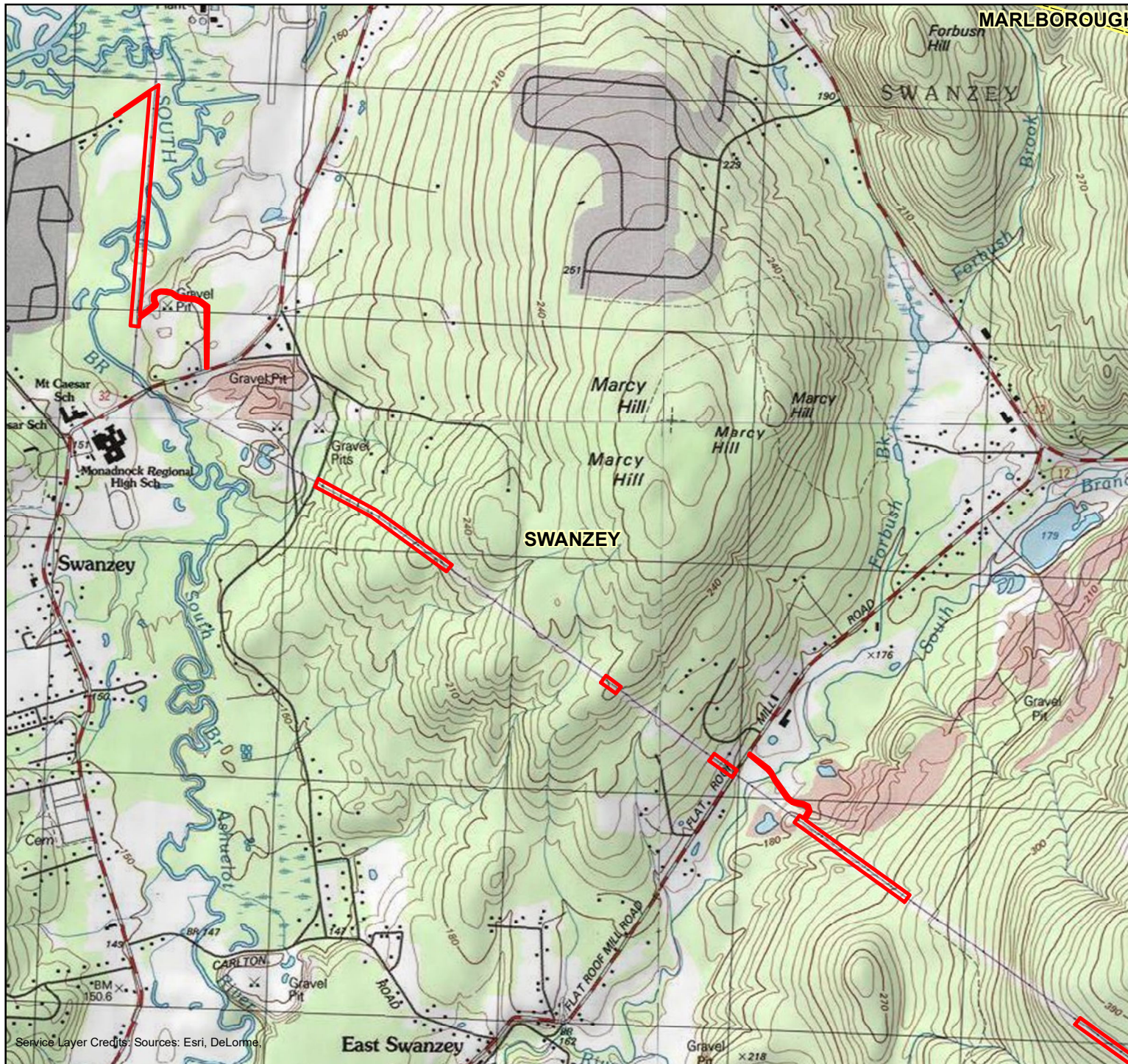


0 0.19 0.38
Miles

1 in equals 0.38 miles

1:24,000

**NORMANDEAU
ASSOCIATES**
ENVIRONMENTAL CONSULTANTS



**USGS Map
Eversource T198
Structure
Replacement Project
Keene, Swanzey & Troy**

Map 2

Date: 5/1/2025

- Project Area
- Municipal Border



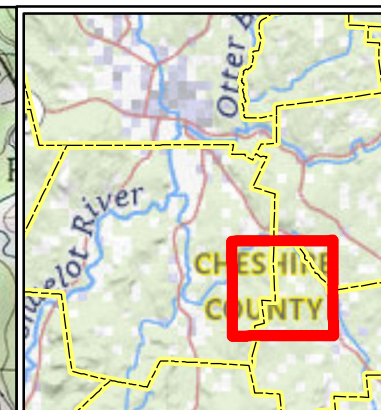
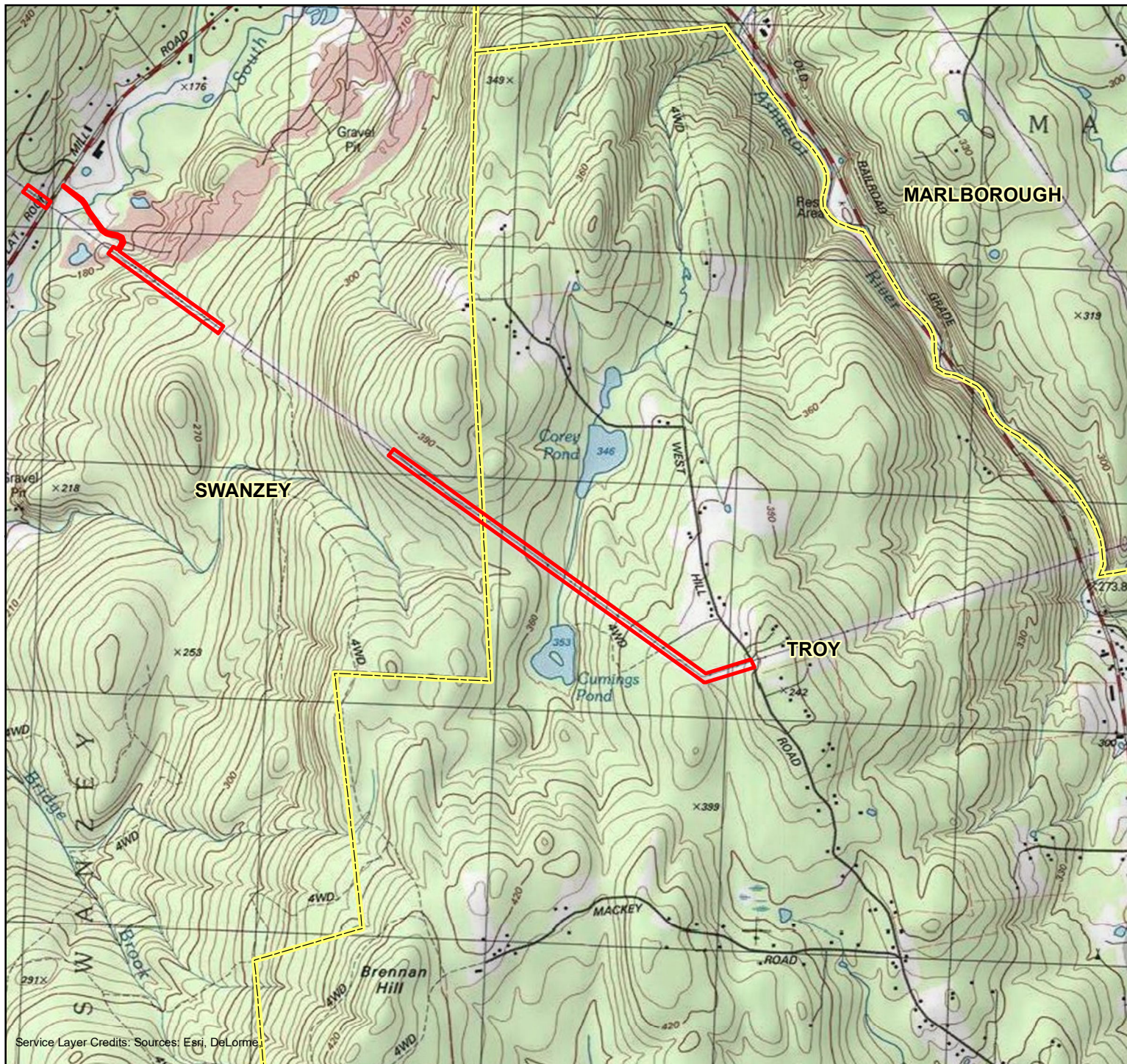
0 0.19 0.38
Miles

1 in equals 0.38 miles

1:24,000

**NORMANDEAU
ASSOCIATES**
ENVIRONMENTAL CONSULTANTS

Service Layer Credits: Sources: Esri, DeLorme.



**USGS Map
Eversource T198
Structure
Replacement Project
Keene, Swanzey & Troy**

Map 3

Date: 5/1/2025

- Project Area
- Municipal Border



0 0.19 0.38
Miles

1 in equals 0.38 miles

1:24,000

**NORMANDEAU
ASSOCIATES**
ENVIRONMENTAL CONSULTANTS

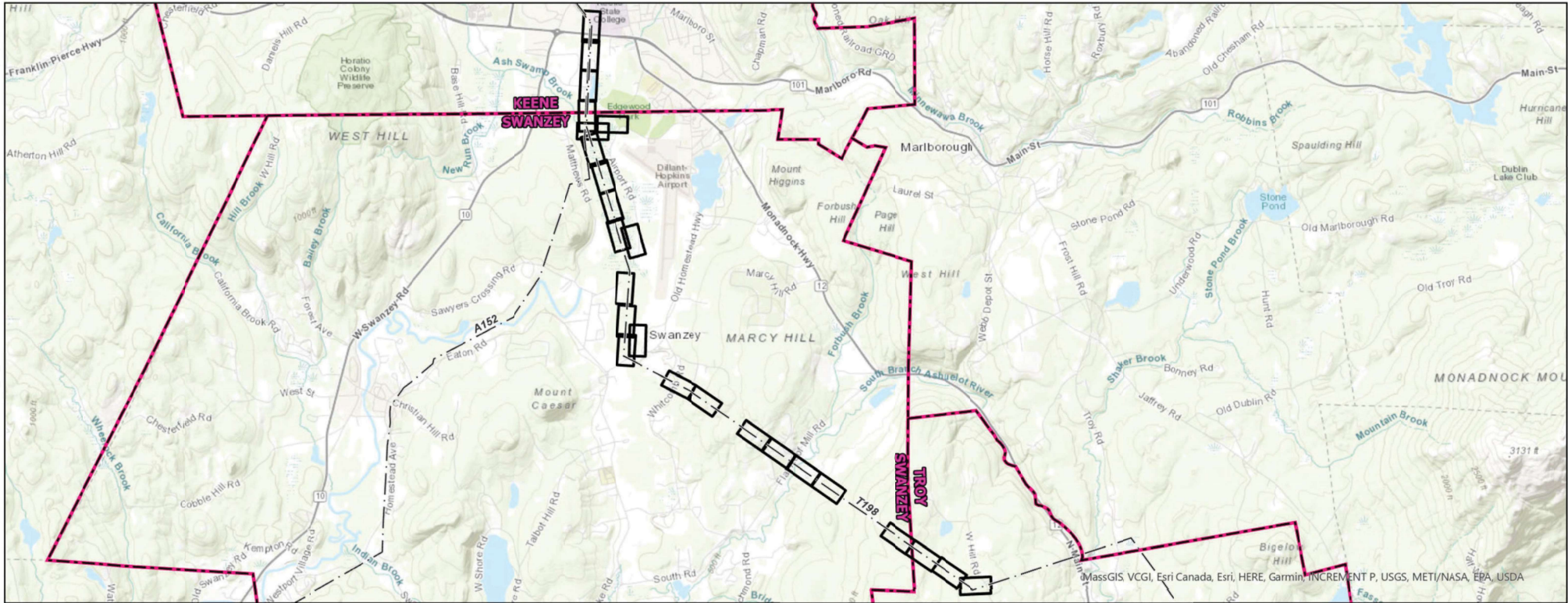
Service Layer Credits: Sources: Esri, DeLorme

Attachment F: Construction Plans

T198 Line Maintenance Project

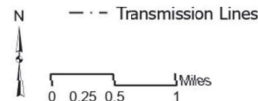
Construction Plans for City of Keene Permitting

Date: June 17, 2025

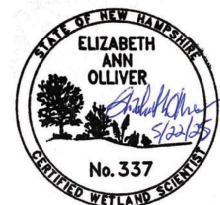
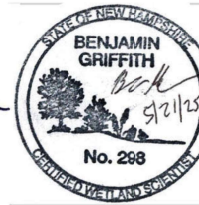
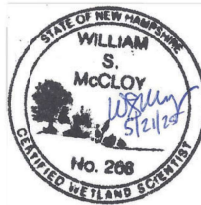


PREPARED FOR:
EVERSOURCE

107 Selden Street
Berlin, CT 06037



INDEX OF FIGURES
Title Sheet / Index Map
Map Sheets 1-25



PREPARED BY:
NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Please note, that while this cover sheet shows the entire scope of the T198 Line Project, only those plans sheets pertaining to the scope of work in Keene are provided for this application. All impacts both temporary and permanent will be confined to the existing T198 ROW on parcels which Eversource either owns or holds easements.

Owner/Easement Holder Representative:

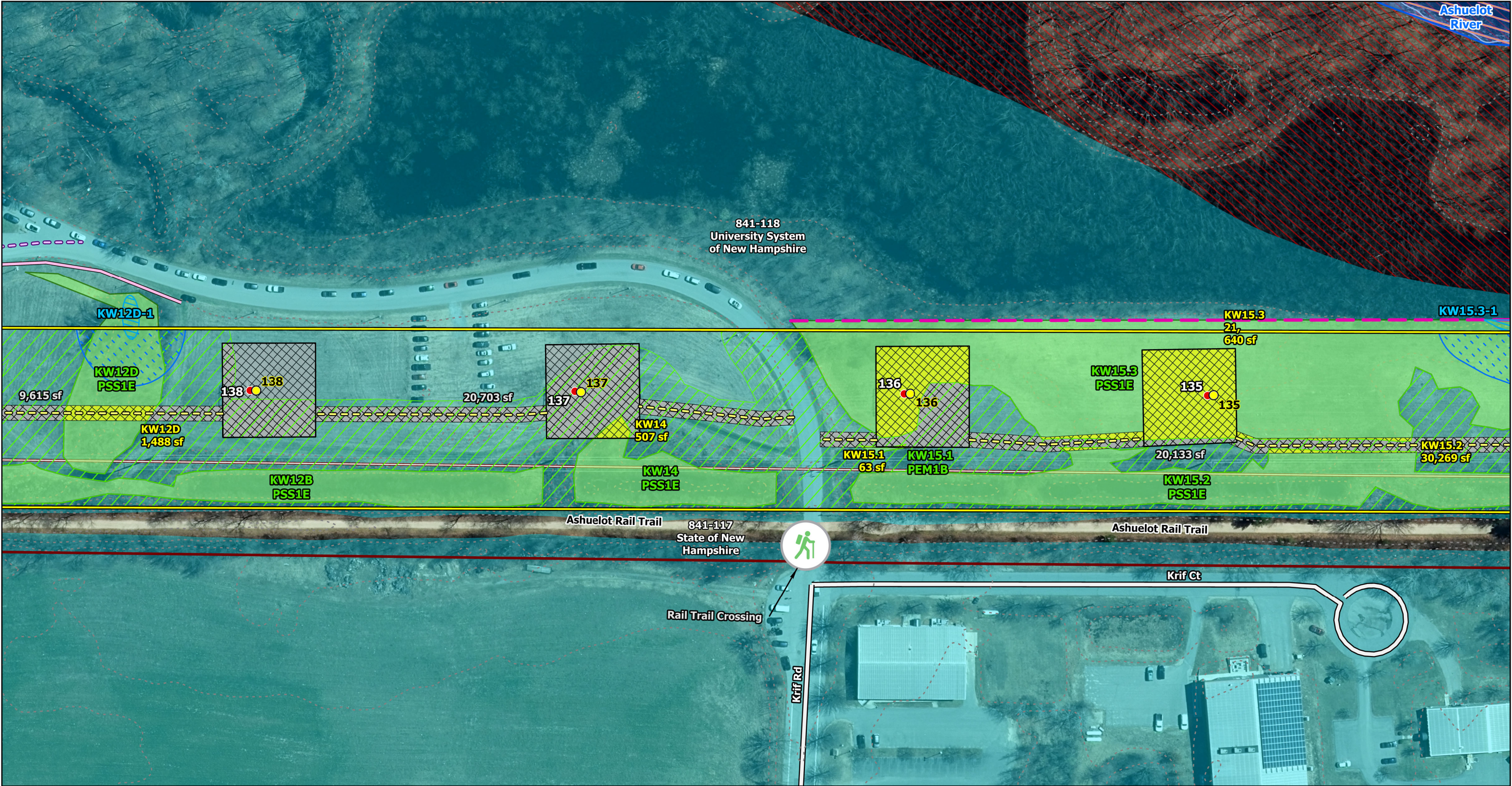
Jimmy Fennell



<ul style="list-style-type: none">Erosion/Sediment ControlsIn-ROW Access RoadOff-ROW Access Road (Approved)Off-ROW Access Road (Needs Approval)Proposed Pole LocationExisting T198 StructureStructure to be ReplacedStructure to be Removed	<ul style="list-style-type: none">CulvertRight of Way (Approx)Confirmed Vernal PoolPotential Vernal PoolConfirmed/Potential Vernal Pool Buffer (50 Ft)Wetland/Stream ContinuesStone WallsPotential Wood Turtle Overwintering Habitat	<ul style="list-style-type: none">Existing Access/Improved SurfaceProposed GravelUpland MattingWetland MattingUnderground Utility Line (Approx)Perennial Stream (Centerline)Intermittent Stream (Centerline)Ephemeral Stream (Centerline)	<ul style="list-style-type: none">Ashuelot River, South Branch of the Ashuelot River, and Unnamed StreamsKeene 75-ft Wetland Buffer (within the ROW)Wetlands Reviewed by Normandeau (2024)Wetlands (2021/2022)Eversource ParcelState of NH ParcelParcel	<ul style="list-style-type: none">Municipal Boundary1 pct. Annual Chance Flood HazardFloodway0.2 pct. Annual Chance Flood HazardArea of Undetermined Flood HazardArea Protected by Levee			<p>Eversource T198 Line Maintenance Project Keene, NH Map 1 of 25 6/17/2025</p> <p>NORMANDEAU ASSOCIATES ENVIRONMENTAL CONSULTANTS</p>
--	---	--	---	---	--	--	---



<ul style="list-style-type: none">Erosion/Sediment ControlsIn-ROW Access RoadOff-ROW Access Road (Approved)Off-ROW Access Road (Needs Approval)Proposed Pole LocationExisting T198 StructureStructure to be ReplacedStructure to be Removed	<ul style="list-style-type: none">CulvertRight of Way (Approx)Confirmed Vernal PoolPotential Vernal PoolConfirmed/Potential Vernal Pool Buffer (50 Ft)Wetland/Stream ContinuesStone WallsPotential Wood Turtle Overwintering Habitat	<ul style="list-style-type: none">Existing Access/Improved SurfaceProposed GravelUpland MattingWetland MattingUnderground Utility Line (Approx)Perennial Stream (Centerline)Intermittent Stream (Centerline)Ephemeral Stream (Centerline)	<ul style="list-style-type: none">Ashuelot River, South Branch of the Ashuelot River, and Unnamed StreamsKeene 75-ft Wetland Buffer (within the ROW)Wetlands Reviewed by Normandeau (2024)Wetlands (2021/2022)Eversource ParcelState of NH ParcelParcel	<ul style="list-style-type: none">Municipal Boundary1 pct. Annual Chance Flood HazardFloodway0.2 pct. Annual Chance Flood HazardArea of Undetermined Flood HazardArea Protected by Levee			<p>Eversource T198 Line Maintenance Project Keene, NH Map 2 of 25 6/17/2025</p> <p>NORMANDEAU ASSOCIATES ENVIRONMENTAL CONSULTANTS</p>
--	---	--	---	---	--	--	---



<ul style="list-style-type: none">Erosion/Sediment ControlsIn-ROW Access RoadOff-ROW Access Road (Approved)Off-ROW Access Road (Needs Approval)Proposed Pole LocationExisting T198 StructureStructure to be ReplacedStructure to be Removed	<ul style="list-style-type: none">CulvertRight of Way (Approx)Confirmed Vernal PoolPotential Vernal PoolConfirmed/Potential Vernal Pool Buffer (50 Ft)Wetland/Stream ContinuesStone WallsPotential Wood Turtle Overwintering Habitat	<ul style="list-style-type: none">Existing Access/Improved SurfaceProposed GravelUpland MattingWetland MattingUnderground Utility Line (Approx)Perennial Stream (Centerline)Intermittent Stream (Centerline)Ephemeral Stream (Centerline)	<ul style="list-style-type: none">Ashuelot River, South Branch of the Ashuelot River, and Unnamed StreamsKeene 75-ft Wetland Buffer (within the ROW)Wetlands Reviewed by Normandeau (2024)Wetlands (2021/2022)Eversource ParcelState of NH ParcelParcel	<ul style="list-style-type: none">Municipal Boundary1 pct. Annual Chance Flood HazardFloodway0.2 pct. Annual Chance Flood HazardArea of Undetermined Flood HazardArea Protected by Levee			<div>Eversource T198 Line Maintenance Project Keene, NH Map 3 of 25 6/17/2025</div> <div>NORMANDEAU ASSOCIATES ENVIRONMENTAL CONSULTANTS</div>
--	---	--	---	---	--	--	---

Transmission Line T198 Structure Replacement Project

Rev. May 23, 2025

Construction Sequence:

- Wetland boundaries to be clearly marked prior to the start of construction; Wetlands were reviewed/delineated by Normandeau Associates, Inc. Aug/Sept/Oct 2024 and April 2025. The wetland delineations were completed in accordance with the criteria described in the U.S. Army Corps of Engineers Wetland Delineation Manual Technical Report Y-87-1 (January,1987) and the Regional Supplement for the Northcentral and Northeast Region (January, 2012) and meet the criteria for wetland delineation in accordance with the NH DES administrative rules Env-W t 301.01.
- MODIFICATIONS IN ACCESS ROUTES, WORK PAD LOCATIONS OR OTHER WETLANDS IMPACT AREAS MUST BE APPROVED BY EVERSOURCE AND IN COMPLIANCE WITH NHDES WETLANDS RULES FOR MINIMUM IMPACT:
ENV-WT 307 - GENERAL REQUIREMENTS
ENV-WT 313.03 - AVOIDANCE AND MINIMIZATION
ENV-WT 521 - UTILITY PROJECT SPECIFIC CONDITIONS
- Sediment and erosion control measures shall be installed in accordance with the plans and detail provided, as necessary.
- Wetland impacts associated with wetland crossings are required for access between structures within the right of way. Construction activities shall occur during periods of low flow.
- Adequate precaution shall be exercised to avoid spillage of fuel oils, chemicals, or similar substances; no fuels, lubricants, chemicals or similar substances shall be stored beneath trees or in the vicinity of any wetlands, river, stream or other body of water; or in the vicinity of natural or man-made channels leading thereto. No power equipment shall be stored, maintained, or fueled in any area adjacent to a wetland, river, stream or other body of water.
- Remove completely all contamination from any spillage of chemicals or petroleum product with complete rehabilitation of the affected area.
- Access routes have been selected to prevent degradation of the right-of-way and minimize environmental impact. Operations shall be confined to the specified access routes within the proposed wetland impact area. Access routes shall not exceed a 16 foot-width.
- Impact to vegetation within wetlands will be limited to the extent necessary to place the timber mats where required.
- Low growing varieties of vegetation adjacent to wetlands shall be preserved to the extent possible. Stumps and rocks shall not be removed, and there shall be no excavations, fills or grading done adjacent to wetlands, unless minor excavations is needed for access.
- Timber mats will be used along access routes within and adjacent to wetland areas. These mats are constructed of heavy timbers or composite material, bolted together, and are placed end-to-end in the wetland to support heavy equipment. All timber mats shall be placed and removed so as not to cause any ruts, channels or depressions, or otherwise cause any undue disturbance to wetlands.
- If timber mat BMP is not sufficient due to high water, additional bmp's may include the placement of geotextile fabric, 3"-4" stone, and gravel to provide a suitable road bed. A temporary culvert may be required in areas of high flow to maintain hydrologic connectivity. All material will be removed from jurisdictional areas after construction completion.
- No material shall be placed in any location or in any manner so as to impair surface water flow into, through or out of any wetland area. No installation shall create an impoundment that will impede the flow of water or cause flooding.
- No material shall be taken from the wetlands area except that which must necessarily be removed for the structure or foundation placement or stabilization. All excess material taken from the wetland will be removed from the site.
- Any proposed support fills shall be clean gravel and stone, free of waste metal products, organic materials and similar debris and shall not exceed the amount permitted. This allowable fill is the only fill that may remain in the wetland after construction. All cut and fills slopes shall be seeded/loamed within 72 hours of achieving finished grade; sooner if heavy rains forecasted.

- Install new poles in the locations designated on the permitting plans.
- Cable installation will be performed in a manner so as to avoid, or limit to the maximum extent possible, traversing wetlands with heavy equipment. In some cases, a helicopter may be used during the installation to minimize impacts.
- Removal of the old pole will occur once the cable has been installed on the new structure. The old structures will be removed from the site. Poles will be cut at the ground surface. Footings will be abandoned in place to minimize impacts.
- All swamp mats, material, and debris will be removed from the work area upon the completion of construction.
- Upland disturbed areas shall be restored and stabilized upon completion of construction. Work pad restoration should include reducing the work pad to a 30 by 60 foot area, and reducing slopes to a maximum of 25%. Stockpiled material should be spread to reduce any unnecessary slopes. Gravel work pads and slopes should be scarified to a minimum of 3" before spreading topsoil/loam.
- All temporary wetland impacts will be re-graded to original contours following construction. New England erosion control/ restoration mix, available through New England wetland plants, Inc., 820 West Street, Amherst, MA 01002, 413-548-8000, or equivalent seed mix shall be applied in wetland areas that are not inundated, as necessary.
- Sediment and erosion control measures will be evaluated and removed if necessary upon the completion of construction.

Winter Construction Notes:

- Proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized. Stabilization methods shall include seeding and mulch, and installation of erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or frozen ground and shall be completed in advance of thaw or spring melt events.
- Ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be temporarily stabilized with stone or erosion control blankets appropriate for the design flow conditions.
- After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel (NH DOT 304.3).

Erosion Control Notes:

- Installation of erosion control grindings and/or silt fences shall be complete prior to the start of work in any given area. Erosion controls shall be used during construction and removed when all slopes have a healthy stand of vegetation cover.
- An area shall be considered stable if one of the following has occurred: 1) Base course gravels have been installed in areas to be paved, 2) A minimum of 85 percent vegetated growth has been established, 3) A minimum of 3 inches of non-erosive material such stone or riprap has been installed, or 4) erosion control blankets have been properly installed
- Note that all cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade
- As required, construct temporary berms, siltation fences, sediment traps, etc. to prevent erosion & sedimentation of wetlands.
- The work area shall be graded and otherwise shaped in such a manner as to minimize soil erosion, siltation of drainage channels, damage to existing vegetation, and damage to property outside limits of the work area. Erosion control grindings will be necessary to accomplish this end.
- Any stripped topsoil shall be stockpiled, without compaction, and stabilized with BMPs.

Construction Notes

- Permanent or temporary cover must be in place before the growing season ends. When seeded 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, plant annual ryegrass prior to October 15th.
- Erosion controls shall be inspected weekly with the timing of weekly visits adjusted if heavy rains/snow melt are forecasted or have occurred.
- Timber mats must be removed after one growing season.
- Any erosion control matting used shall be wildlife friendly. No welded plastic webbing, netting, or other similar form shall be used in erosion/siltation controls to avoid entrapment of snakes and other wildlife within the project area.
- Unless otherwise authorized by NHDES, the Applicant shall keep a sufficient quantity of erosion control supplies on the site at all times during construction to facilitate an expeditious (i.e., within 24 hour) response to any construction related erosion issues on the site.
- Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; and c) set back as far as possible from wetlands and surface waters.
- Mulch used within any wetland/stream bank restoration areas shall be natural straw or equivalent non-toxic, non-seed-bearing organic material.
- When using an erosion control mix berm, the berm must be a minimum of 12” high, as measured on the uphill side of the barrier, and a minimum of two feet wide at the base.

General Notes

- Base plan provided by Eversource Energy. Eversource Energy provided the utility design.
- Site plan is for permitting and construction purposes only and does not represent a property boundary survey.

Plant Protection – General Avoidance and Minimization Measures

- Limit removal of vegetation to that necessary for construction of the project. Limit tree clearing to the minimum required width to meet safety clearances, leave root systems in place, except over underground installations or where other earthwork must be conducted. Leave herbaceous and shrub vegetation intact wherever practicable.
- Precautions shall be taken to prevent import or transport of soil or seed stock containing nuisance or invasive species such as Purple Loosestrife, Knotweed, or *Phragmites*. The contractor responsible for work shall appropriately address invasive species in accordance with the NH DOT "Best Management Practices for Roadside Invasive Plants (2008)".
- To prevent the introduction of invasive plant species to the site, the Applicant's contractor(s) shall clean all soils and vegetation from construction equipment and matting before such equipment is moved to the site.

Wildlife Protection – General Avoidance and Minimization Measures

- Limit the removal of vegetation to that necessary for construction of the project; this will leave associated wildlife habitat as intact as possible.
- All erosion control materials used will be wildlife-friendly. No welded plastic webbing, netting, or other similar form with openings greater than 1/8-inch shall be used in erosion/siltation controls to avoid entrapment of snakes and other wildlife within the project area.
- Timber matting will be used in all wetland areas and will remain in place for the shortest duration possible; if possible, passageways will remain open at the wetland crossing to allow for reptiles to cross under the mat-bridge/pathway; matting will remain up to several weeks

- 4. Daily sweeps by contractors for all turtle and snake species will be performed when work will occur;
- 5. Any observations of listed species will be reported and no wildlife will be harmed; contact numbers and fliers will be included on the environmental plans
- 6. Wildlife friendly erosion controls will be used; no welded plastic netting will be used;
- 7. Erosion controls will be installed, monitored and maintained to protect adjacent upland and wetland areas from sedimentation and degradation; disturbed areas will be temporarily and permanently stabilized and seeded with a native seed mix; the applicable utility maintenance BMPs will be followed

SPECIFIC RTE PLANT AND NATURAL COMMUNITY BMPs

New Hampshire Natural Heritage Bureau BMPs and Recommendations (Received 2/18/25):

- 1. Exemplary silver maple - false nettle - sensitive fern floodplain forest
 - a. Below is a summary of the BMPs and proposed work activities outlined in the provided memo that demonstrate avoidance and minimization of the exemplary natural community (ENC):
 - i. No expansion of the existing cleared ROW is proposed.
 - ii. No construction of new access or significant upgrades to new access are propose in the vicinity of the ENC.
 - iii. Timber mats will be used to establish temporary access routes and work pads in order to protect wetland resources.
 - iv. Any access outside of the ROW in the vicinity of the ENC will be within existing access.
 - v. Existing wooden pole butt will be left in place to avoid wetland disturbance.
 - vi. All other existing wooden structure materials and components will be completely removed from the wetland area and properly disposed of.
 - vii. Excess excavated spoils resulting from the installation of new metal structures will be contained on the project work pads and properly disposed of outside of the wetland.
 - viii. Erosion and sediment controls will be installed along the edge of access roads and work pads as needed.
 - b. There are two potential impacts to the ENC from the proposed work that are addressed below:
 - i. Some of the existing access outside of the ROW in the vicinity of the ENC may need improvements through the application of a top dressing of clean gravel.
 - 1. As long as all gravel is kept within the access road and excess gravel is not dumped into the ENC, there are no anticipated impacts.
 - ii. Vegetation maintenance will occur within the maintained ROW. If the below recommendations can be adhered to, negative impacts are not anticipated.
 - 1. Vegetation maintenance is recommended under frozen ground conditions (or dry conditions if sustained frozen conditions are not possible) in any areas where the ROW passes through the ENC or wetlands that are hydrologically connected to the ENC.
 - 2. If work cannot occur under frozen ground/dry conditions, complete work by hand and keep vehicles/equipment on existing gravel access roads wherever possible and utilize matting if motorized access is needed to cross wetlands.
 - 3. Do not place slash in the wetlands to avoid impacting the hydrology of the ENC.
 - c. The best way to avoid impacts to the exemplary silver maple - false nettle - sensitive fern floodplain forest is to work under frozen ground conditions, however if this is not practicable then all the above outlined BMPs will avoid/minimize impacts to the exemplary wetland to the greatest extent possible.
- 2. Nuttall’s reed grass

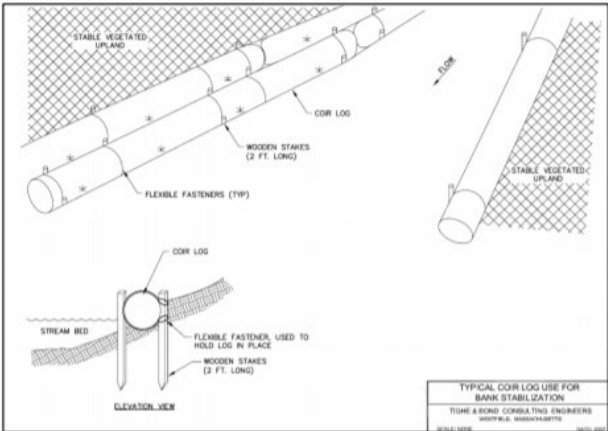
- a. NHB recommends the following BMPs to avoid and minimize impacts to Nuttall’s reed grass:
 - i. Fence off/flag the locations of the rare plants so they are not incidentally impacted by work including being run over by vehicles or parked on.
 - ii. For any rare plants that are completely unavoidable, timber matting should be placed over the rare plants and removed as soon as possible (as indicated in the provided memo).
 - 1. If practicable, matting should not be placed over the plants during the growing season (April 1st to November 15th) or for as little of the growing season as possible.

SPECIFIC WILDLIFE BMPs

New Hampshire Fish and Game AoT Permit Conditions in Accordance with Env-Wq 1504.18 – Wildlife Protection Notes (Received TBD):

- 1. **NHFG requests that all work only occur from October 16th – April 14th for T198 Line existing structures 134 – 101 and 72 – 65.**

Best Management Practice 4: Coir Logs



Description:
Coir logs, straw wattles, fiber rolls, or SiltSoxx™ consist of compressed weed-free straw fiber or other natural material, placed within a photodegradable mesh cylindrical sock.

- Applications:**
- Streambank, wetland, and slope protection
 - Check dam applications
 - Perimeter and stockpile containment
 - Slope stabilization by shortening slope length, reducing runoff velocity, and trapping mobile soil particles
 - Provides substrate for plant growth upon decay of fiber roll and protects new vegetation growth

- Installation:**
- For slope stabilization, it is critical that coir logs are installed perpendicular to soil movement and parallel to the slope contour.
 - If additional length is needed for application, ends should be overlapping at least 6 inches.
 - If used in slope stabilization, construct trenches half the diameter of the log in which to place the roll. Lay the coir log along the trench, snugly fitting it against the soil. Ensure no gaps exist between the soil and the fiber roll.
 - Install stakes at least every three feet apart along the length of the roll. Additional stakes may be driven on the downslope side of the trenches on highly erosive or very steep slopes.

Best Management Practice 5: Silt Fence

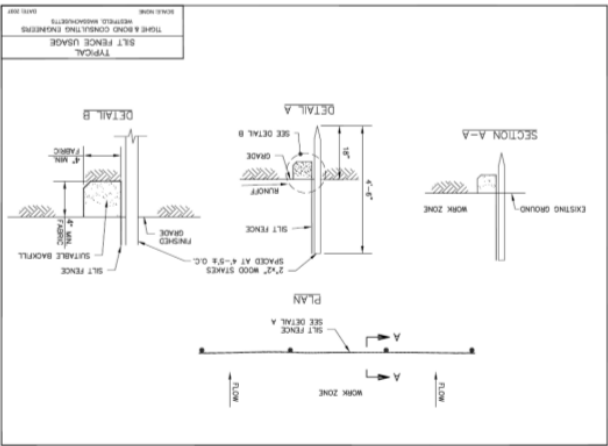


Description:
Silt fence is a temporary sediment barrier consisting of filter fabric attached to supporting posts and entrenched into the soil. This barrier is installed across or at the toe of a slope to intercept and retain small amounts of sediment from disturbed or unprotected areas.

- Applications:**
Consider using silt fence barriers where:
- Flow to the silt fence from a distributed area occurs as overland sheet flow
 - Sedimentation can pollute or degrade adjacent wetlands or watercourses
 - Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.
 - **Silt fence should not be used in areas of**

concentrated flows or across streams, channels, swales, ditches or other drainage ways.

- Installation:**
- Install silt fence following the contour of the land as closely as possible.
 - The height of the barrier shall not exceed 36 inches.
 - Posts shall be placed at a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches).
 - A trench shall be excavated approximately 6 inches wide and 6 inches deep along the line of posts and upslope of the barrier in accordance with recommendations
 - The filter fabric will extend a minimum of 8 inches into the trench which shall be backfilled and the soil compacted over the filter fabric.
 - Fabric barriers shall be removed after the upslope area has been permanently stabilized.
 - Filter barriers shall be inspected immediately after each rainfall and at least once daily during prolonged rainfall and any required repairs shall be made immediately.
 - Sediment deposits should be removed when they reach approximately one—half the height of the barrier.



Best Management Practice 16: Temporary or Permanent Mulch

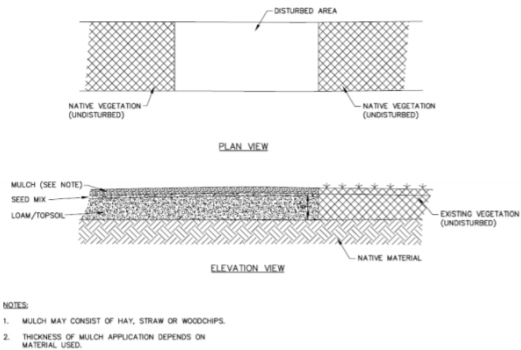


Description:
Temporary mulching is the application of plant residues or other suitable materials to the soil surface. Permanent mulching consists of the application of long-term surface cover such as bark, woodchips or erosion control mix. Permanent mulch can be used as a permanent ground cover, an overwinter stabilization mulch or left to naturalize.

Mulching reduces erosion potential by protecting the exposed soil surface from direct impact by rainfall.

Considerations:


- Apply temporary mulch within 100 feet of streams, wetlands and in lake watersheds within seven days of exposing soil or prior to any storm event.
- Immediately mulch areas that have been temporarily or permanently seeded, following seeding.
- For areas that cannot be seeded within the growing season, mulch for over-winter protection. Seed the area at the beginning of the next growing season.
- Mulch anchoring should be used on slopes with gradients greater than 5% in fall (past September 15), and over-winter (October 15 – May 1).



Installation:

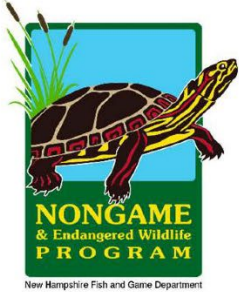
Hay or Straw Mulches:

- Use air-dried organic mulches including weed-free hay and straw free of undesirable seeds and coarse materials.
- Application rate should be two bales (70-90 pounds) per 1,000 square feet or 1.5-2 tons (90-100 bales) per acre to cover 75-90% of the ground surface.
- Anchor hay or straw mulch to prevent displacement by wind or flowing water using jute or biodegradable plastic netting or in some cases, organic tackifier.
- When mulch is applied to provide protection over winter (past the growing season), apply it to a depth of four inches (150-200 pounds of hay or straw per 1,000 square feet, or double standard application rate). Seeding cannot generally be expected to grow up through this depth of mulch and will be smothered. If vegetation is desired, remove mulch in the springtime and seed and re-mulch the area.




NEW HAMPSHIRE
SPECIES OF CONCERN

WOOD TURTLE





Report Sightings: Contact Wildlife Biologist Josh Megyesy at (603) 271 – 1125 or the Wildlife Division at (603) 271 – 2461. Observation reports can be sent to RAARP@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.



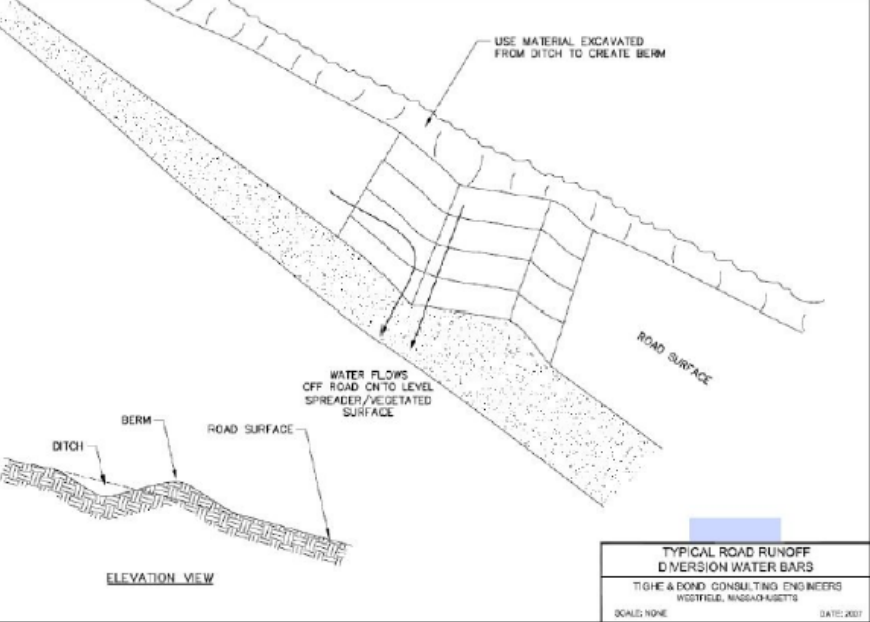
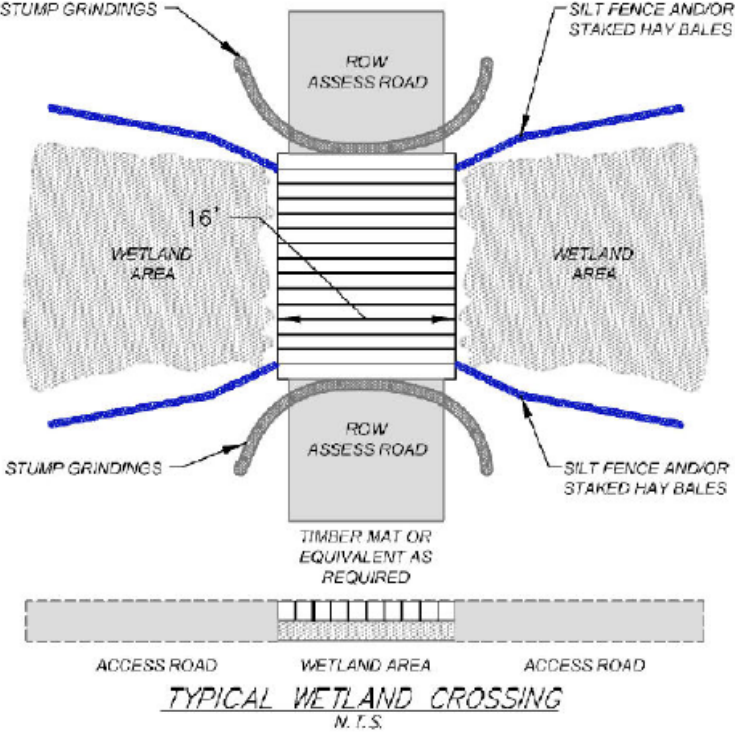
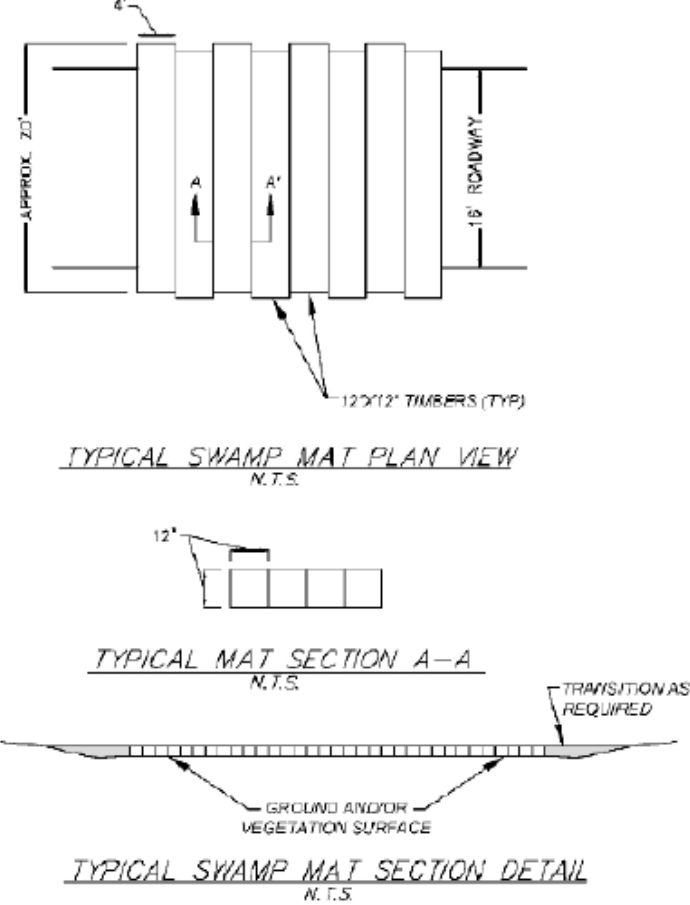
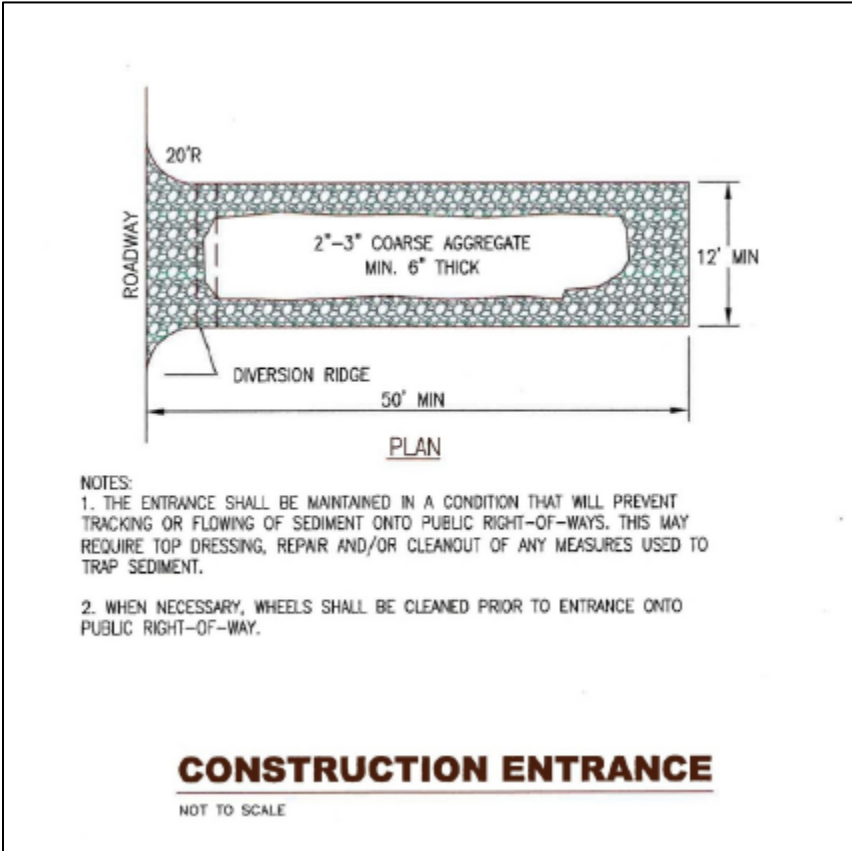
Specific Information:

- Adults are 5 – 8 inches long.
- Neck and front limbs are orange.
- Associated with streams and rivers where they hibernate. Use surrounding fields, forests, and floodplains extensively during active period.
- Turtles are frequently concealed by leaves and undergrowth and may not be easily visible.
- Turtles are most active from April 15 – October 15.
- During nesting season (May 15 – July 15) turtles are attracted to disturbed ground.



This species is protected under Fis 1400. Thank you for reporting any observations.

PLEASE DO NOT DISTURB OR HANDLE WILDLIFE



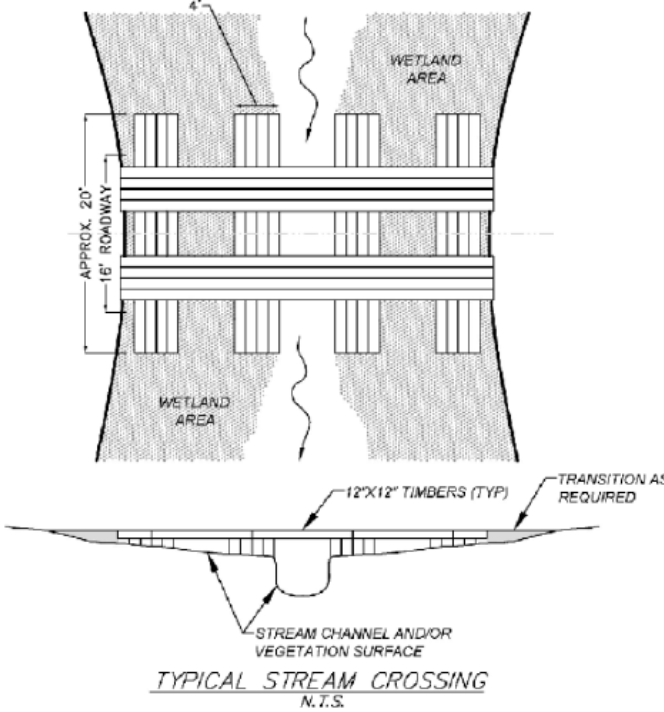
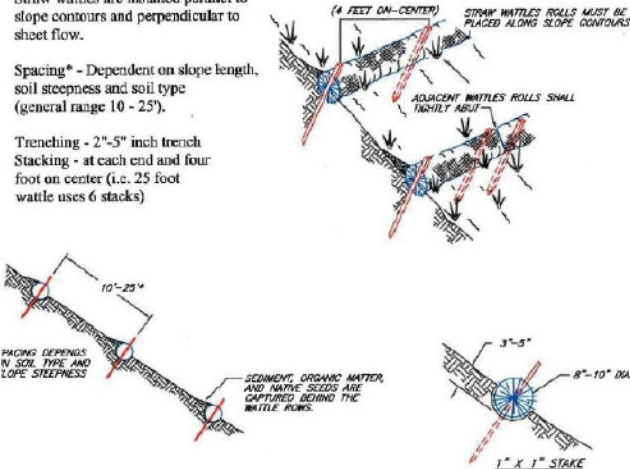
Best Management Practices (BMP's) for Straw wattles

Definition and purpose:
Straw wattles are burlap rolls filled with straw that trap sediment and interrupt water flow by reducing slope lengths.

- Applications:**
- Along erodible or unstabilized slopes
 - Spread overland waterflow
 - Trap sediment
 - Around storm drain inlets to slow water and settle out sediment
 - Overlap ends approximately 6 inches
- Installation:**
Straw wattles are installed parallel to slope contours and perpendicular to sheet flow.

Spacing* - Dependent on slope length, soil steepness and soil type (general range 10 - 25').

Trenching - 2"-5" inch trench
Stacking - at each end and four foot on center (i.e. 25 foot wattle uses 6 stacks)





EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management



[Check the Status of your Application](#)

RSA/Rule: RSA 482-A/Env-Wt 100-900 (Env-Wt 310.01)

APPLICANT'S NAME: Monadnock Conservancy

TOWN NAME: Keene

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Does the property contain a PRA? If yes, provide the following information:

- Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.
- Protected species or habitat?
 - If yes, species or habitat name(s): Wood Turtle
 - NHB Project ID #: NHB24-3137
- Bog?
- Floodplain wetland contiguous to a tier 3 or higher watercourse?
- Designated prime wetland or duly-established 100-foot buffer?
- Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?

☒ Yes ☐ No

☒ Yes ☐ No

☒ Yes ☐ No

☐ Yes ☒ No

☒ Yes ☐ No

☐ Yes ☒ No

☐ Yes ☒ No

Is the property within a Designated River corridor? If yes, provide the following information:

- Name of Local River Management Advisory Committee (LAC): Ashuelot River LAC
- A copy of the application was sent to the LAC on Month: 6 Day 17 Year: 2025

☒ Yes ☐ No

For dredging projects, is the subject property contaminated?

- If yes, list contaminant(s): NA

☐ Yes ☐ No

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?

☐ Yes ☒ No

For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats):
NA

irm@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

SECTION 2 - ELIGIBILITY (Env-Wt 306.03; Env-Wt 310.01; Env-Wt 310.03)

You must confirm that your project meets *all* of the following statements to qualify for the EXP process:

- The project qualifies as minimum impact project (Env-Wt 306.03).
- The project does not include activities that are prohibited under RSA 482-A (Env-Wt 306.03(a)).
- The project does not include any work in a jurisdictional area that was started without first obtaining the applicable approval (Env-Wt 306.03(b)).
- No work has been done on the subject property pursuant to another EXP or a Statutory Permit-by-Notification (SPN) within 12 months of the date this EXP will be issued. Alternatively, if any work has been done on the subject property pursuant to another EXP or a SPN within 12 months of the date this EXP will be issued, then you are submitting information, including a plan, with this application demonstrating that:
 - The work proposed in this EXP application is wholly unrelated to and separate from the work already done under the EXP or SPN; and
 - The work proposed in this EXP application, when combined with work that has been done under previously issued EXPs or SPNs within the last 12 months, does not constitute a project for which a Standard Permit is required (Env-Wt 310.03(a)).
- If the project is located in a PRA, it also qualifies for an impact classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04 (Env-Wt 310.01(d)(6)).

☒ My project meets all statements above. Proceed to Section 3.

☐ My project does not meet all of the statements above. **Your project does not qualify for the EXP process. Your project either is not permissible or requires a Standard Permit.**

SECTION 3 - INFORMATION ON THE PROPOSED PROJECT (Env-Wt 310.01(c))

Identify the rule(s)/provision(s) which make the project a minimum impact project. Refer to the project list below and the [Expedited Minimum Impact \(EXP\) Project Classification Guidance Document](#).

- ☐ Aquatic Vegetation Control Projects (Env-Wt 510.08(a))
- ☐ Water Access Structure Construction Projects (Env-Wt 511.06(a))
- ☐ Beach Replenishment Projects (Env-Wt 511.07(a))
- ☐ Deck or Patio Repair Projects (Env-Wt 511.08(a))
- ☐ Breakwater Maintenance and Repair Projects (Env-Wt 512.07(b))
- ☐ Docking and Accessory Docking Structure Construction, Repair, and Replacement Projects (Env-Wt 513.24(a))
- ☐ Docking Structure Modification Projects (Env-Wt 513.25(a))
- ☐ Accessory Docking Structure Installation, Construction, Modification, Repair, and Replacement Projects (Env-Wt 513.26(a))
- ☐ Canopy Projects (Env-Wt 513.27(a))
- ☐ Bank/Shoreline Stabilization Construction Projects (Env-Wt 514.07(a))
- ☐ Dug-in Basins and Boathouse Construction or Modification Projects (Env-Wt 515.06(a), (b))
- ☐ Dug-in Basins and Boathouse Maintenance and Repair Projects (Env-Wt 515.07(a))
- ☐ Intake and Outflow Structure Construction, Maintenance and Repair Projects (Env-Wt 516.05; Env-Wt 516.06(b))
- ☐ Trail or Pathway Projects (Env-Wt 517.06(a); Env-Wt 517.06(d))
- ☐ Boardwalk Projects (Env-Wt 517.07(a); Env-Wt 517.09)
- ☐ Dry Hydrants and Other Non-Docking Structure Projects (Env-Wt 518.07(a)(1), (b))
- ☐ Pond Construction, Maintenance, and Repair Projects (Env-Wt 519.08(a), (b); Env-Wt 519.09(a))
- ☐ Residential Utility Installation Projects (Env-Wt 521.06(a)(7))

irm@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

- ☐ Non-tidal Dredging Projects (Env-Wt 523.04(a))
☐ Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
☐ Restoration/Enhancement Projects (Env-Wt 525.05)
☐ Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
☐ Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
☐ Public Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
☐ Coastal Projects (Env-Wt 600)
☐ Stream Crossing Projects (Env-Wt 903.01(e))
☒ All Other Projects (Env-Wt 407.03)

Provide the project-specific information required by the rule(s)/provision(s). Refer to Chapters Env-Wt 400, Env-Wt 500, Env-Wt 600, and/or Env-Wt 900, as applicable, for project-specific application and design requirements.

Please see applicable standard Project Specific Worksheets for guidance.

The project consists of temporary wetland impacts adjacent to removal an existing City storm drain and replacement with a meandering riparian drainage swale. Temporary wetland impacts will be 237 sf. In order to protect said wetland, installation of timber mats will be utilized during construction. Classification based on size would be minimum, however, there are two "priority resource areas" near the work area, floodplain wetlands adjacent to a tier 3 stream and the protected wildlife species.

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: linear feet

☒ Not applicable

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. *Do not* reply "See attached".

Project consists of removal of the existing City storm drain pipe and replacement with a riparian drainage swale. Wetland impacts will be temporary, timber mats will be utilized to remove the existing culvert and grade the new drainage swale.

irm@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:

Type of jurisdictional wetlands are PFO1C-Palustrine Forested Broad-leaved Deciduous Seasonally Flooded and temporary impact area is 237 sf.

☐ Not applicable

SECTION 4 - PROJECT LOCATION (Env-Wt 310.01(b))

ADDRESS: Ashuelot Court

TOWN/CITY: Keene

TAX MAP/LOT NUMBER: 567/006

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: unnamed wetland

☐ N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 42.93476° North
72.28776° West

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME: Monadnock Conservancy, attn: Lacey Gillotti

MAILING ADDRESS: PO Box 337

TOWN/CITY: Keene

STATE: NH

ZIP CODE: 03431

PHONE: 603-357-0600

EMAIL ADDRESS (OPTIONAL): lacy@monadnockconservancy.org

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))

If the agent is a company, then the name of the company should be written as the agent's name.

NAME: Liza Sargent/SVE Associates

MAILING ADDRESS: PO Box 1818

TOWN/CITY: Brattleboro

STATE: VT

ZIP CODE: 05302

PHONE: 802-257-0561

EMAIL ADDRESS (OPTIONAL): lsargent@sveassoc.com

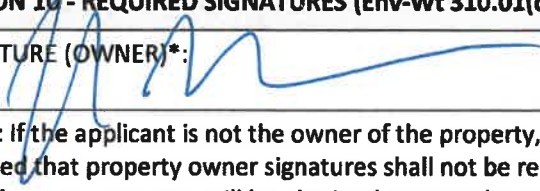

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. LS

irm@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a))		
If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.		
NAME: Monadnock Affordable Housing Corp		
MAILING ADDRESS: 831 Court Street		
TOWN/CITY: Keene	STATE: NH	ZIP CODE: 03431
PHONE: 603-352-6161	EMAIL ADDRESS (OPTIONAL): sclark@keenehousing.org	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)		
<input checked="" type="checkbox"/> \$400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".		
SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))		
Initial each box below to certify:		
Initials: LS	The proposed project meets the conditions and limits of the applicable minimum impact project rule.	
Initials: LS	All abutters have been notified.	
Initials:	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. (<input checked="" type="checkbox"/> N/A)	
Initials: LS	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).	
Initials: LS	The project is not an after-the-fact application.	
Initials: LS	The project is: <ul style="list-style-type: none"> • Not located in a PRA, or • <input checked="" type="radio"/> Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04. 	
Initials: LS	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.	

Initials: <i>LS</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>LS</i>	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: <i>LS</i>	<p>The signer understands that:</p> <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. 	
Initials: <i>LS</i>	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))		
SIGNATURE (OWNER)*: 		PRINT NAME LEGIBLY: Sandra Clark Joshua Meehan DATE: 6/16/25
*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: <input type="checkbox"/> .		
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):		PRINT NAME LEGIBLY: Lacy Gillotti DATE:
SIGNATURE (AGENT, IF APPLICABLE): 		PRINT NAME LEGIBLY: Liza Sargent DATE: 6/12/25
SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**		
The signed statement from the Conservation Commission may be submitted electronically.		
The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.		
AUTHORIZED COMMISSION SIGNATURE:		PRINT NAME LEGIBLY: DATE:

Initials: <i>LS</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>LS</i>	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: <i>LS</i>	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. 	
Initials: <i>LS</i>	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))		
SIGNATURE (OWNER)*:		PRINT NAME LEGIBLY: Sandra Clark DATE:
*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: <input type="checkbox"/> .		
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):		PRINT NAME LEGIBLY: Lacy Gillotti DATE: 6/13/25
SIGNATURE (AGENT, IF APPLICABLE):		PRINT NAME LEGIBLY: Liza Sargent DATE: 6/12/25
SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**		
The signed statement from the Conservation Commission may be submitted electronically.		
The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.		
AUTHORIZED COMMISSION SIGNATURE:		PRINT NAME LEGIBLY: DATE:

irm@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**

The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11:

(☐ N/A This project is **not** within a Designated River Corridor)

AUTHORIZED LAC REPRESENTATIVE SIGNATURE:

PRINT NAME LEGIBLY:

DATE:

****Note:** If the application is administratively complete, except for the signed statement from the Conservation Commission and/or LAC, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)). The applicant may also indicate that they are applying for a minimum impact application under standard processing timelines.

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.

TOWN/CITY CLERK SIGNATURE:

PRINT NAME LEGIBLY:

TOWN/CITY:

DATE:

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the single, original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page.

lrn@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html. 	X	
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21? NA		
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?	X	
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage? NA		
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

To: Liza Sargent, SVE Associates
P.O. Box 1818
Brattleboro, VT 05302
lsargent@sveassoc.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc: NHFG Review

Date: 10/29/2024 (valid until 10/29/2025)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: MUNICIPAL POR - Keene, NHDES - Alteration of Terrain Permit, NHDES - Standard Dredge & Fill - Minimum; or Expedited, USEPA - Stormwater Pollution Prevention

NHB ID: NHB24-3137

Town: Keene

Location: 0 Ashuelot Street

Project Description: The project consists of construction of an office with associated parking, municipal water and sewer connection and stormwater treatment system. The property is in the 100 year floodplain and requires compensatory flood storage. This will be accomplished by removal of a portion of the City's existing storm drain pipe and replacing it with a riparian drainage swale. Total land disturbance is approximately 73,000 sf.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: No comments at this time.

NHFG Comments: Please refer to NHFG consultation requirements below.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

Vertebrate species	State ¹	Federal	Notes
Common Nighthawk (<i>Chordeiles minor</i>)	E	--	Contact the NH Fish & Game Dept (see above).
Wood Turtle (<i>Glyptemys insculpta</i>)	SC	--	Contact the NH Fish & Game Dept (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.

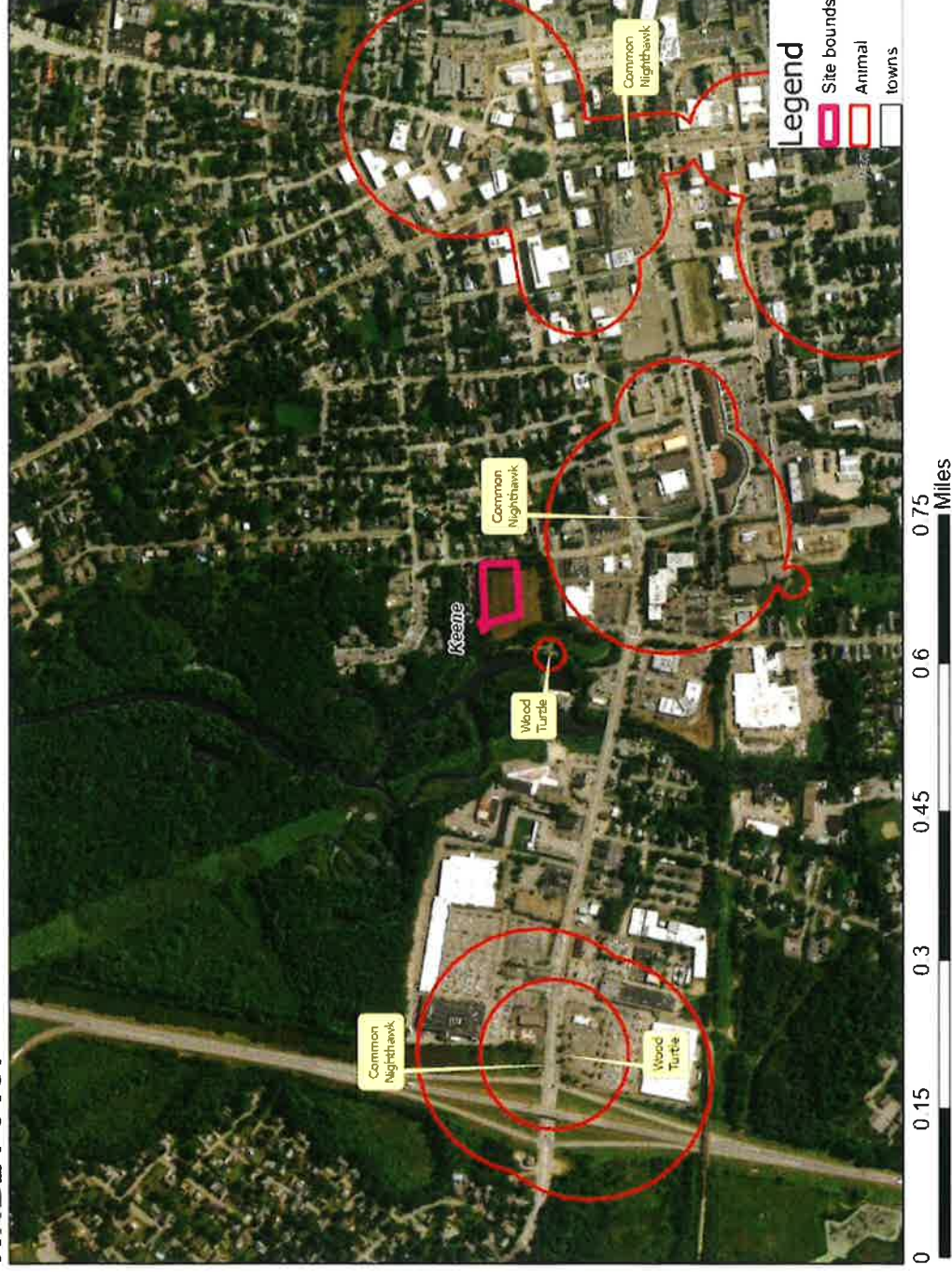


NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-3137



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ABNTA02020*003*NH

New Hampshire Natural Heritage Bureau - Animal Record

Common Nighthawk (*Chordeiles minor*)

Legal Status

Federal: Not listed
State: Listed Endangered

Conservation Status

Global: Demonstrably widespread, abundant, and secure
State: Not ranked (need more information)

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2021: Elliott Hall: Rooftop nest confirmed with 1 check and 1 still unhatched egg on 6/17. Chick last seen on 7/5. Adults remained active through 7/21. 2020: Rhoades Hall: Male and female landed on roof on 6/24. Female on nest on 6/25 and chick observed. Chick fledged successfully and activity continued into August. 2018: 19 West Street: Female with two newly hatched chicks on the roof on 6/22. Not present on 6/26 - assume failed. 2017: Sculpture Studio: Behavior indicative of a probable nest site. On 6/1 a male in the area peenting and booming. On 6/14 a male and one unknown in chase and appeared to land on roof. Repeated reports of male peenting and booming. Minimal activity on 7/10 and birds gone 7/11. 2016: 19 West Street: Female with 1 chick on 7/6. 2012: Elliott Hall: Female and 2 eggs on 6/15. 2 chick hatched early July and fledged mid-July. 2002: 1 immature, sex unknown (Obs_id 1016). 2002: 1 adult, calling and flying at each of 10 locations on six dates (7/5 Obs_id 186; 7/6 Obs_id 187 and 188; 7/8 Obs_id 189, 190, 191 and 192; 7/9 Obs_id 193; 7/13 Obs_id 194; 7/24 Obs_id 199). 1990: 7 adult, sex unknowns, 2 immature, sex unknowns (Obs_id 964).
General Area: 2020: Rhoades Hall: Rooftop of building on college campus. 2016: 19 West Street: Rooftop of building in urban setting. 2012: Elliott Hall: Rooftop of building on college campus. 2002, 1990: Terrestrial - urban / suburban (Obs_id 1016, 964).
General Comments: 2017: Suspect nest failure but an early nest with fledgling can't be ruled out. 2002: Young nighthawk resting on gravel/small cobble lot that surrounds gas tanks. Examined for injuries - seemed to be healthy. Approx. date. Lat./ long by Terrain Navigator (Obs_id 1016). 1990: Present at location from at least 1980 onward. High count of 8 in 1991. 1990 record includes nest with 2 chicks (Obs_id 964).

Management
Comments: --

Location

Survey Site Name: Keene
Managed By:

County: Cheshire
Town(s): Keene
Size: 175.4 acres

Elevation:

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ABNTA02020*003*NH

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2020: Rhoades Hall, Keene State College. 2017: Sculpture Studio, Keene State College. 2016: 19 West Street, Keene. 2012: Elliott Hall, Keene State College, Keene. 2002: Keene Gas Works at end of Emerald St. behind Colony Mill. On ground near tanks (Obs_id 1016). 2002: Area 80: East of 176 Main Street. Behind Bank of New Hampshire, on Gilbo Avenue (Obs_id 186 and 191). Over Hannafords, on north side of West Street, just east of Rte. 9 (Obs_id 194 and 188). At Kmart, on south side of West Street, just east of Rte. 9 (Obs_id 192). St. Joseph (Obs_id 189). Above Keene Middle School, on Washington Street, across from Vernon Street (Obs_id 193). West and Federal Streets (Obs_id 190 and 199). 1990: Downtown Keene (Obs_id 964).

Dates documented

First reported: 1990-07-19

Last reported: 2021-07-21

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ARAAD02020*103*NH

New Hampshire Natural Heritage Bureau - Animal Record

Wood Turtle (*Glyptemys insculpta*)

Legal Status

Federal: Not listed
State: Special Concern

Conservation Status

Global: Imperiled due to rarity or vulnerability
State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2018: Area 14462: 1 adult observed, sex unknown. 2016: Area 14243: 1 adult observed, sex unknown. 2001: Area 6612A: 1 seen. 1999: Area 6612B: 1 seen. 1994: Area 6643: 1 male seen. Adult.

General Area: 2018: Area 14462: Agricultural field near Ashuelot River. 2016: Area 14243: Portion of park with manicured lawns and ornamental plantings. 1994: Area 6643: Sidewalk near Ashuelot River.

General Comments: 1994: Area 6643: Minimum 17 years old.

Management: --
Comments:

Location

Survey Site Name: Ashuelot River, Keene

Managed By: Ashuelot River Park

County: Cheshire

Town(s): Keene

Size: 23.5 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2018: Area 14462: In the field of the Green Wagon Farmstand in Keene, located off upper Court Street almost at the junction of Court with Maple and W. Surry Road. 2016: Area 14243: Ashuelot River Park, Keene [42.934, -72.288]. 1999: Area 6612A, 6612B: Ashuelot River [Area is north of Cheshire Hospital and south of Rte. 12A and East Surry Road intersection.] 1994: Area 6643: Near Ashuelot River. On sidewalk on north side of West St. just east of ramp onto Rte. 9, 10, 12.

Dates documented

First reported: 1994-05-30

Last reported: 2018-05-03

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ARAAD02020*103*NH

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ARAAD02020*328*NH

New Hampshire Natural Heritage Bureau - Animal Record

Wood Turtle (*Glyptemys insculpta*)

Legal Status

Federal: Not listed
State: Special Concern

Conservation Status

Global: Imperiled due to rarity or vulnerability
State: Rare or uncommon

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2021: Area 14749: 1 adult observed, sex unknown.

General Area: 2021: Area 14749: Sandy, low-flow stream approximately 1 meter deep. Banks are mostly shrubby with some herbaceous plants. One bank is regularly mowed.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Beaver Brook, Keene
Managed By:

County: Cheshire

Town(s): Keene

Size: .4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2021: Area 14749: Turtle found in Beaver Brook where it passes through Woodland Cemetery, Keene.

Dates documented

First reported: 2021-10-06

Last reported: 2021-10-06

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:
Project code: 2025-0005710
Project Name: Monadnock Conservancy

02/21/2025 19:13:04 UTC

Federal Nexus: yes
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Monadnock Conservancy'

Dear Liza Sargent:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 21, 2025, for 'Monadnock Conservancy' (here forward, Project). This project has been assigned Project Code 2025-0005710 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed	May affect
	Endangered	

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Dwarf Wedgemussel *Alasmodonta heterodon* Endangered
- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Consultation with the Service is not complete. Further consultation or coordination with the Service is necessary for those species or designated critical habitats with a determination of “May Affect.” A “May Affect” determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a “May Affect” determination are anticipated to result in adverse impacts to listed species. These projects may result in a “No Effect”, “May Affect, Not Likely to Adversely Affect”, or “May Affect, Likely to Adversely Affect” determination depending on the details of the project. Please contact our New England Ecological Services Field Office to discuss methods to avoid or minimize potential adverse effects to those species or designated critical habitats.

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate. Projects that receive a may affect determination for tricolored bat through the key, should contact the appropriate Ecological Services Field Office if they want to conference on this species.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Monadnock Conservancy

2. Description

The following description was provided for the project 'Monadnock Conservancy':

Project consists of construction of an office building, associated parking, stormwater system and municipal water and sewer. The project is within the 100 year flood plain and requires flood storage compensation. This will be done by removing a portion of the City's existing storm drain pipe that runs through the property and replacing it with a riparian drainage swale.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.9344002,-72.2871436,12.92924,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

Yes

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

Yes

9. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

10. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

11. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

12. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

13. Will the action result in effects to a culvert or tunnel at any time of year?

Yes

14. Does the culvert or tunnel equal or exceed 23 feet (7.0 meters) in length?

Yes

15. Do the interior dimensions of the culvert or tunnel **equal or exceed 3.0 feet (0.9 meters) in height (minimum height for tricolored bat)**?

No

16. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

17. Does the action include the intentional exclusion of bats from a building or structure?

Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

18. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

19. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

20. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic permanently or temporarily on one or more existing roads?

Note: For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

Yes

21. Will the increased vehicle traffic occur on any road that lies between any two areas of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

Note: "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

No

22. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

23. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

24. Will the action include drilling or blasting?

No

25. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

No

26. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

No

27. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

28. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

29. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

30. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

31. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

32. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

33. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

No

34. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

35. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

Yes

36. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 100 acres in total extent?

No

37. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

38. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

39. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

40. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

41. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

42. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

0.1

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Liza Sargent
Address: 439 West River Road
Address Line 2: PO Box 1818
City: Brattleboro
State: VT
Zip: 05302
Email: lsargent@sveassoc.com
Phone: 8022570561



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:
Project code: 2025-0005710
Project Name: Monadnock Conservancy

02/21/2025 19:00:49 UTC

Federal Nexus: yes
Federal Action Agency (if applicable):

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for
'Monadnock Conservancy'

Dear Liza Sargent:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 21, 2025, for "Monadnock Conservancy" (here forward, Project). This project has been assigned Project Code 2025-0005710 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical

habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect (NLAA)" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Dwarf Wedgemussel (<i>Alasmidonta heterodon</i>)	Endangered	NLAA

Conclusion

The Service concurs to the above-mentioned determination(s) of may affect, not likely to adversely affect. This concurrence confirms receipt of your agencies coordination required under Section 7(a)(2) of the ESA.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

To complete consultation for species that have reached a "May Affect" determination and/or species may occur in your project area and are not covered by this conclusion, please visit the "New England Field Office Endangered Species Project Review and Consultation" website for step-by-step instructions on how to consider effects on these listed species and/or critical habitats, avoid and minimize potential adverse effects, and prepare and submit a project review package if necessary: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds

Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Monadnock Conservancy

2. Description

The following description was provided for the project 'Monadnock Conservancy':

Project consists of construction of an office building, associated parking, stormwater system and municipal water and sewer. The project is within the 100 year flood plain and requires flood storage compensation. This will be done by removing a portion of the City's existing storm drain pipe that runs through the property and replacing it with a riparian drainage swale.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.9344002,-72.28714361292924,14z>



QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

4. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) the lead agency for this project?

No

5. Are you including in this analysis all impacts to federally listed species that may result from the entirety of the project (not just the activities under federal jurisdiction)?

Note: If there are project activities that will impact listed species that are considered to be outside of the jurisdiction of the federal action agency submitting this key, contact your local Ecological Services Field Office to determine whether it is appropriate to use this key. If your Ecological Services Field Office agrees that impacts to listed species that are outside the federal action agency's jurisdiction will be addressed through a separate process, you can answer yes to this question and continue through the key.

Yes

6. Are you the lead federal action agency or designated non-federal representative requesting concurrence on behalf of the lead Federal Action Agency?

Yes

7. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)?

Yes

8. Will the proposed project involve the use of herbicide where listed species are present?

No

9. Are there any caves or anthropogenic features suitable for hibernating or roosting bats within the area expected to be impacted by the project?

No

10. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, land-based or offshore wind turbines, communication towers, high voltage transmission lines, any type of towers with or without guy wires)?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

11. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind turbines)?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

12. Will the proposed project result in permanent changes to water quantity in a stream or temporary changes that would be sufficient to result in impacts to listed species?

For example, will the proposed project include any activities that would alter stream flow, such as water withdrawal, hydropower energy production, impoundments, intake structures, diversion structures, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No". Note: This question refers only to the amount of water present in a stream, other water quality factors, including sedimentation and turbidity, will be addressed in following questions.

No

13. Will the proposed project affect wetlands where listed species are present?

This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES).

No

14. Will the proposed project activities (including upland project activities) occur within 0.125 miles of the water's edge of a stream or tributary of a stream where listed species may be present?

Yes

15. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream or tributary where listed species may be present?

No

16. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

No

17. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds) where listed species may be present?

No

18. Will the proposed project involve the removal of excess sediment or debris, dredging or in-stream gravel mining where listed species may be present?

No

19. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

Note New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

No

20. Will the proposed project involve perennial stream loss, in a stream or tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

No

21. Will the proposed project involve blasting where listed species may be present?

No

22. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

No

23. Will the proposed project involve earth moving that could cause erosion and sedimentation, and/or contamination along a stream or tributary of a stream where listed species may be present?

Note: Answer "Yes" to this question if erosion and sediment control measures will be used to protect the stream.

No

24. Will the proposed project impact streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal, and/or change in site topography?

No

25. Will the proposed project involve vegetation removal within 200 feet of a perennial stream bank where aquatic listed species may be present?

Yes

26. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project? If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

Yes

27. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

No

28. [Semantic] Does the project intersect the Virginia big-eared bat critical habitat?

Automatically answered

No

29. [Semantic] Does the project intersect the Indiana bat critical habitat?

Automatically answered

No

30. Are federally listed freshwater mussels known to be present in the action area? If unsure, contact the appropriate Ecological Services Field Office for additional information or answer "NO" and continue through the key.

No

31. Did a qualified surveyor conduct a freshwater mussel survey within the action area with the appropriate level of search effort according to local survey guidance?

Note: Answer this question "Yes" if the project is located in WV and the action area is located outside the stream reaches where mussel surveys are required following the West Virginia Mussel Survey Protocol [West Virginia Mussel Survey Protocol](#).

No

32. [Hidden Semantic] Does the project area intersect the AOI of Dwarf Wedgemussel?

Automatically answered

Yes

33. [Semantic] Does the project intersect the candy darter critical habitat?

Automatically answered

No

34. [Semantic] Does the project intersect the diamond darter critical habitat?

Automatically answered

No

35. [Semantic] Does the project intersect the Big Sandy crayfish critical habitat?

Automatically answered

No

36. [Hidden Semantic] Does the project intersect the Guyandotte River crayfish critical habitat?

Automatically answered

No

37. Do you have any other documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

0.1

2. Approximately how many total acres of disturbance are within the disturbance/
construction limits of the proposed project?

2

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

The disturbance limits used to be a parking lot until 4 years ago when it was removed. The land is currently lawn.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Liza Sargent
Address: 439 West River Road
Address Line 2: PO Box 1818
City: Brattleboro
State: VT
Zip: 05302
Email: lsargent@sveassoc.com
Phone: 8022570561



Drawn Action Area & Overlapping S7 Consultation Areas

Area of Interest (AOI) Information

Area : 2,150.65 acres

Oct 15 2024 10:47:02 Eastern Daylight Time



Summary

Name	Count	Area(acres)	Length(mi)
Atlantic Sturgeon	0	0	N/A
Shortnose Sturgeon	0	0	N/A
Atlantic Salmon	0	0	N/A
Sea Turtles	0	0	N/A
Atlantic Large Whales	0	0	N/A
In or Near Critical Habitat	0	0	N/A

Map by NH GRANIT Highest Ranked Habitat



Legend

- Parcels
- Additional Lines
- WAP 2020: Highest Ranked Wildlife Habitat
- 1 Highest Ranked Habitat in NH
- 2 Highest Ranked Habitat in Region
- 3 Supporting Landscape
- World_Street_Map

Map Scale
1 : 1,220

© NH GRANIT, www.granit.unh.edu
Map Generated: 6/1/2025

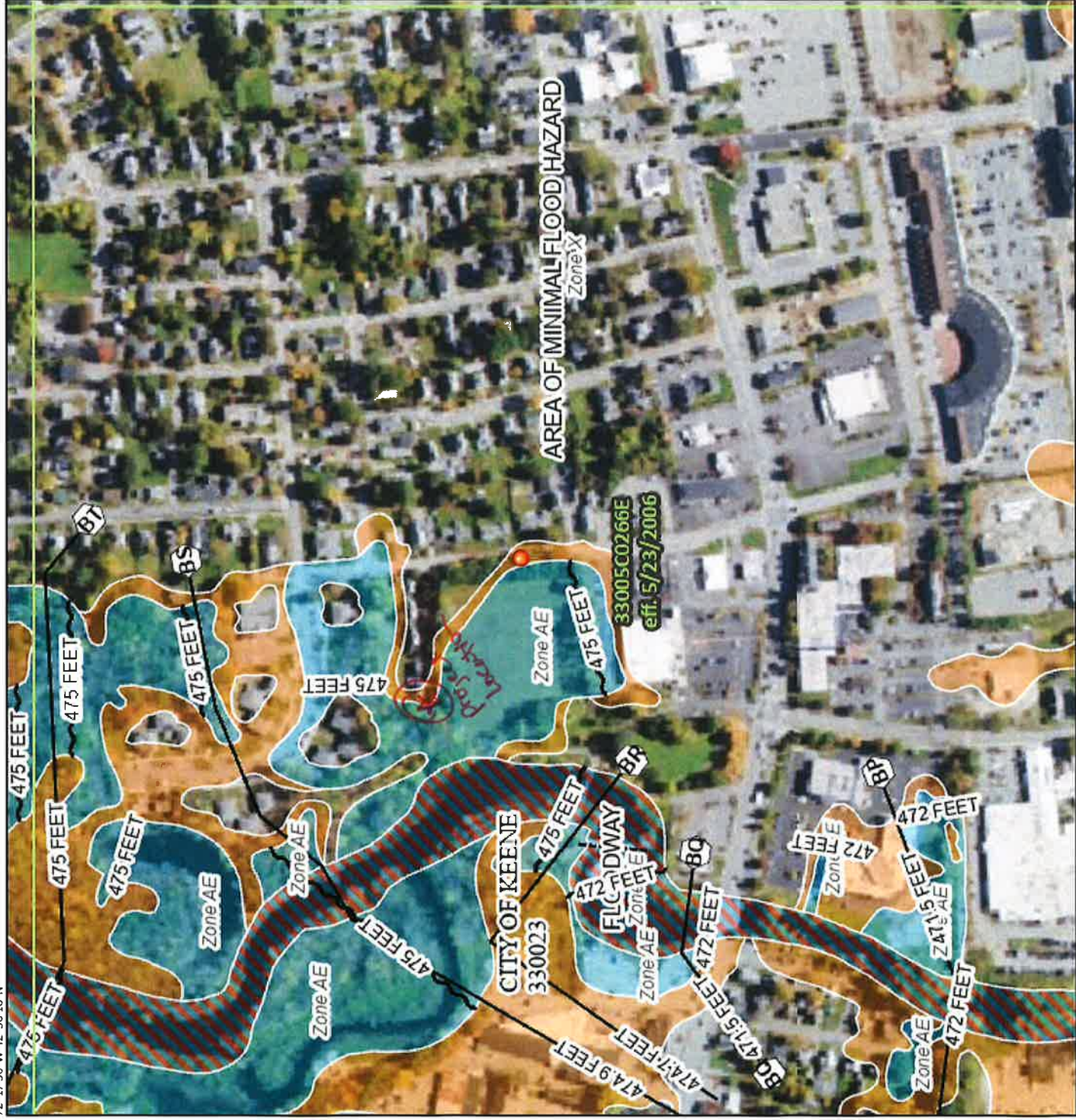
Notes



National Flood Hazard Layer FIRMette



72°17'30"W 42°56'16"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

72°16'52"W 42°55'49"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/11/2025 at 7:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

From: [EMMIT+ Application](#)
To: [Liza Sargent](#)
Subject: EMMIT+ Project Notification: Effect Finding rendered for Project 2025PR00638
Date: Monday, June 16, 2025 8:42:38 AM

EXTERNAL SENDER: Only open links from TRUSTED sources.

This is an automated notification sent by the New Hampshire Division of Historical Resources (NHDHR) from the Enhanced Mapping & Management Information Tool (EMMIT+). Please do not reply directly to this email as it is an unmonitored account.

Hello,

Project 2025PR00638 - Temporary Wetland Impact adjacent to Ashuelot Court

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSPO) has reviewed information regarding the above-referenced project.

Based upon this review, no known historic resources appear to be affected by the project. Therefore, it is the opinion of the NHSPO that the project will result in **No Historic Properties Affected** under 36 CFR Part 800.4(d)(1).

No further consultation is required unless there are any changes in approved plans, the need for additional work is identified, or an unanticipated discovery occurs. If further correspondence is required, please refer to the project review number noted above.

To view the Effect Finding letter, please login to EMMIT+ and visit the Attachments tab within the Project Detail Page. This project can be found in your My Projects tab in Home.

If you feel you have received this email in error or have questions about why you are receiving this email, please visit the NHDHR web site at <https://www.nhdhr.dncr.nh.gov/> or contact Liz Schneible at Elizabeth.A.Schneible@dncr.nh.gov, 603-271-2813.

Thank you,

Liz Schneible
Program Specialist
Division of Historical Resources
NH Department of Natural & Cultural Resources
172 Pembroke Road, Concord, NH 03301
603.271.2813
Elizabeth.A.Schneible@dncr.nh.gov



1 foot Abutters List Report

Keene, NH
June 11, 2025

Subject Property:

Parcel Number: 567-006-000
CAMA Number: 567-006-000-000-000
Property Address: 104 CASTLE ST.

Mailing Address: MONADNOCK AFFORDABLE HOUSING
CORP
831 COURT ST
KEENE, NH 03431

Abutters:

Parcel Number: 555-020-000
CAMA Number: 555-020-000-000-000
Property Address: 36 RIVER ST.

Mailing Address: CHRISTOPHERSON, MARK T.
28 RIVER ST.
KEENE, NH 03431

Parcel Number: 555-021-000
CAMA Number: 555-021-000-000-000
Property Address: 42 RIVER ST.

Mailing Address: ELLIOT ADRIANA T
42 RIVER ST
KEENE, NH 03431

Parcel Number: 555-022-000
CAMA Number: 555-022-000-000-000
Property Address: 50 RIVER ST.

Mailing Address: PEEPLES, DESMOND A. LAMOUREUX
JUNE M.
50 RIVER ST.
KEENE, NH 03431-2427

Parcel Number: 555-023-000
CAMA Number: 555-023-000-000-000
Property Address: 58 RIVER ST.

Mailing Address: SMELTZ JAY & DICKSON JULIE REV
TRUST
JOHN E SMELTZ JR & JULIE C DICKSON
TTEES 58 RIVER ST
KEENE, NH 03431

Parcel Number: 566-002-000
CAMA Number: 566-002-000-000-000
Property Address: 00FF PERHAM ST.

Mailing Address: CITY OF KEENE
C/O CITY MANAGER 3 WASHINGTON ST
KEENE, NH 03431

Parcel Number: 567-001-000
CAMA Number: 567-001-000-000-000
Property Address: 0 ASHUELOT ST.

Mailing Address: JRR PROPERTIES LLC
C/O 1911 OFFICE LLC PO BOX 323
KEENE, NH 03431

Parcel Number: 567-002-000
CAMA Number: 567-002-000-000-000
Property Address: 27 ASHUELOT CT.

Mailing Address: BARRETT, BETH ANN
27 ASHUELOT CT.
KEENE, NH 03431

Parcel Number: 567-003-000
CAMA Number: 567-003-000-000-000
Property Address: 23 ASHUELOT CT.

Mailing Address: DOYLE SUSAN C. REVOCABLE TRUST
119 STEARNS RD.
KEENE, NH 03431

Parcel Number: 567-004-000
CAMA Number: 567-004-000-000-000
Property Address: 9-17 ASHUELOT CT.

Mailing Address: KALSAM PROPERTIES LLC
420 MAIN ST
KEENE, NH 03431

Parcel Number: 567-005-000
CAMA Number: 567-005-000-000-000
Property Address: 92 ASHUELOT ST.

Mailing Address: RIVERSIDE ROOTS LLC
92 ASHUELOT ST
KEENE, NH 03431



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/11/2025

Page 1 of 2



1 foot Abutters List Report

Keene, NH
June 11, 2025

Parcel Number: 567-007-000
CAMA Number: 567-007-000-000-000
Property Address: 91 CASTLE ST.

Mailing Address: WALKER HEIDI A.
91 CASTLE ST.
KEENE, NH 03431

Parcel Number: 567-008-000
CAMA Number: 567-008-000-000-000
Property Address: 18 RIVER ST.

Mailing Address: O'DONNELL MICHAEL D. O'DONNELL
JENNIFER C.
18 RIVER ST.
KEENE, NH 03431-2427

Parcel Number: 567-009-000
CAMA Number: 567-009-000-000-000
Property Address: 24 RIVER ST.

Mailing Address: SULLIVAN THOMAS F. & LINDA M. REV.
TRUST
24 RIVER ST.
KEENE, NH 03431

Parcel Number: 567-010-000
CAMA Number: 567-010-000-000-000
Property Address: 0 RIVER ST.

Mailing Address: CHRISTOPHERSON MARK T.
CHRISTOPHERSON MARIA J.
28 RIVER ST.
KEENE, NH 03431

Parcel Number: 567-011-000
CAMA Number: 567-011-000-000-000
Property Address: 28 RIVER ST.

Mailing Address: CHRISTOPHERSON MARK T.
CHRISTOPHERSON MARIA J.
28 RIVER ST.
KEENE, NH 03431

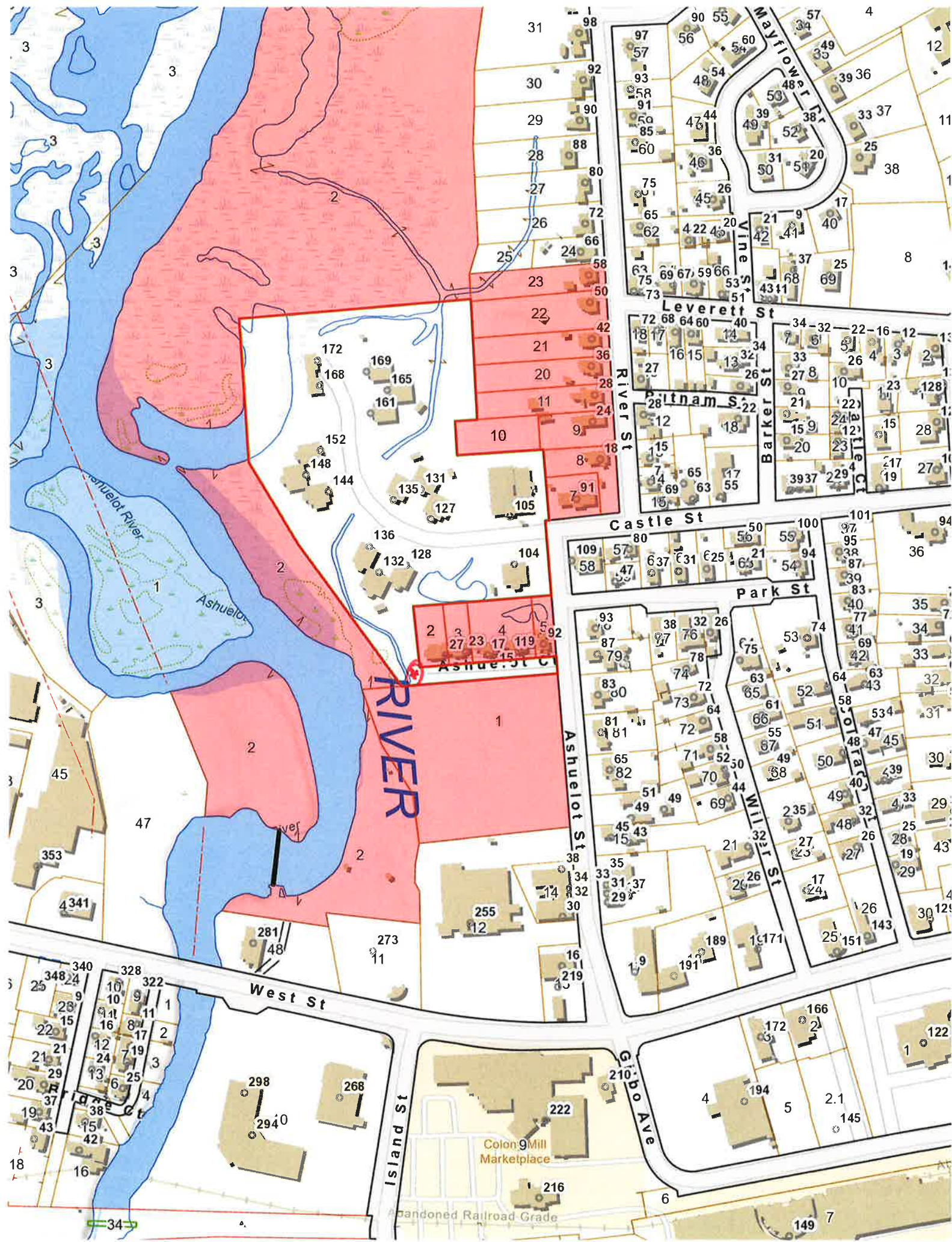


www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/11/2025

Page 2 of 2



Map by NH GRANIT USGS Map Ashuelot Court

Legend

- Parcels
- Additional Lines
- State
- County
- City/Town
- World_Street_Map

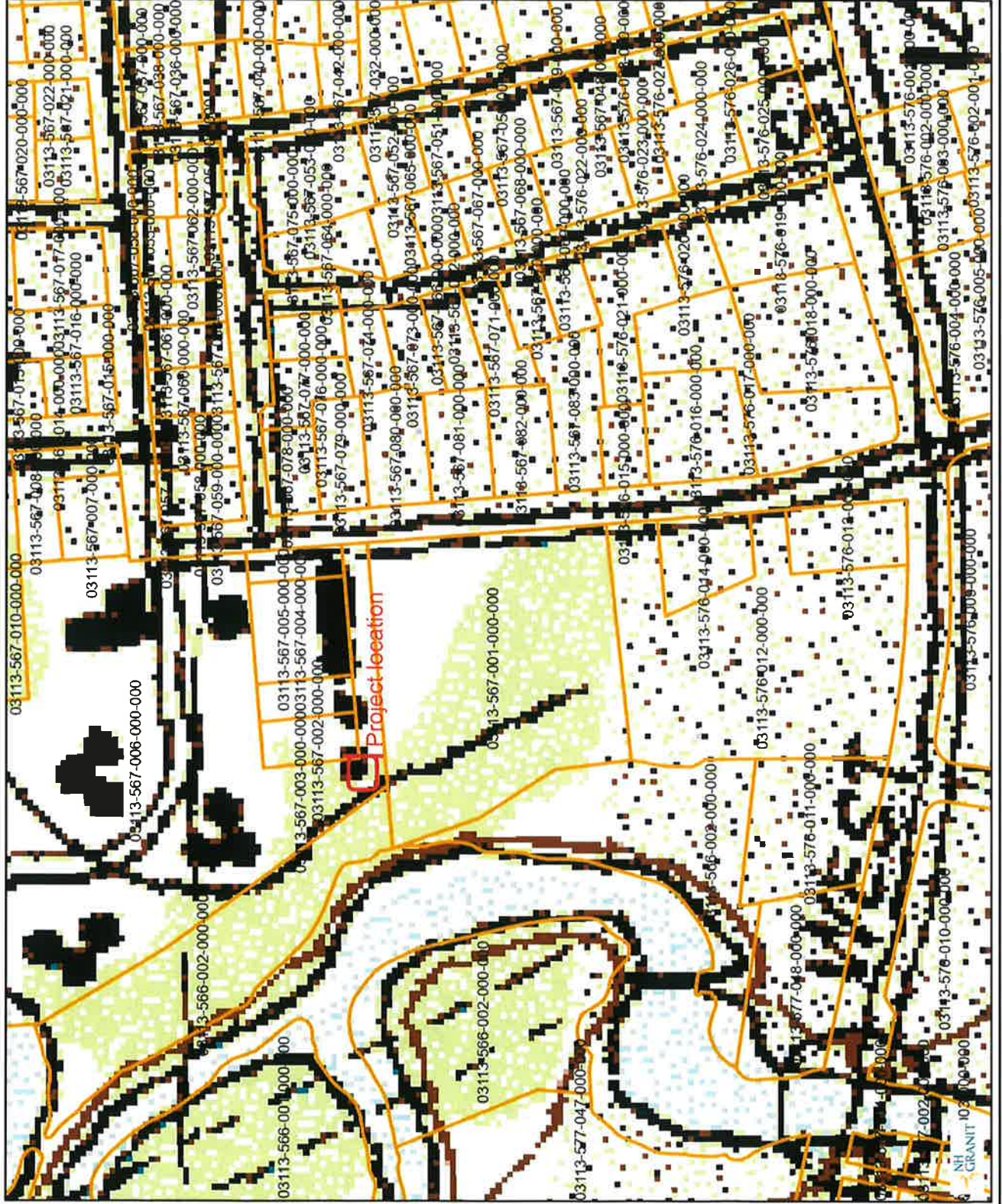
Map Scale

1: 2,452

© NH GRANIT, www.granit.unh.edu

Map Generated: 8/11/2025

Notes



SVE Associates

Engineering

*

Surveying

*

Landscape Architecture

*

Planning

Property of Monadnock Affordable Housing Corporation

Tax Map 567-006

Ashuelot Court, Keene, NH

SVE Project No. K2781

Photo #1 taken April 2, 2024



Photo No. 1- View north from JRR Property, wetland on right of photo, City drainage ditch on left



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Liza Sargent, SVE Associates
P.O. Box 1818
Brattleboro, VT 05302
lsargent@sveassoc.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc: NHFG Review

Date: 10/29/2024 (valid until 10/29/2025)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: MUNICIPAL POR - Keene, NHDES - Alteration of Terrain Permit, NHDES - Standard Dredge & Fill - Minimum; or Expedited, USEPA - Stormwater Pollution Prevention

NHB ID: NHB24-3137

Town: Keene

Location: 0 Ashuelot Street

Project Description: The project consists of construction of an office with associated parking, municipal water and sewer connection and stormwater treatment system. The property is in the 100 year floodplain and requires compensatory flood storage. This will be accomplished by removal of a portion of the City's existing storm drain pipe and replacing it with a riparian drainage swale. Total land disturbance is approximately 73,000 sf.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: No comments at this time.

NHFG Comments: Please refer to NHFG consultation requirements below.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

Vertebrate species	State ¹	Federal	Notes
Common Nighthawk (<i>Chordeiles minor</i>)	E	--	Contact the NH Fish & Game Dept (see above).
Wood Turtle (<i>Glyptemys insculpta</i>)	SC	--	Contact the NH Fish & Game Dept (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.

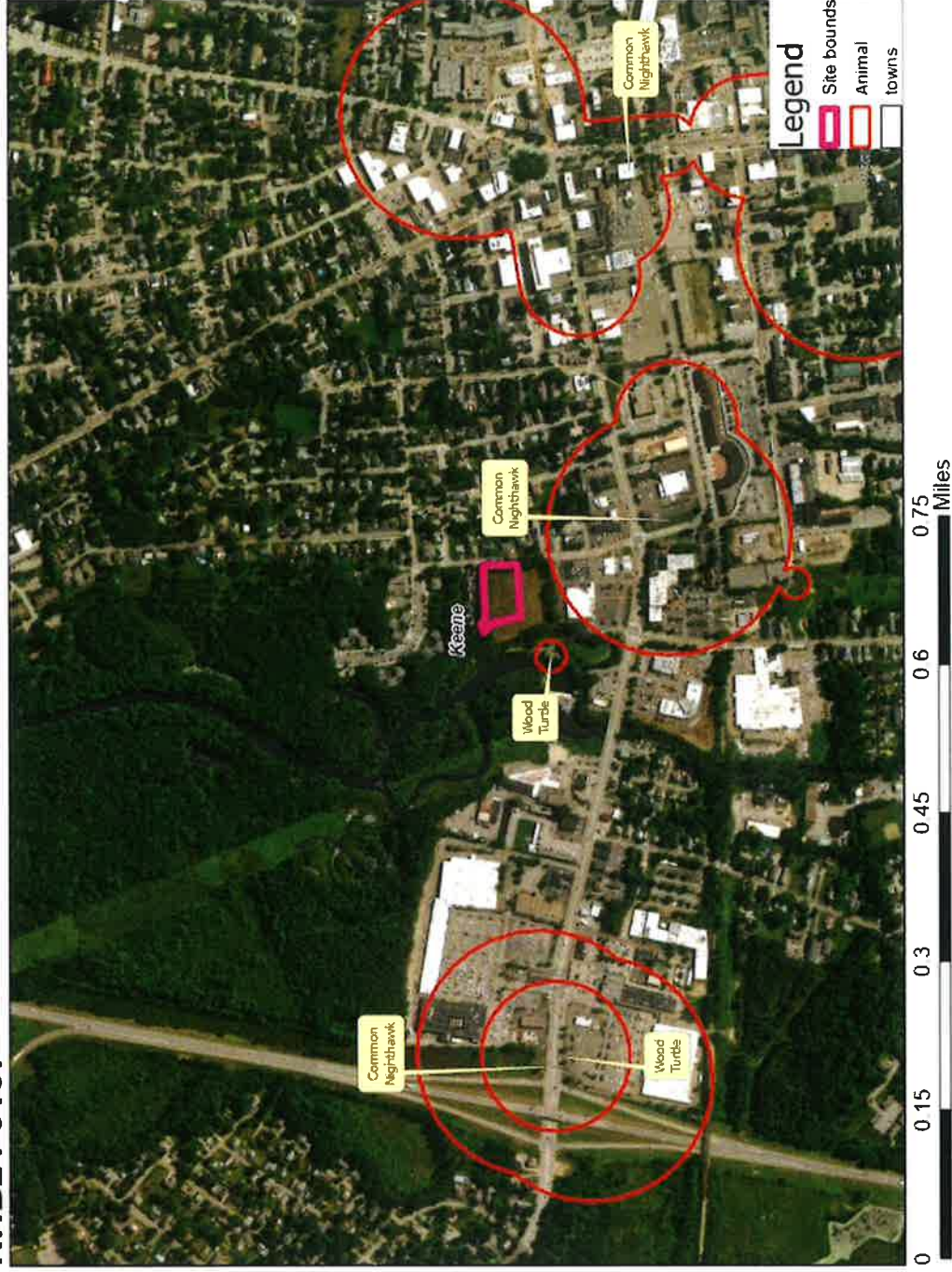


NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-3137



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ABNTA02020*003*NH

New Hampshire Natural Heritage Bureau - Animal Record

Common Nighthawk (*Chordeiles minor*)

Legal Status

Federal: Not listed
State: Listed Endangered

Conservation Status

Global: Demonstrably widespread, abundant, and secure
State: Not ranked (need more information)

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2021: Elliott Hall: Rooftop nest confirmed with 1 check and 1 still unhatched egg on 6/17. Chick last seen on 7/5. Adults remained active through 7/21. 2020: Rhoades Hall: Male and female landed on roof on 6/24. Female on nest on 6/25 and chick observed. Chick fledged successfully and activity continued into August. 2018: 19 West Street: Female with two newly hatched chicks on the roof on 6/22. Not present on 6/26 - assume failed. 2017: Sculpture Studio: Behavior indicative of a probable nest site. On 6/1 a male in the area peenting and booming. On 6/14 a male and one unknown in chase and appeared to land on roof. Repeated reports of male peenting and booming. Minimal activity on 7/10 and birds gone 7/11. 2016: 19 West Street: Female with 1 chick on 7/6. 2012: Elliott Hall: Female and 2 eggs on 6/15. 2 chick hatched early July and fledged mid-July. 2002: 1 immature, sex unknown (Obs_id 1016). 2002: 1 adult, calling and flying at each of 10 locations on six dates (7/5 Obs_id 186; 7/6 Obs_id 187 and 188; 7/8 Obs_id 189, 190, 191 and 192; 7/9 Obs_id 193; 7/13 Obs_id 194; 7/24 Obs_id 199). 1990: 7 adult, sex unknowns, 2 immature, sex unknowns (Obs_id 964).
General Area: 2020: Rhoades Hall: Rooftop of building on college campus. 2016: 19 West Street: Rooftop of building in urban setting. 2012: Elliott Hall: Rooftop of building on college campus. 2002, 1990: Terrestrial - urban / suburban (Obs_id 1016, 964).
General Comments: 2017: Suspect nest failure but an early nest with fledgling can't be ruled out. 2002: Young nighthawk resting on gravel/small cobble lot that surrounds gas tanks. Examined for injuries - seemed to be healthy. Approx. date. Lat./ long by Terrain Navigator (Obs_id 1016). 1990: Present at location from at least 1980 onward. High count of 8 in 1991. 1990 record includes nest with 2 chicks (Obs_id 964).

Management
Comments: --

Location

Survey Site Name: Keene
Managed By:

County: Cheshire
Town(s): Keene
Size: 175.4 acres

Elevation:

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ABNTA02020*003*NH

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2020: Rhoades Hall, Keene State College. 2017: Sculpture Studio, Keene State College. 2016: 19 West Street, Keene. 2012: Elliott Hall, Keene State College, Keene. 2002: Keene Gas Works at end of Emerald St. behind Colony Mill. On ground near tanks (Obs_id 1016). 2002: Area 80: East of 176 Main Street. Behind Bank of New Hampshire, on Gilbo Avenue (Obs_id 186 and 191). Over Hannafords, on north side of West Street, just east of Rte. 9 (Obs_id 194 and 188). At Kmart, on south side of West Street, just east of Rte. 9 (Obs_id 192). St. Joseph (Obs_id 189). Above Keene Middle School, on Washington Street, across from Vernon Street (Obs_id 193). West and Federal Streets (Obs_id 190 and 199). 1990: Downtown Keene (Obs_id 964).

Dates documented

First reported: 1990-07-19

Last reported: 2021-07-21

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ARAAD02020*103*NH

New Hampshire Natural Heritage Bureau - Animal Record

Wood Turtle (*Glyptemys insculpta*)

Legal Status

Federal: Not listed
State: Special Concern

Conservation Status

Global: Imperiled due to rarity or vulnerability
State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2018: Area 14462: 1 adult observed, sex unknown. 2016: Area 14243: 1 adult observed, sex unknown. 2001: Area 6612A: 1 seen. 1999: Area 6612B: 1 seen. 1994: Area 6643: 1 male seen. Adult.

General Area: 2018: Area 14462: Agricultural field near Ashuelot River. 2016: Area 14243: Portion of park with manicured lawns and ornamental plantings. 1994: Area 6643: Sidewalk near Ashuelot River.

General Comments: 1994: Area 6643: Minimum 17 years old.

Management

Comments:

Location

Survey Site Name: Ashuelot River, Keene

Managed By: Ashuelot River Park

County: Cheshire

Town(s): Keene

Size: 23.5 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2018: Area 14462: In the field of the Green Wagon Farmstand in Keene, located off upper Court Street almost at the junction of Court with Maple and W. Surry Road. 2016: Area 14243: Ashuelot River Park, Keene [42.934, -72.288]. 1999: Area 6612A, 6612B: Ashuelot River [Area is north of Cheshire Hospital and south of Rte. 12A and East Surry Road intersection.] 1994: Area 6443: Near Ashuelot River. On sidewalk on north side of West St. just east of ramp onto Rte. 9, 10, 12.

Dates documented

First reported: 1994-05-30

Last reported: 2018-05-03

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-3137

EOCODE:

ARAAD02020*103*NH

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-3137

EOCODE:

ARAAD02020*328*NH

New Hampshire Natural Heritage Bureau - Animal Record

Wood Turtle (*Glyptemys insculpta*)

Legal Status

Federal: Not listed
State: Special Concern

Conservation Status

Global: Imperiled due to rarity or vulnerability
State: Rare or uncommon

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2021: Area 14749: 1 adult observed, sex unknown.

General Area: 2021: Area 14749: Sandy, low-flow stream approximately 1 meter deep. Banks are mostly shrubby with some herbaceous plants. One bank is regularly mowed.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Beaver Brook, Keene
Managed By:

County: Cheshire

Town(s): Keene

Size: .4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2021: Area 14749: Turtle found in Beaver Brook where it passes through Woodland Cemetery, Keene.

Dates documented

First reported: 2021-10-06

Last reported: 2021-10-06

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

Liza Sargent

From: Nahorney, Brittany <Brittany.K.Nahorney@wildlife.nh.gov>
Sent: Wednesday, November 13, 2024 3:07 PM
To: Liza Sargent
Cc: FGC: NHFG review; Lacy Gillotti (lacy@monadnockconservancy.org); Thomas Hanna; Schlosser, Michael; Schulz, Jessica
Subject: 0 Ashuelot Street_Keene_NHB24-3137_NHDES Wetland D&F File# Not Filed_NHDES AoT File# Not Filed - NHFG Recommendations
Attachments: CommonNighthawk_Apr2021.pdf; Wood Turtle Flyer_2024_contactinfo.pdf

Hello Liza,

On November 13, 2024, New Hampshire Fish and Game has completed review of materials submitted for consultation for NHB24-3137 on October 29, 2024 (materials submitted October 29, 2024) prepared by Liza Sargent. The project proposes to construct an office with associated parking, municipal water and sewer connection and stormwater treatment system. The property is in the 100 year floodplain and requires compensatory flood storage. This will be accomplished by removal of a portion of the City's existing storm drain pipe and replacing it with a riparian drainage swale. Total land disturbance is approximately 73,000 sf. The site is located at 0 Ashuelot Street in Keene, NH (Tax Map 567, Lot 1). **Please update NHFG with NHDES permit numbers once applications have been filed.**

Permit applications associated with this project include:

NHDES ALTERATION OF TERRAIN (AoT) – FILE# NOT FILED

NHDES WETLAND DREDGE & FILL – FILE# NOT FILED

USEPA STORMWATER POLLUTION PREVENTION

MUNICIPAL POR

Note: If you apply for other permits not listed above, you must notify NHFG and request a response to see if recommendations provided below can be applied to other permit applications. All anticipated permits that may be required or will be applied for MUST be identified on the NHB datacheck results letter or the NHB letter is not considered valid and cannot be applied to a consultation/permit application review

Incorporation of NHFG recommendations is not required for Species of Special Concern; however, species are protected under other state laws or rules, and incorporation of recommendations is highly recommended or may be required for certain permits. Applicants would still be responsible for any actions that may result in the take of this species. The recommendations below should be incorporated into site plans in order to help minimize potential take.

Based on the NHB datacheck results letter and the information provided in the submission as well as in communications and materials provided during our consultation review, we request the following recommended permit conditions. **THESE RECOMMENDED PERMIT CONDITIONS ARE APPLICABLE ONLY TO STATE PERMITS LISTED ABOVE.**

- For consideration in the AoT permit review process, please incorporate recommendations along with associated materials as detailed, into the final sheet plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG.
- For all other permits, please include recommended permit conditions in final plan sheets plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG. Permit reviewers will adopt/include NHFG permit conditions in the permit if approved.

NHB24-3137 New Hampshire Fish and Game Recommended Permit Conditions:

1. Common Nighthawk (State Endangered) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. See Plan sheet(s) XXXXX ***Include attached flyers to plan sheet set.***
2. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning tailgate meetings prior to work commencement during the construction phase of the project. See Plan sheet(s) XXXXX.
3. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. See Plan sheet(s) XXXXX.
4. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation.
 - a. Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible.
5. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
 - a. Site operators shall be allowed to relocate wildlife encountered if discovered within the active work zone if in direct harm from project activities.
 - b. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading.
 - c. NHFG shall be contacted immediately if this action occurs.
6. NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.

For Species of Special Concern:

Incorporation of NHFG recommendations is not required for Species of Special Concern; however, Wood Turtle are protected under other state laws or rules, and incorporation of recommendations is highly recommended or may be required for certain permits. Applicants would still be responsible for any actions that may result in the take of this species. **The recommendations below should be incorporated into site plans below the Permit Conditions aforementioned in order to help minimize potential take to rare wildlife species.** If not incorporated and impacts to this species were to occur, applicants may be legally liable for take.

Recommended Additional Wildlife Protection for Species of Special Concern:

1. Wood Turtle (Special Concern, Protected under Fis 1400 rules) occur within the vicinity of the project area. All operators and personnel working on or entering the site should be made aware of the potential presence of these species and should be provided flyers that help to identify this species, along with NHFG contact information. See Plan sheet(s) XXXXX ***Include attached flyers to plan sheet set.***

2. All proposed catch basins should have grate openings no larger than 2" x 2".
3. Catch basins and outlet control structures should not contain sumps.
4. NHFG recommends that all project activities in the wetlands on the northern portion of the site occur between April 15th and October 15th to avoid impacting overwintering turtles.
5. For project activities occurring between April 15th and October 15th, installation of a wildlife exclusionary barrier (e.g., silt fence) should be installed as follows:
 - i. The wildlife exclusionary barrier should be installed around the perimeter of the site prior to April 15th and maintained between April 15th and October 15th throughout the life of the active project/construction activities. See Plan sheet(s) XXXXX.
 - ii. The wildlife exclusionary barrier should be buried to a depth of no less than 6-8" and extend no less than 18" above existing grade. See Plan sheet(s) XXXXX.
 - iii. The wildlife exclusionary barrier should be installed with the wood stakes exposed on the interior side of the work zone. See Plan sheet(s) XXXXX.
 - iv. The wildlife exclusionary barrier should be inspected daily for any defects as well as possible trapped wildlife prior to site construction activities. Any defects should be repaired immediately and should be reported to NHFG within 24 hours of discovery. The site operator should maintain a log of all inspections that includes date/time/observations/defects/repairs/coordination efforts/photographs during the life of the permit or until project completion, whichever occurs first. The logs should be made available immediately to NHFG and NHDES upon written request. See Plan sheet(s) XXXXX.
 - v. Wildlife escape mounds ("ramps") should be installed on the interior of the wildlife exclusionary barrier allowing for potentially entrapped wildlife to escape from the project area. Ramps should be constructed on the work-zone side of the wildlife exclusionary barrier. The Ramps should be constructed out of native material (sand/soil) from the site and should be at a minimum of 3 feet in width. Additional tall stakes should be installed in the location of these Ramps to help support the silt fencing as needed. Materials such as hay or mulch may be used to offset weight as long as materials do not assist animals in entering work zone. Wildlife escape mounds should be installed at least every 75 feet along the wildlife exclusionary barrier and should only be installed on sides of the fence that do not border roads. See Plan sheet(s) XXXXX.
 - vi. NHFG should be informed in writing when wildlife exclusionary barrier installation has been completed. See Plan sheet(s) XXXXX.
6. Turtles may be attracted to disturbed ground during the nesting season (May 15th – June 30th). Turtle nests are protected by NH laws. If a nest is observed or suspected, operators shall contact Josh Megyesy at NHFG immediately for further consultation. See Species Flyers, See Plan sheet(s) XXXXX for NHFG contact information.
 - a. The nest or suspected nest shall be marked (surrounding roped off or cone buffer deployed) and avoided; this shall be communicated to all personnel onsite.
 - b. Site activities shall not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.

NHFG has completed our review of materials submitted for Fis consultation under FIS 1004. No further coordination with NHFG is requested at this time. Please note that additional or a new consultation may be required in accordance with [Fis 1004.08\(b\)4](#) if there are changes in project design that is referenced above which might result in potential impacts to threatened and endangered species, whether suggested to avoid harm to the species, or which could serve to increase the potential of adverse impacts to species.

These recommendations have been transmitted to the applicable permitting agency. Questions or concerns on NHFG recommendations provided in this communication must follow [FIS 1004.12](#) that requires a written request for further consultation provided within 10 days of receipt of this communication. Note that NHFG recommendations may be withdrawn pursuant to [FIS 1004.13](#).

Respectfully,

Brit Nahorney



Brit Nahorney
Wildlife Biologist

New Hampshire Fish and Game Department
11 Hazen Drive, Concord, NH 03301
p. 603-271-0788 | c. Brittany.K.Nahorney@wildlife.nh.gov
wildlife.nh.gov

Connecting You to Life Outdoors™

Follow us: Facebook Instagram YouTube X

New Hampshire Fish and Game requirements for environmental review consultation can be found at: https://gencourt.state.nh.us/rules/state_agencies/fis1000.html. ALL requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail. **The NHB DataCheck results letter number needs to be included in the email subject line to read as "NHBxx-xxxx_Project Name_FIS 1004 Consultation Submittal".**

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects or other project types should be submitted to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail – email or mail subject line for these review requests should read "NHBxx-xxxx_Project Name_ Env. Review Request".

Please provide shapefiles/KMZ/KMLs of the project site (and relevant features if applicable) with your submittal. Review statements provided in the NHB DataCheck Results letter for additional guidance.

Did you know? N.H. Fish and Game manages almost 84,000 acres of land for outdoor recreation.

From: Nahorney, Brittany

Sent: Wednesday, November 13, 2024 12:18 PM

To: Liza Sargent <lsargent@sveassoc.com>

Cc: FGC: NHFG review <NHFGreview@wildlife.nh.gov>; Lacy Gillotti (<lacy@monadnockconservancy.org>); Thomas Hanna <hanna@nhlandlaw.com>

Subject: 0 Ashuelot Street_Keene_NHB24-3137_NHDES Wetland D&F File# Not Filed_NHDES AoT File# Not Filed - NHFG RFAI

Hello Liza,

Thank you for your responses.

There is potential for overwintering Wood Turtles in the wetlands on the northern portion of the site. Additionally, we recommend that the removal of the CMP culvert and all work in the wetlands on the northern portion of the site occur between April 15th and October 15th to avoid impacting overwintering turtles.

I will issue recommendations shortly.

Thank you,
Brit Nahorney



Brit Nahorney
Wildlife Biologist

New Hampshire Fish and Game Department
11 Hazen Drive, Concord, NH 03301
p. 603-271-0788 | c.
e. Brittany.K.Nahorney@wildlife.nh.gov
wildlife.nh.gov

Connecting You to Life Outdoors™

Follow us: Facebook Instagram YouTube X

New Hampshire Fish and Game requirements for environmental review consultation can be found at:
https://gencourt.state.nh.us/rules/state_agencies/fis1000.html. ALL requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail. **The NHB DataCheck results letter number needs to be included in the email subject line to read as "NHBxx-xxxx_Project Name_FIS 1004 Consultation Submittal".**

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects or other project types should be submitted to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail – email or mail subject line for these review requests should read **"NHBxx-xxxx_Project Name_ Env. Review Request"**.

Please provide shapefiles/KMZ/KMLs of the project site (and relevant features if applicable) with your submittal. Review statements provided in the NHB DataCheck Results letter for additional guidance.

Did you know? N.H. Fish and Game manages almost 84,000 acres of land for outdoor recreation.

From: Liza Sargent <lsargent@sveassoc.com>
Sent: Tuesday, November 12, 2024 11:19 AM
To: Nahorney, Brittany <Brittany.K.Nahorney@wildlife.nh.gov>
Cc: FGC: NHFG review <NHFGreview@wildlife.nh.gov>; Lacy Gillotti (lacy@monadnockconservancy.org) <lacy@monadnockconservancy.org>; Thomas Hanna <hanna@nhlandlaw.com>
Subject: RE: 0 Ashuelot Street_Keene_NHB24-3137_NHDES Wetland D&F File# Not Filed_NHDES AoT File# Not Filed - NHFG RFAI

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Brit,
Attached please find SVE's additional information for your continued review of NHB24-3137 0 Ashuelot Street in Keene.
Sincerely,

Liza Sargent, P.E.

SVE

Engineering

Planning

Landscape Architecture

Surveying

PO Box 1818

Brattleboro, VT 05302-1818

T: 802-257-0561

F: 802-257-0721

<http://www.sveassoc.com>

From: Nahorney, Brittany <Brittany.K.Nahorney@wildlife.nh.gov>

Sent: Friday, November 8, 2024 10:15 AM

To: Liza Sargent <lsargent@sveassoc.com>

Cc: FGC: NHFG review <NHFGreview@wildlife.nh.gov>

Subject: 0 Ashuelot Street_Keene_NHB24-3137_NHDES Wetland D&F File# Not Filed_NHDES AoT File# Not Filed - NHFG RFAI

Hello Liza,

On 10/29/2024 the New Hampshire Fish and Game Department (NHFG), Nongame & Endangered Wildlife Program reviewed your request for consultation for **NHB24-3137 0 Ashuelot Street Keene** (materials submitted October 29, 2024). The project is located at 0 Ashuelot Street in Keene, NH (Tax Map 567, Lot 1).

NHFG determined additional information is necessary for us to continue our review. Please send all missing components as a single submission. Submissions must be deemed satisfactory in order to continue our review. Please respond to the following questions so we can proceed with our consultation.

1. Please provide a detail page for drainage structures.
2. For all project activities that must occur between April 15th and October 15th, a wildlife exclusionary barrier (e.g., silt fence) should be installed around the perimeter of the site prior to April 15th. The wildlife exclusionary barrier should be buried to a depth of no less than 6-8" and extend no less than 18" above existing grade. The wildlife exclusionary barrier should be installed with the wood stakes exposed on the interior side of the work zone. The wildlife exclusionary barrier should be inspected daily for any defects as well as possible trapped wildlife prior to site construction activities. Please see the attached file "*Wildlife Exclusionary Barrier Gate*" for an example of a barrier gate.
 - a. Wildlife escape mounds ("ramps") should be installed on the interior of the wildlife exclusionary barrier allowing for potentially entrapped wildlife to escape from the project area. Ramps should be constructed on the work-zone side of the wildlife exclusionary barrier. The Ramps should be constructed out of native material (sand/soil) from the site and shall be at a minimum of 3 feet in width. Additional tall stakes shall be installed in the location of these Ramps to help support the silt fencing as needed. Materials such as hay or mulch may be used to offset weight as long as materials do not assist animals in entering work zone. Wildlife escape mounds should be installed at least

every 75 feet along the wildlife exclusionary barrier and should only be installed on sides of the fence that do not border roads.

3. Black-eyed Susan (*Rudbeckia hirta*) is considered a non-native species but has normalized within this range so it is not encouraged to be incorporated in the seed mix. Lupine is a state and federally protected species and we do not recommend that it be included in planting mixes as it can hybridize with local native species. Alsike Clover and Oxeye Daisy are also invasive species that are not native to North America.
4. We recommend catch basins should have grate openings no larger than 2" x 2".
5. Please indicate on the site plans where photo no. 5 was taken.

NHFG is requesting that the above information be received within **30 days** of the date of this request (**no later than 12/6/2024**).

Should additional time be necessary to submit the requested information, an extension of the deadline may be requested. If this deadline is not met or extended, you may be required to resubmit for consultation.

Thank you and please let me know if you have any questions,

Brit Nahorney

Brit Nahorney

Wildlife Biologist

NH Fish & Game Department

11 Hazen Drive

Concord NH 03301

Phone: (603) 271-0788

Email: Brittany.K.Nahorney@wildlife.nh.gov

New Hampshire Fish and Game requirements for environmental review consultation can be found at:

https://gencourt.state.nh.us/rules/state_agencies/fis1000.html. ALL requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail. **The NHB DataCheck results letter number needs to be included in the email subject line to read as "NHBxx-xxxx_Project Name_FIS 1004 Consultation Submittal".**

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects or other project types should be submitted to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail – email or mail subject line for these review requests should read "NHBxx-xxxx_Project Name_ Env. Review Request".

Please provide shapefiles/KMZ/KMLs of the project site (and relevant features if applicable) with your submittal. Review statements provided in the NHB DataCheck Results letter for additional guidance.

Did you know? N.H. Fish and Game manages almost 84,000 acres of land for outdoor recreation.



From: Liza Sargent <lsargent@sveassoc.com>
Sent: Tuesday, October 29, 2024 11:34 AM
To: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Subject: FW: NHB Review: NHB24-3137

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Attached please find the current NHB Datacheck results for the proposed project at 0 Ashuelot Street in Keene. Also attached is the old NHB Datacheck results from 2020.

The project is the Monadnock Conservancy Headquarters.

Applicant: Monadnock Conservancy, 15 Eagle Court, 2nd Floor, Keene, NH 03431, attn: Lacy Gillotti 603-357-0600 ext 106 lacy@monadnockconservancy.org

Property Owner: is JRR Properties, LLC (P.O. Box 323, Keene, NH 03431 attn: Thomas Hanna, Esq., 603-352-9030 hanna@nhlandlaw.com

I will be responsible for requests for information regarding this project (Liza Sargent/SVE Associates, PO Box 1818, Brattleboro, VT 05302 802-257-0561).

The project consists of constructing an office and associated parking for the Monadnock Conservancy on the former parking lot, now lawn space at 0 Ashuelot Street. Most of the property is within the 100-year floodplain, therefore flood storage compensation is required. The Monadnock Conservancy is working with the City of Keene on removing/replacing the existing corrugated metal culvert that runs through the property. About half of the culvert will be removed and replaced with a riparian drainage swale. This will serve to 1) maintain existing stormwater flow, and 2) provide the necessary flood storage compensation. The parking lot removed in 2020 was greater than 100,000 sf, therefore an Alteration of Terrain permit was required. Since this new project is being constructed within 10 years of that AoT permit, this project requires an Alteration of Terrain permit. Also attached is a copy of the original AoT permit (AoT 1940), via the link below.

The species identified in the NHB datacheck are: Common Nighthawk and Wood Turtle. GZA GeoEnvironmental Inc. prepared a Wildlife Assessment Report for the parking lot removal project (copy attached). On page 14 it states, "In GZA's opinion, if conservation measures/BMPs are followed, that the project design "will no jeopardize the continued existence of state of federally threatened and endangered species."". This conclusion was for removing all the asphalt and some storm drainage system, not the construction of an office.

The proposed office project plans include the previous NH Fish and Game AoT permit conditions related to Threatened and Endangered Wildlife Notes on the cover sheet and the flyers supply by NH Fish and Game for the wood turtle and the common nighthawk. Here is the summary of notes:

- Wood turtles and common nighthawks are within the project vicinity. Flyers shall be provided to contractors to aid in identification that shall include NHFG contact information.
- If wood turtles are located within the project site, they shall be safely relocated outside of the construction area and contact NHFG immediately-Melissa Doperalski 603-479-1129 or Josh Megyesy at 978-578-0802.
- Contact NHFG Immediately-Melissa Doperalski 603-479-1129 or Wildlife Administrator at 603-271-2461 if common nighthawks are observed nesting in construction areas and avoid disturbing birds on nest. Reference the project name and location in communications.

- In order to avoid turtles from nesting within disturbed site, contractor shall install temporary barriers (e.g. silt fence) around construction areas by may 15th. Activity to exclude turtles from active construction areas.
- No sumps shall be included in catch basins for the protection of wildlife.
- Due to the proximity of the site to the Ashuelot River and known state and federally listed freshwater mussel populations, the use of fertilizers shall be avoided to the extent possible. If fertilizer is necessary, a slow-release nitrogen fertilizer shall be used.
- All manufactured erosion and sediment control products, except for silt fence installed in accordance with ENV-WQ 1506.04, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams and sediment traps shall not contain welded plastic, plastic, or multi-filament polypropylene netting or mesh.
- All observations of threatened or endangered species shall be reported immediately to the NH Fish and Game Department Nongame and Endangered Wildlife Environmental Review Program by phone at 603-271-2461 and email at NHFGreview@wildlife.nh.gov Email subject line: NHB24-3137, 0 Ashuelot Street, Monadnock Conservancy Headquarters, Wildlife Species Observation. Photographs shall be provided for verification as feasible.
- The NH Fish and Game Department shall have access to the property during the term of the permit.

The site plans for the proposed conservancy headquarters are attached for reference (via the link below).

Here's the attachment as a link for your review:

[04.0191193.00 Keene Wildlife Assessment.pdf](#)

[K2781 Photos.pdf](#)

[K2781 Google Earth Aerial Photo.pdf](#)

[K2781 SITE 10-18-24.pdf](#)

[aot1940 mjs.pdf](#)

Please let me know if you have any questions or need any additional information regarding this project.

Sincerely,

Liza Sargent, P.E.

SVE

Engineering

Planning

Landscape Architecture

Surveying

PO Box 1818

Brattleboro, VT 05302-1818

T: 802-257-0561

F: 802-257-0721

<http://www.sveassoc.com>

From: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Sent: Tuesday, October 29, 2024 10:23 AM
To: Liza Sargent <lsargent@sveassoc.com>
Cc: FGC: NHFG review <NHFGreview@wildlife.nh.gov>; hanna@nhlandlaw.com
Subject: NHB Review: NHB24-3137

EXTERNAL SENDER: Only open links from TRUSTED sources.

Attached, please find the review of the NH Natural Heritage Bureau's (NHB) database to determine whether the proposed project could impact rare species and exemplary natural communities.

If you received a comment on the DataCheck Letter from NHB, please reply to this email with any documents, photos, or information requested.

If you received a comment on the DataCheck Letter from NHFG, please follow the consultation requirements listed on the DataCheck Letter and coordinate with NHFGreview@wildlife.nh.gov

Best,
Maddie

Madeline Severance
Environmental Reviewer

NH Natural Heritage Bureau
DNCR - Forests & Lands
172 Pembroke Rd
Concord, NH 03301
603-271-2834

If there are problems with your DataCheck letter or you need help using the DataCheck Tool, contact: (603) 271-0687

If there is a rare plant or exemplary natural community and an NHB Comment on your DataCheck letter, contact Maddie Severance for any environmental review questions: (603) 271-2834

If there is a rare wildlife species and an NHFG Comment on your DataCheck Letter, contact NHFG for any environmental review questions: (603) 271- 0467

MONADNOCK CONSERVANCY HEADQUARTERS

0 ASHUELOT STREET, KEENE, NEW HAMPSHIRE

PROPERTY OWNER:

JRR PROPERTIES, LLC

P.O. BOX 323

KEENE, NEW HAMPSHIRE 03431

APPLICANT:

MONADNOCK CONSERVANCY

15 EAGLE COURT, 2ND FLOOR

KEENE, NEW HAMPSHIRE 03431

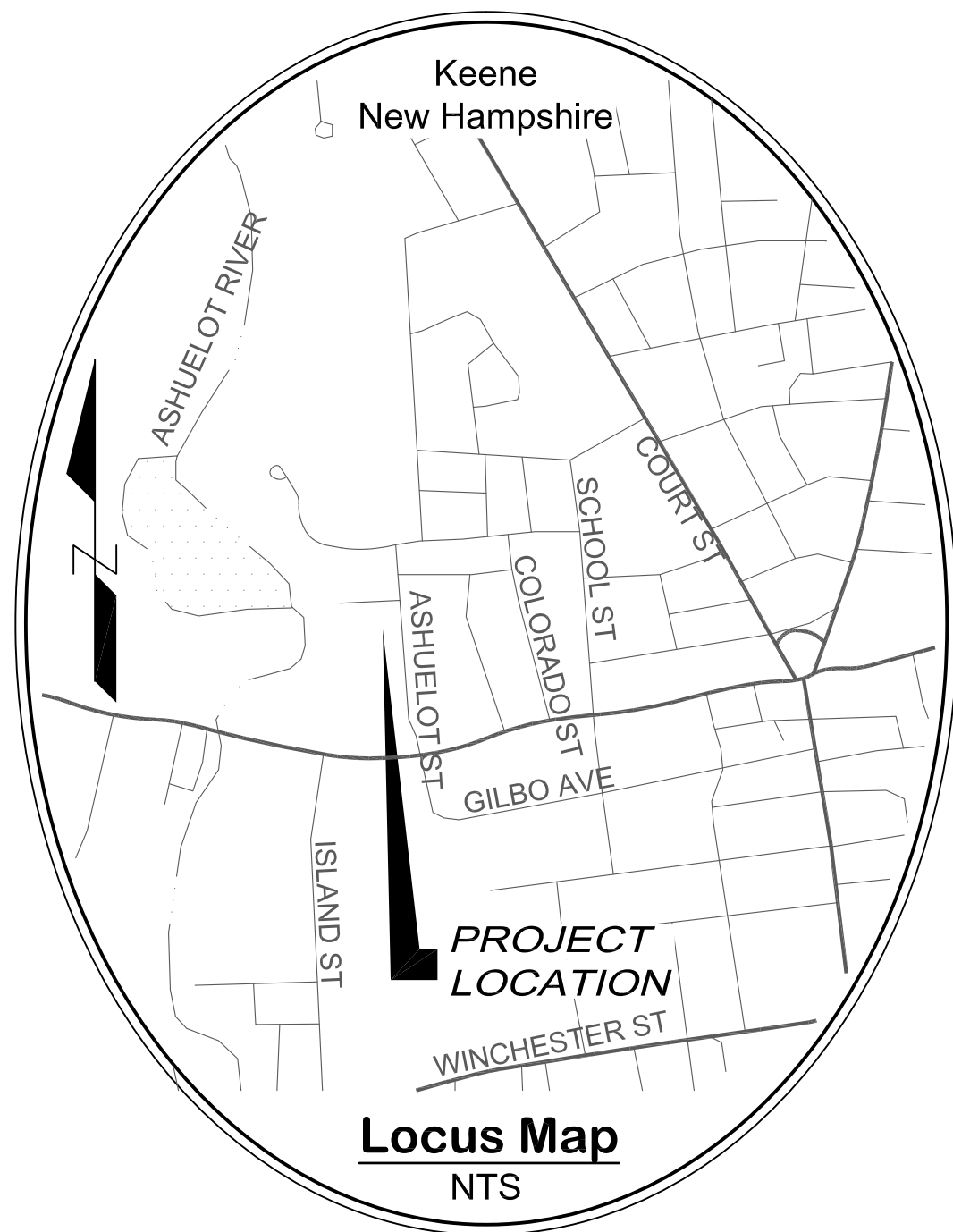
NHFG ALTERATION OF TERRAIN PERMIT CONDITIONS RELATED TO

THREATENED & ENDANGERED WILDLIFE:

1. COMMON NIGHTHAWKS (STATE ENDANGERED) OCCUR WITHIN THE PROJECT VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION. SEE FLYERS ON THIS SHEET.
2. RARE SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION SHALL BE COMMUNICATED DURING MORNING TAILGATE MEETINGS PRIOR TO WORK COMMENCEMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT. SEE FLYERS ON THIS SHEET.
3. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN $\frac{1}{8}$ INCHES. SEE PLAN SHEET C-4.
4. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NON-GAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
 - A. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
5. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
 - A. SITE OPERATORS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE IF IN DIRECT HARM FROM PROJECT ACTIVITIES.
 - B. WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEADING.
 - C. NHFG SHALL BE CONTACTED IMMEDIATELY IF THIS ACTION OCCURS.
6. NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

SPECIES OF SPECIAL CONCERN:

1. WOOD TURTLE (SPECIAL CONCERN, PROTECTED UNDER FIS 1400 RULES) OCCUR WITHIN THE PROJECT VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION. SEE FLYER ON THIS SHEET.
2. NHFG RECOMMENDS THAT ALL PROJECT ACTIVITIES IN THE WETLANDS ON THE NORTHERN PORTION OF THE SITE OCCUR BETWEEN APRIL 15TH AND OCTOBER 15 TO AVOID IMPACTING OVER-WINTERING TURTLES.
3. FOR PROJECT ACTIVITIES OCCURRING BETWEEN APRIL 15 AND OCTOBER 15, INSTALLATION OF A WILDLIFE EXCLUSIONARY BARRIER (E.G., SILT FENCE) SHOULD BE INSTALLED AS FOLLOWS:
 - i. THE WILDLIFE EXCLUSIONARY BARRIER SHOULD BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO APRIL 15 AND MAINTAINED BETWEEN APRIL 15 AND OCTOBER 15 THROUGHOUT THE LIFE OF THE ACTIVE PROJECT/CONSTRUCTION ACTIVITIES. SEE PLAN SHEET C-4 FOR CONSTRUCTION DETAIL AND NOTES.
 - ii. THE WILDLIFE EXCLUSIONARY BARRIER SHOULD BE BURIED TO A DEPTH OF NO LESS THAN 6-8" AND EXTEND NO LESS THAN 18" ABOVE EXISTING GRADE. SEE PLAN SHEET C-4.
 - iii. THE WILDLIFE EXCLUSIONARY BARRIER SHOULD BE INSTALLED WITH THE WOOD STAKES EXPOSED ON THE INTERIOR SIDE OF THE WORK ZONE. SEE PLAN SHEET C-4.
 - iv. THE WILDLIFE EXCLUSIONARY BARRIER SHOULD BE INSPECTED DAILY FOR ANY DEFECTS AS WELL AS POSSIBLE TRAPPED WILDLIFE PRIOR TO T SITE CONSTRUCTION ACTIVITIES. ANY DEFECTS SHOULD BE REPAIRED IMMEDIATELY AND SHOULD BE REPORTED TO NHFG WITHIN 25 HOURS OF DISCOVERY. THE SITE OPERATOR SHOULD MAINTAIN A LOG OF ALL INSPECTIONS THAT INCLUDES DATE/TIME/OBSERVATIONS/DEFECTS/REPAIRS/COORDINATION EFFORTS/PHOTOGRAPHS DURING THE LIFE OF THE PERMIT OR UNTIL PROJECT COMPLETION, WHICHEVER OCCURS FIRST. THE LOGS SHOULD BE MADE AVAILABLE IMMEDIATELY TO NHFG AND NHDES UPON WRITTEN REQUEST. SEE PLAN SHEET C-4.
 - v. WILDLIFE ESCAPE MOUNDS ("RAMPS") SHOULD BE INSTALLED ON THE INTERIOR OF THE WILDLIFE EXCLUSIONARY BARRIER ALLOWING FOR POTENTIALLY ENTRAPPED WILDLIFE TO ESCAPE FROM THE PROJECT AREA. RAMPS SHOULD BE CONSTRUCTED ON THE WORK-ZONE SIDE OF THE WILDLIFE EXCLUSIONARY BARRIER. THE RAMPS SHOULD BE CONSTRUCTED OUT OF NATIVE MATERIAL (SAND/SOIL) FROM THE SITE AND SHOULD BE A MINIMUM OF 3 FEET IN WIDTH. ADDITIONAL TALL STAKES SHOULD BE INSTALLED IN THE LOCATION OF THESE RAMPS TO HELP SUPPORT THE SILT FENCING AS NEEDED. MATERIALS SUCH AS HAY OR MULCH MAY BE USED TO OFFSET WEIGHT AS LONG AS MATERIALS DO NOT ASSIST ANIMALS IN ENTERING THE WORK ZONE. WILDLIFE ESCAPE MOUNDS SHOULD BE INSTALLED AT LEAST EVERY 75 FEET ALONG THE WILDLIFE EXCLUSIONARY BARRIER AND SHOULD ONLY BE INSTALLED ON SIDES OF THE FENCE THAT DO NOT BORDER ROADS. SEE PLAN SHEET C-4.
 - vi. NHFG SHOULD BE INFORMED IN WRITING WHEN WILDLIFE EXCLUSIONARY BARRIER INSTALLATION HAS BEEN COMPLETED SHEET PLAN SHEET C-4.
4. TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING THE NESTING SEASON (MAY 15TH-JUNE 30TH). TURTLE NESTS ARE PROTECTED BY NH LAWS. IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT JOSH MEGYESY AT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. SEE SPECIES FLYER ON THIS PLAN SHEET FOR NHFG CONTACT INFORMATION.
 - A. THE NEST OR SUSPECTED NEST SHALL BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHALL BE COMMUNICATED TO ALL PERSONNEL ONSITE.
 - B. SITE ACTIVITIES SHALL NOT OCCUR IN THE AREA SURROUNDING THE NEST OF SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.



SVE PROJECT #: K2781

PREPARED BY

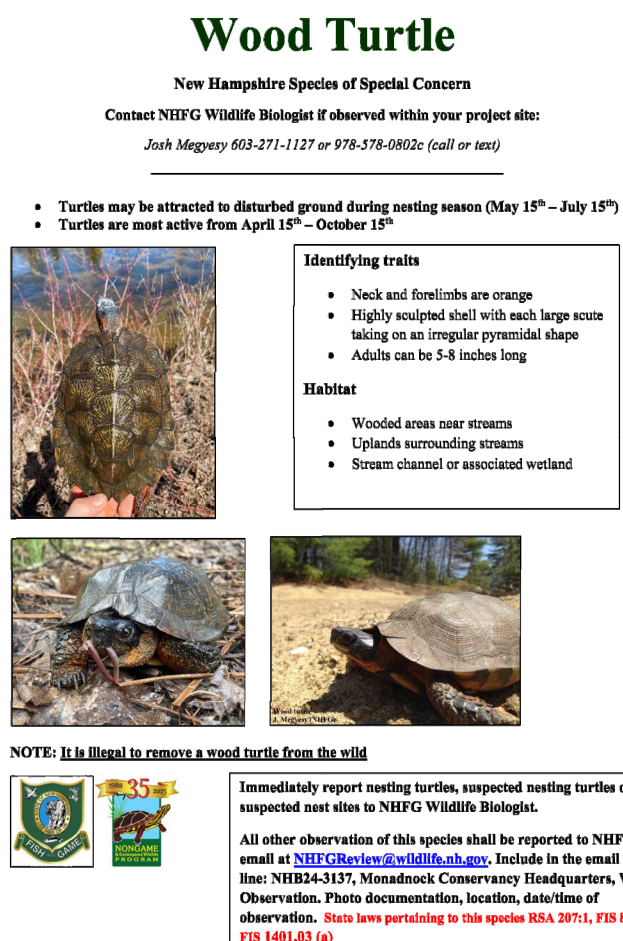
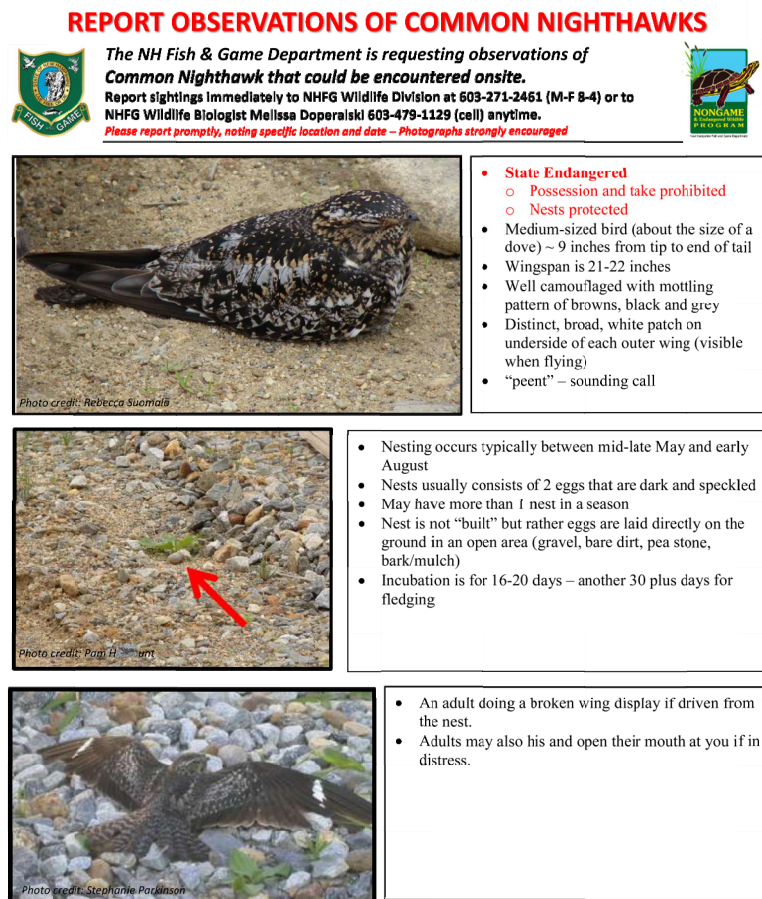
Civil Engineer:
SVE Associates
439 West River Road
P.O. Box 1818
Brattleboro, VT 05302

PHONE (802) 257-0561

October 18, 2024
revised thru June 11, 2025

Architect:
Sheldon Pennoyer Architects
64 North Main Street
Suite 1
Concord, NH 03301
PHONE (603) 856-8994

Land Surveyor:
Huntley Survey & Design, PLLC
659 West Road
Temple, NH 03084
PHONE (603) 381-3227
www.Huntleysurvey.com



FOR PLANNING BOARD REVIEW
-NOT FOR RECORDING-

Zoning Districts

COM (Commerce)
REQUIREMENTS

MAX HEIGHT 2 STORIES/35'
LOT SIZE 15,000 sf
FRONTAGE 50'

BUILDING SETBACKS
FRONT 20'
SIDE 20'
REAR 20'

MAX BUILDING COVERAGE 80%
MAX IMPERMEABLE COVERAGE 80%
MIN GREEN/OPEN SPACE 20%

Overlay Districts

Surface Water Protection District:
30' SETBACKS FROM SURFACE WATERS

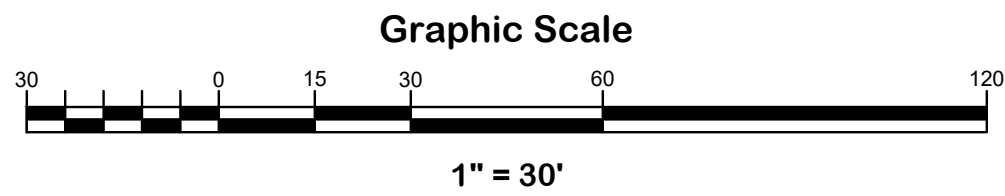
Easements

THE SURVEYED PARCEL IS SUBJECT TO THE
FOLLOWING RIGHTS AND EASEMENTS:

- THE RIGHT OF THE CITY OF KEENE TO MAINTAIN A DRAINAGE CANAL, COVERED OR ENCLOSED, AS DEFINED IN 489/402 AND AMENDED IN 650/405, 650/456, 654/268 & 655/324. THE DRAINAGE EASEMENT IS SHOWN AND CENTERED ON THE EXISTING DRAINAGE STRUCTURES PER PLAN REF No.1.
- THE SURVEYED PARCEL MAY BE SUBJECT TO RIGHTS RESERVED BY FAULKNER AND COLONY MFG IN 602/181 (NOW CITY OF KEENE) TO:
 - FLOW THE LOW LANDS UP TO AN ELEVATION OF 474±. (FLOWAGE)
 - MAINTAIN THE BANK OF THE RIVER. (MAINTENANCE)
 - ENJOY A RIGHT OF WAY OVER THE ROADWAY O THE EASTERLY BANK OF THE POND. (ACCESS)
- THE RIGHTS OF NET&T & PSNH, AND THEIR ASSIGNS, FOR DISTRIBUTION LINES AND APPURTENANCES LOCATED ON OR OVER THE PARCEL. SEE 612/33. THE DEED REFERS TO POLES WITH POLE NUMBERS NOT FOUND ON THE PREMISES BUT DESCRIBED AS BEING NEAR THE SOUTHERLY BOUNDARY LINE OF ASHUELOT COURT. THE POLE ON THE PROPERTY AND WIRES CROSSING AT THE NORTHEAST CORNER OF THE SURVEYED PARCEL HAVE BEEN ASSUMED TO BE THE LOCATION OF THE EASEMENT IN QUESTION.

Symbol Legend

	CATCH BASIN
	DRAIN MANHOLE
	STORM SEWER LINE
	HYDRANT
	WATER VALVE
	CURB STOP
	WATER LINE
	SEWER MANHOLE
	SEWER CLEANOUT
	SANITARY SEWER LINE
	LIGHT POLE
	SIGN
	POST/BOLLARD
	CHAIN LINK FENCE
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	IRON PIN/PIPE
	CAPPED 5/8" REBAR
	CRB SET 3/18/2025
	FOUND
	SET
	SURVEY STATION
	KEENE ENGINEERING DEPARTMENT
	CHESHIRE COUNTY REGISTRY OF DEEDS
	TAX MAP PARCEL NUMBER
	DEED VOLUME & PAGE

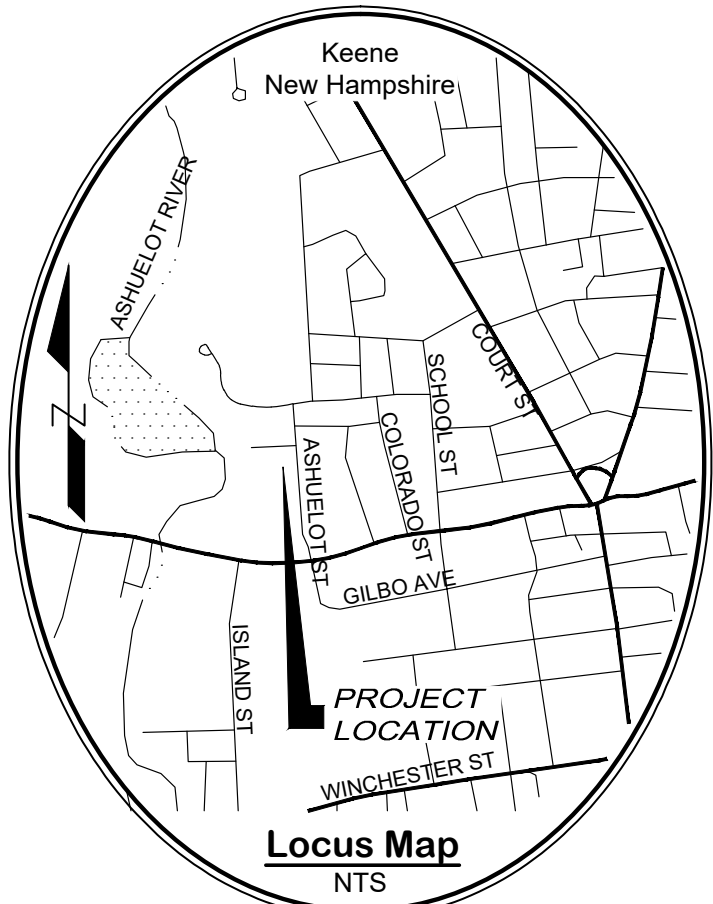
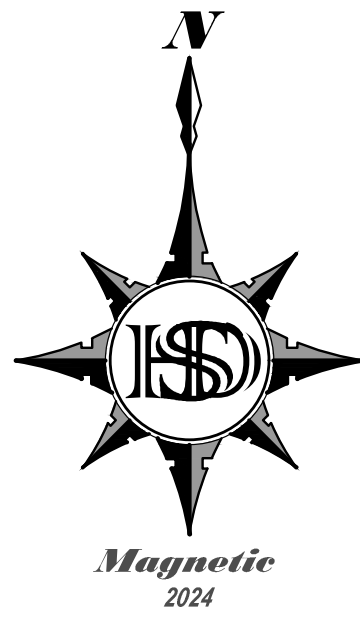


NO.	DATE	REVISION	BY

Plan References

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

- ALTA/ACSM LAND TITLE SURVEY OF MAYO TWO, LLC, ASHUELOT STREET PROPERTY, DATED JUNE 2004; BY ROGER T. MONSELL, CLOUGH HARBOUR & ASSOCIATES LLP (Provided by Client)
- PLAT OF EMILE J. LEGERE SUBDIVISION, ASHUELOT STREET, KEENE, NH, DATED FEBRUARY 28, 1983, BY THOMAS W. FLAVIN (Pb.48 Pg.66 CCRD)
- PART OF FORMER LILLIAN L. COLIVAS PROPERTY OWNED BY JOHN C. CONN & HARLEY M. CHATTERTON, DATED JANUARY 1959, BY ROY K. PIPER. (Pb.10 Pg.12 CCRD)
- PLAN OF CITY DRAINAGE DITCH ON PROPERTY OF FAULKNER & COLONY MFG, DATED NOVEMBER 1935 W.E. FAULKNER Jr. (Pb.8 Pg.48 CCRD)



Notes

- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION PER PLAN REFERENCE NO.1 AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM BOUNDARY EVIDENCE AND CONTROL SHOWN ON PLAN REFERENCE NO.1. AND FOUND DURING THE FIELD SURVEY. A BOUNDARY SURVEY WAS NOT PERFORMED.
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF MAY, 2021, SUPPLEMENTED BY POINT CLOUD DATA OBTAINED FROM NH GRANIT FOR AREAS OUTSIDE THE IMMEDIATE SURVEY LIMITS. THE VERTICAL DATUM IS NAVD 88 OBTAINED BY CONVERTING THE NGVD 1929 BENCHMARKS INDICATED ON PLAN REFERENCE No.1. CONTOUR INTERVAL IS ONE (1) FOOT.
- THE PARCEL SHOWN IS PARTIALLY WITHIN IN ZONE AE, A FEMA SPECIAL FLOOD HAZARD AREA WITH AN ANNUAL 1% CHANCE OF FLOODING, PER FEMA FIS 33005CV001A, SHEET 20P, CROSS SECTIONS BR & BS, ALSO AS SHOWN ON FEMA FLOOD PANEL 33005C0266E, EFFECTIVELY DATED MAY 23, 2006. THE FLOOD HAZARD (100 YEAR FLOOD) ELEVATION IS 474.8' NAVD88. THE 10 YEAR FLOOD LINE HAS BEEN INTERPOLATED FROM THE SAME FIS CROSS SECTIONS TO BE 473.7.
- WATER ELEVATION AT SHORE OF ASHUELOT RIVER IN THE SURVEYED AREA ON JUNE 18, 2024 WAS APPROXIMATELY 471.4'
- JURISDICTIONAL WETLANDS WERE DELINEATED BY HUNTLEY SURVEY & DESIGN DURING THE MONTH OF AUGUST, 2024 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS & INFORMATION SHOWN ON PLAN REFERENCE No.1 THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
 - WASTEWATER SEWER LINES AND STORM SEWER LINES ARE SHOWN FROM LOCATION OF SURFACE STRUCTURES AND MEASURED INVERTS.
 - WATER LINES ARE SHOWN FROM LIMITED DATA OBTAINED FROM CITY GIS AND A SINGLE SURFACE STRUCTURE.
 - GAS LINES ARE SHOWN FROM TIES AND GIS DATA OBTAINED FROM LIBERTY GAS.
 - SUBSURFACE ELECTRIC LINE LOCATIONS WERE NOT INVESTIGATED OR MARKED OUT BY THE PROPER AUTHORITIES, AND IF THEY EXIST, ARE NOT SHOWN.

Owner Certification

WE CERTIFY THAT WE ARE THE CURRENT OWNERS OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.

OWNER'S SIGNATURE DATE

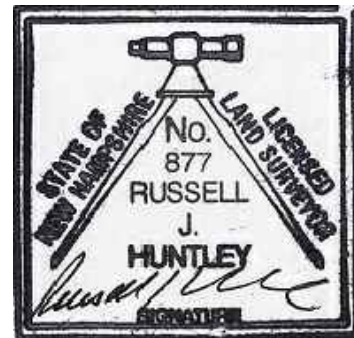
OWNER'S SIGNATURE DATE

APPROVED BY THE
KEENE PLANNING BOARD

BY _____ CHAIRMAN
AND _____ SECRETARY
ON _____

Surveyor's Certification

PURSUANT TO RSA 676: 18 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS OR EXCEEDS NH LAN 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.



Existing Conditions

LAND OF
JRR Properties LLC
located at
Tax Map Parcel No. 567-001
0 Ashuelot Street, Keene, Cheshire County, New Hampshire
Book 2805, Page 630

Scale 1"= 30'

Surveyed 05/2021 Plan prepared 10/31/2024
Project No. H24-007 Cad File No. H20-007 Subd.dwg

Huntley Survey & Design, PLLC

NH & VT Land Surveying, Wetlands & NH Septic System Design
659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

FOR PLANNING BOARD REVIEW
-NOT FOR RECORDING-

Zoning Districts

COM (Commerce)
REQUIREMENTS

MAX HEIGHT	2 STORIES/35'
LOT SIZE	15,000 sf
FRONTAGE	50'
BUILDING SETBACKS	
FRONT	20'
SIDE	20'
REAR	20'
MAX BUILDING COVERAGE	80%
MAX IMPERMEABLE COVERAGE	80%
MIN GREEN/OPEN SPACE	20%

Overlay Districts

Surface Water Protection District:
30' SETBACKS FROM SURFACE WATERS

Easements

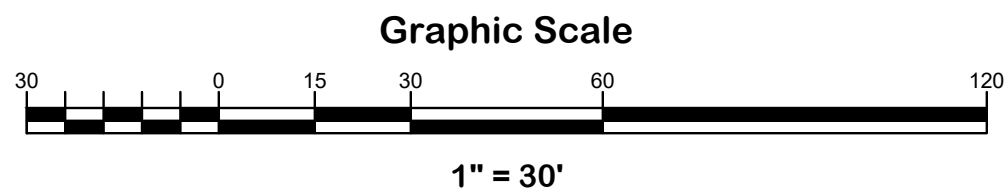
THE SURVEYED PARCEL IS SUBJECT TO THE
FOLLOWING RIGHTS AND EASEMENTS:

- THE RIGHT OF THE CITY OF KEENE TO MAINTAIN A DRAINAGE CANAL, COVERED OR ENCLOSED, AS DEFINED IN 489/402 AND AMENDED IN 650/405, 650/456, 654/268 & 655/324. THE DRAINAGE EASEMENT IS SHOWN AND CENTERED ON THE EXISTING DRAINAGE STRUCTURES PER PLAN REF No.1.
- THE SURVEYED PARCEL MAY BE SUBJECT TO RIGHTS RESERVED BY FAULKNER AND COLONY MFG IN 602/181 (NOW CITY OF KEENE) TO:
 - FLOW THE LOW LANDS UP TO AN ELEVATION OF 474±. (FLOWAGE)
 - MAINTAIN THE BANK OF THE RIVER. (MAINTENANCE)
 - ENJOY A RIGHT OF WAY OVER THE ROADWAY O THE EASTERLY BANK OF THE POND. (ACCESS)
- THE RIGHTS OF NET&T & PSNH, AND THEIR ASSIGNS, FOR DISTRIBUTION LINES AND APPURTENANCES LOCATED ON OR OVER THE PARCEL. SEE 612/33. THE DEED REFERS TO POLES WITH POLE NUMBERS NOT FOUND ON THE PREMISES BUT DESCRIBED AS BEING NEAR THE SOUTHERLY BOUNDARY LINE OF ASHUELOT COURT. THE POLE ON THE PROPERTY AND WIRES CROSSING AT THE NORTHEAST CORNER OF THE SURVEYED PARCEL HAVE BEEN ASSUMED TO BE THE LOCATION OF THE EASEMENT IN QUESTION.

Symbol Legend

	CATCH BASIN
	DRAIN MANHOLE
	STORM SEWER LINE
	HYDRANT
	WATER VALVE
	CURB STOP
	WATER LINE
	SEWER MANHOLE
	SEWER CLEANOUT
	SANITARY SEWER LINE
	LIGHT POLE
	SIGN
	POST/BOLLARD
	CHAIN LINK FENCE
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	IRON PIN/PIPE
	CAPPED 5/8" REBAR
	CRB SET 3/18/2025
	FOUND
	SET
	SURVEY STATION
	KEENE ENGINEERING DEPARTMENT
	CHESHIRE COUNTY REGISTRY OF DEEDS
	TAX MAP PARCEL NUMBER
	DEED VOLUME & PAGE

[1-2-3]
123/456

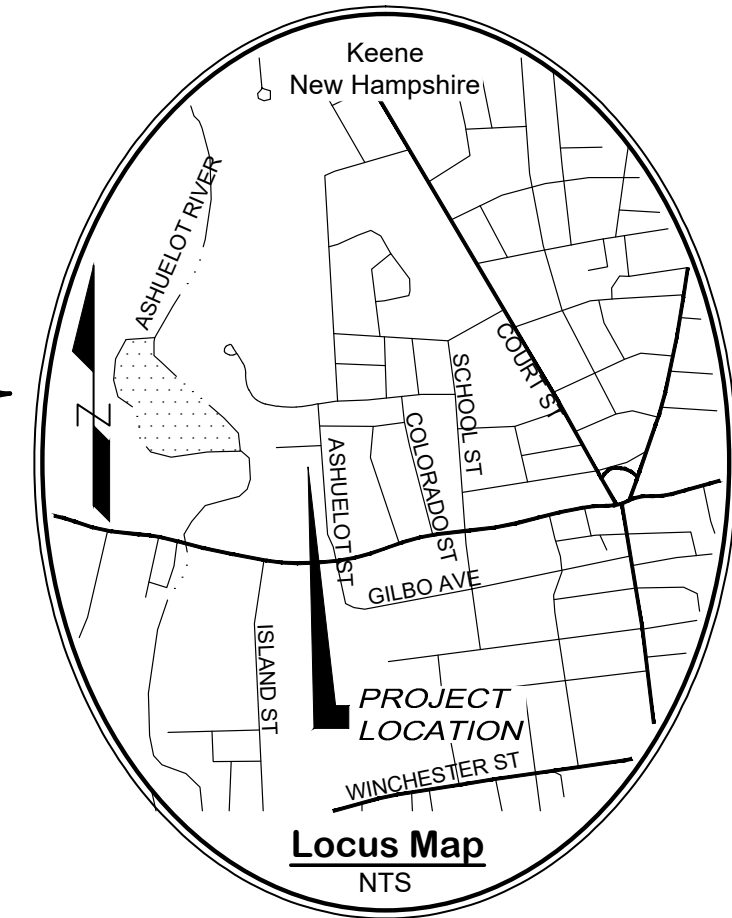
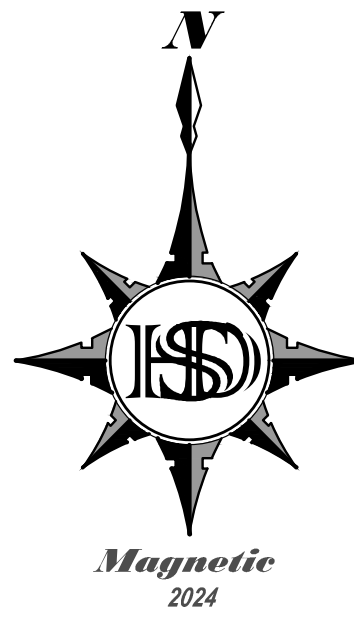


NO.	DATE	REVISION	BY
2	5/14/25	Add proposed Easements	RJH
1	1/8/25	CHANGE PROPOSED LOT NUMBERS	RJH

Plan References

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

- ALTA/ACSM LAND TITLE SURVEY OF MAYO TWO, LLC, ASHUELOT STREET PROPERTY, DATED JUNE 2004; BY ROGER T. MONSIELL, CLOUGH HARBOUR & ASSOCIATES LLP (Provided by Client)
- PLAT OF EMILE J. LEGERE SUBDIVISION, ASHUELOT STREET, KEENE, NH, DATED FEBRUARY 28, 1983, BY THOMAS W. FLAVIN (Pb.48 Pg.66 CCRD)
- PART OF FORMER LILLIAN L. COLIVAS PROPERTY OWNED BY JOHN C. CONN & HARLEY M. CHATTERTON, DATED JANUARY 1959, BY ROY K. PIPER. (Pb.10 Pg.12 CCRD)
- PLAN OF CITY DRAINAGE DITCH ON PROPERTY OF FAULKNER & COLONY MFG, DATED NOVEMBER 1935 W.E. FAULKNER Jr. (Pb.8 Pg.48 CCRD)



Notes

- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A MAGNETIC OBSERVATION PER PLAN REFERENCE NO.1 AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM BOUNDARY EVIDENCE AND CONTROL SHOWN ON PLAN REFERENCE NO.1. AND FOUND DURING THE FIELD SURVEY. A BOUNDARY SURVEY WAS NOT PERFORMED.
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF MAY, 2021, SUPPLEMENTED BY POINT CLOUD DATA OBTAINED FROM NH GRANIT FOR AREAS OUTSIDE THE IMMEDIATE SURVEY LIMITS. THE VERTICAL DATUM IS NAVD 88 OBTAINED BY CONVERTING THE NGVD 1929 BENCHMARKS INDICATED ON PLAN REFERENCE No.1. CONTOUR INTERVAL IS ONE (1) FOOT.
- THE PARCEL SHOWN IS PARTIALLY WITHIN IN ZONE AE, A FEMA SPECIAL FLOOD HAZARD AREA WITH AN ANNUAL 1% CHANCE OF FLOODING, PER FEMA FIS 33005CV001A, SHEET 20P, CROSS SECTIONS BR & BS, ALSO AS SHOWN ON FEMA FLOOD PANEL 33005C0266E, EFFECTIVELY DATED MAY 23, 2006. THE FLOOD HAZARD (100 YEAR FLOOD) ELEVATION IS 474.8' NAVD88. THE 10 YEAR FLOOD LINE HAS BEEN INTERPOLATED FROM THE SAME FIS CROSS SECTIONS TO BE 473.7.
- WATER ELEVATION AT SHORE OF ASHUELOT RIVER IN THE SURVEYED AREA ON JUNE 18, 2024 WAS APPROXIMATELY 471.4'
- JURISDICTIONAL WETLANDS WERE DELINEATED BY HUNTLEY SURVEY & DESIGN DURING THE MONTH OF AUGUST, 2024 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2.
- THE PROPOSED LOTS WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS & INFORMATION SHOWN ON PLAN REFERENCE No.1 THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
 - WASTEWATER SEWER LINES AND STORM SEWER LINES ARE SHOWN FROM LOCATION OF SURFACE STRUCTURES AND MEASURED INVERTS.
 - WATER LINES ARE SHOWN FROM LIMITED DATA OBTAINED FROM CITY GIS AND A SINGLE SURFACE STRUCTURE.
 - GAS LINES ARE SHOWN FROM TIES AND GIS DATA OBTAINED FROM LIBERTY GAS.
 - SUBSURFACE ELECTRIC LINE LOCATIONS WERE NOT INVESTIGATED OR MARKED OUT BY THE PROPER AUTHORITIES, AND IF THEY EXIST, ARE NOT SHOWN.

Owner Certification

WE CERTIFY THAT WE ARE THE CURRENT OWNERS OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.

OWNER'S SIGNATURE _____ DATE _____

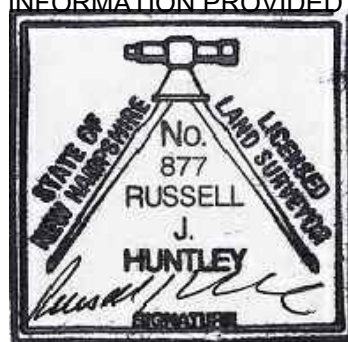
OWNER'S SIGNATURE _____ DATE _____

APPROVED BY THE
KEENE PLANNING BOARD

BY _____ CHAIRMAN
AND _____ SECRETARY
ON _____

Surveyor's Certification

PURSUANT TO RSA 676: 18 III and RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS OR EXCEEDS NH LAN 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON. INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.



Two Lot Subdivision

LAND OF
JRR Properties LLC
located at
Tax Map Parcel No. 567-001
0 Ashuelot Street, Keene, Cheshire County, New Hampshire
Book 2805, Page 630

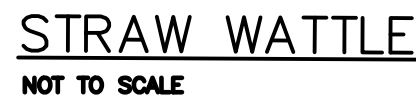
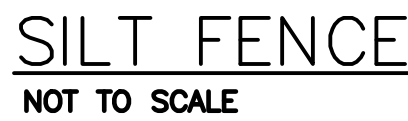
Scale 1"= 30'

Surveyed 05/2021
Project No. H24-007
Plan prepared 10/31/2024
Cad File No. H20-007 Subd.dwg

Huntley Survey & Design, PLLC

NH & VT Land Surveying, Wetlands & NH Septic System Design
659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

1. THE WORK AREA SHALL BE DE-WATERED TO MINIMIZE IMPACTS TO WATER QUALITY BY:
 - A. DIVERTING CLEAN STREAM FLOW AROUND THE WORK AREA DURING CONSTRUCTION AND,
 - B. PUMPING TURBID WATER FROM WITHIN THE WORK AREA TO AN UPLAND AREA WHERE IT CAN INFILTRATE AND BE FILTERED PRIOR TO FLOWING BACK TO THE WETLAND OR SURFACE WATER.
2. TURBID WATER SHALL BE DISCHARGED IN AN UPLAND AREA AT LEAST 20 FEET FROM WETLANDS OR SURFACE WATERS. THE DE-WATERING DISCHARGE AREA SHALL BE ENCIRCLED BY SEDIMENT BARRIERS (E.G. SILT FENCE) ON ITS DOWN SLOPE SIDE AS NEEDED TO CREATE TEMPORARY PONDING OF TURBID WATER FOR INCREASED INFILTRATION, FINE SEDIMENT DEPOSITION AND FILTRATION.
3. REMOVE ALL TEMPORARY DE-WATERING FACILITIES IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION AND RESTORE ALL DISTURBED AREAS TO PRE-PROJECT CONDITIONS.



1. THE PURPOSE OF THIS PROJECT IS TO REMOVE THE EXISTING CITY CULVERT THAT IS IN FAILURE AND REPLACE IT WITH A RIPARIAN DRAINAGE SWALE.
2. CONSTRUCTION SHALL BE DONE DURING THE DRY. IF NECESSARY, SAND BAG CULVERT INLET AND PUMP WATER AROUND CONSTRUCTION.
3. USE NEW ENGLAND WETLAND SED MIX TO REESTABLISH VEGETATION IN WETLAND DISTURBANCE AREAS, BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL, IF NECESSARY.
4. THE WATER QUALITY CONTROL MEASURES SHALL BE COMPRISED OF WILDLIFE-FRIENDLY MATERIALS IN ACCORDANCE WITH ENV-WT307.03(C).

1. CONSTRUCTION SHALL BE DONE DURING THE DRY. IF NECESSARY, SAND BAG CULVERT INLET AND PUMP WATER AROUND CONSTRUCTION.
2. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS OR DETAILS PROPOSED. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL.
4. CONTRACTOR SHALL INSPECT AND REPAIR ALL SEDIMENT AND EROSION CONTROL MEASURES DAILY WHILE UNDER CONSTRUCTION, THEN NOT LESS THAN ONCE A WEEK UNTIL ALL UPFILL SOILS ARE WELL ESTABLISHED.
5. SEED AND MULCH ALL FINISH GRADED AREAS WITHIN 72 HOURS OF FINISH GRADING.
6. SEDIMENT CONTROLS AND/OR SILT FENCES SHALL BE REPLACED WHEN CLOGGED AND NO LONGER FUNCTIONAL.
7. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
8. ALL SOIL SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH EROSION CONTROL FABRIC.

1. TIMBER MATS SHALL BE USED AS NECESSARY TO PROTECT THE WETLAND AND PROVIDE ACCESS TO THE CONSTRUCTION.
2. IF NECESSARY, WOODY VEGETATION (TREES, SHRUBS, ETC.) SHALL BE CUT AT OR ABOVE THE GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO RE-VEGETATE THE WORK AREA.
3. TIMBER MATS SHALL BE MONITORED TO ASSURE CORRECT FUNCTIONING OF MATS. INSPECT AFTER USE. MATS WHICH BECOME COVERED WITH SOILS OR CONSTRUCTION DEBRIS SHOULD BE CLEANED AND THE MATERIALS REMOVED AND DISPOSED OF IN AN UPLAND LOCATION.
4. TIMBER MATS SHALL BE REMOVED AS SOON AS THE WORK IS COMPLETE. MATTING SHOULD BE REMOVED BY "BACKING OUT" THE SITE, REMOVING MATS ONE AT A TIME. MATS SHOULD BE CLEANED BEFORE RE-USE.
5. TIMBER MATS SHALL NOT BE LEFT IN PLACE LONGER THAN ONE GROWING SEASON.
6. MATTED AREAS WITHIN WETLAND SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION. THIS MAY INVOLVE NATURAL RE-VEGETATION FROM EXISTING ROOT AND SEED STOCK OF NATIVE PLANT SPECIES, CONDITIONS MY WARRANT PLANTING AND THE BROADCAST OF A WETLAND SEED MIX OVER THE MATTED AREA TO SUPPLEMENT THE EXISTING SEED STOCK. SEED MIXES AND VEGETATION SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW HAMPSHIRE.

Symbol Legend	
	CATCH BASIN
	DRAIN MANHOLE
	STORM SEWER LINE
	HYDRANT
	WATER VALVE
	CURB STOP
	WATER LINE
	SEWER MANHOLE
	SEWER CLEANOUT
	SANITARY SEWER LINE
	LIGHT POLE
	SIGN
	POST/BOLLARD
	CHAIN LINK FENCE
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	IRON PIN/PIPE
	CAPPED 5/8" REBAR
	CRB SET 3/18/2025
	RAILROAD SPIKE SET 3/18/2025
	FOUND
	SET
	SURVEY STATION
	KEENE ENGINEERING DEPARTMENT
	CHESHIRE COUNTY REGISTRY OF DEEDS
	TAX MAP PARCEL NUMBER
	DEED VOLUME & PAGE

Keene
New Hampshire

ASHUELOT RIVER

ASHUELOT ST

SCHOOL ST

CORT ST

COLCORD ST

GILBO AVE

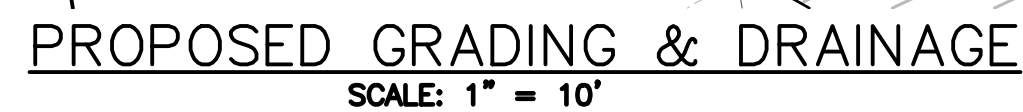
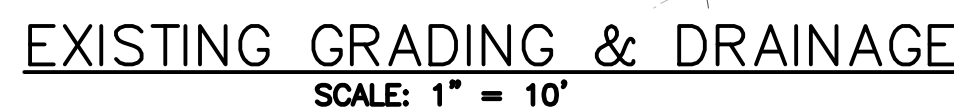
ISLAND ST

WINCHESTER ST

PROJECT LOCATION

Locus Map
NTS

1. INSTALL SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS IN LOCATIONS DETAILED ON THIS PLAN OR AS DIRECTED BY THE ENGINEER. INSTALL TIMBER MATS.
2. CLEAR AND GRUB THE RIPARIAN DRAINAGE SWALE AREA.
3. INSTALL TEMPORARY SANDBAG DAM AND SUMP PUMP, TURBID WATER DISCHARGE AREA.
4. REMOVE EXISTING CITY CULVERT AND REPLACE WITH RIPARIAN DRAINAGE SWALE PER PERMITTED PLAN.
5. LOAM AND SEED DISTURBED AREAS, STABILIZE SLOPES WITH MATTING WHERE SPECIFIED.
6. REMOVE SILT FENCE AFTER ALL DISTURBED SOILS ARE STABILIZED.

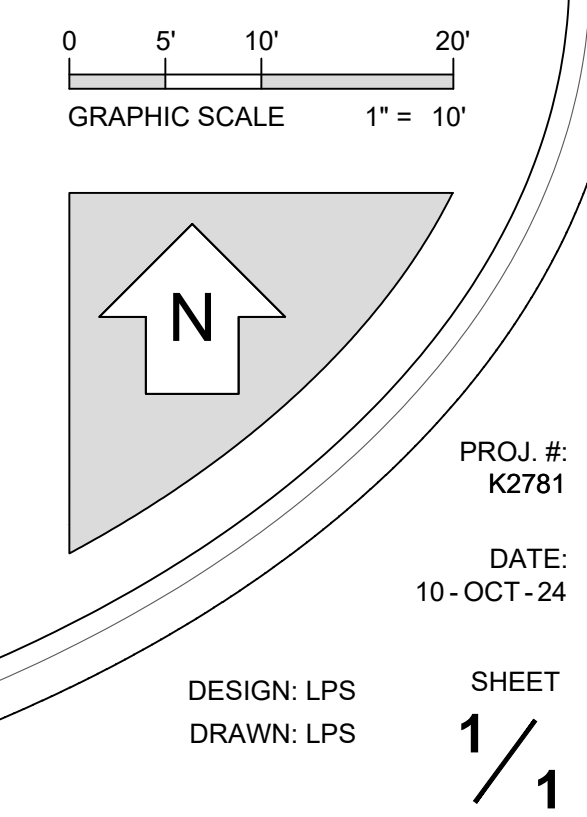
[illegible]

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

**TEMPORARY
WETLAND
IMPACTS PLAN**

**MONADNOCK CONSERVANCY
HEADQUARTERS**

MONADNOCK CONSERVANCY
15 EAGLE CT, 2ND FLOOR
KEENE, NEW HAMPSHIRE



From: bob.milliken.us
To: [Mari Brunner](#); [Councilor Robert Williams](#)
Subject: Invasives on Court and elm street
Date: Monday, June 30, 2025 2:02:03 PM
Attachments: [wild_parsnips.pdf](#)

Hi Mari and Bobby,

I have attached a document for the site I cleaned up this weekend. The wild parsnips had grown faster than I thought and I wanted to clear it before more seed dropped. I have included a letting with pictures of what I did.

This site will have to be watched for a few years.

Regarding seed germination:

- Wild parsnip seeds are known to remain viable in the soil for about four years.
- Some sources suggest that the seeds can remain viable for at least four years.
- While some sources mention a lifespan of up to five years, it's generally accepted that the seeds can survive in the seed bank for around four years.
- The seeds typically germinate in the spring, but some may germinate in late summer or early fall.
- Seedling mortality is high, with less than 1% of seedlings surviving to maturity.

Bob Milliken

If your not changing your choosing.

Mari and Bobby,

I have taken the steps to clear the wild parsnips from the site I had found near my house.

I was worried they were in bloom and did not want more seeds to drop. The seeds can take up to 4 years to germinate. Knowing this site is there now I think we need to monitor it to make sure it does not spread. I found some downstream (as the snow plow plows) on court street near the hospital housing. Only 4 small plants. The taller mature plants are easy to remove by pulling them out root and all but the very small plants need to be worked out with a tool or the stem breaks off and leaves the carrot like root.

I have pictures of the area and the 3 very large bags I left at the site to hopefully kill them off. I was wondering how I should dispose of the them? Also, if the city could now move that area while the smaller plants are not in seed it would give us a better chance of getting ahead of them.

Let me know who I can contact or if you are willing to do so.



Seed heads not quite mature.



Infected area on court and near Elm street



Full bundle of wild parsnips.



3 full 55 gallon bags left at site.

WMT
Wantastiquet-Monadnock Trail
Coalition

PO Box 484

Spofford, NH 03462

603-381-5995

Att: Lynne Borofsky

INVOICE

INVOICE #	DATE
117	6/9/25

BILL TO

Keene Conservation
Commission

City Hall

3 Washington Street

Keene, NH 03431

DESCRIPTION	AMOUNT
FY 2025 Membership Dues	150.00
<i>Thank you for your Membership Support</i>	TOTAL 150.00

Please make checks payable to: Wantastiquet-Monadnock Trail Coalition

WMT Coalition is a non-profit organization 501(c)(3) whose mission is to preserve, protect and promote the Wantastiquet-Monadnock Trail for greater community use through the coordination of all groups with stakes in the forty-two mile trail system joining Brattleboro, Vermont to Mount Monadnock, NH. Membership dues are used to accomplish our mission.