



City of Keene Planning Board - AMENDED

AGENDA

Monday, August 25, 2025 6:30 PM City Hall, 2nd Floor Council Chambers

A. AGENDA ITEMS

- 1) **Call to Order** – Roll Call
- 2) **Minutes of Previous Meeting** – July 28, 2025
- 3) **Extension Request**
 - a) **PB-2025-01 – 2-lot Subdivision – Keene State College, 238-268 Main St** – Owner, the University System of New Hampshire, requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed 2-lot subdivision of the parcel at 238-260 Main St (TMP# 590-101-000) into two lots ~0.48-ac and ~0.46-ac in size. The property is located in the Downtown Transition District.
- 4) **Final Vote on Conditional Approvals**
- 5) **Continued Public Hearing**
 - a) **PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – Gravel Pit, 21 & 57 Route 9** – Applicant Granite Engineering LLC, on behalf of owner G2 Holdings LLC, proposes to expand the existing gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000). A Hillside Protection CUP is requested for impacts to steep slopes. Waivers are requested from Sections 25.3.1.D, 25.3.3, 25.3.6, and 25.3.13 of the LDC related to the 250' surface water resource setback, excavation below the water table, toxic or acid forming materials, and the 5-ac excavation area maximum. The parcels are a combined ~109.1-ac in size and are located in the Rural District.
- 6) **Master Plan Steering Committee Referral: 2025 Comprehensive Master Plan** – The Master Plan Steering Committee voted to recommend that the Planning Board set a public hearing date for the adoption of the 2025 Comprehensive Master Plan, and refer the plan to City Council to endorse.
- 7) **Correspondence**
 - a) Letter from Ariane Ice dated August 8th, 2025
- 8) **Staff Updates**

9) **New Business**

10) **Upcoming Dates of Interest**

- **Special Planning Board Meeting – September 8th, 5:30 PM**

- Joint Committee of the Planning Board and PLD – September 8th, 6:30 PM
- Planning Board Steering Committee – September 16th, 12:00 PM
- Planning Board Site Visit – September 24th, 8:00 AM – To Be Confirmed
- Planning Board Meeting – September 29th, 6:30 PM

B. MORE TIME ITEMS

1. Potential Modifications to the Site Plan Review Thresholds
2. Training on Site Development Standards – Snow Storage & Landscaping

C. ADJOURNMENT

City of Keene
New Hampshire

PLANNING BOARD
MEETING MINUTES

Monday, July 28, 2025

6:30 PM

**Council Chambers,
City Hall**

Members Present:

Harold Farrington, Chair
Mayor Jay V. Kahn
Councilor Michael Remy
Sarah Vezzani
Armando Rangel
Ryan Clancy
Kenneth Kost
Michael Hoefer, Alternate

Staff Present:

Mari Brunner, Senior Planner
Evan Clements, Planner
Megan Fortson, Planner

Members Not Present:

Roberta Mastrogiovanni, Vice Chair
Tammy Adams, Alternate
Randyn Markelon, Alternate
Stephon Mehu, Alternate

I) Call to Order – Roll Call

Chair Farrington called the meeting to order at 6:30 PM and a roll call was taken. Mr. Hoefer was invited to join the meeting as a voting member.

II) Minutes of Previous Meeting – June 23, 2025

A motion was made by Mayor Kahn to accept the June 23, 2025, meeting minutes. The motion was seconded by Councilor Remy.

Chair Farrington raised the following correction to Lines 140 and 141: change the sentence to indicate that SWRPC had already had their quarterly meeting and the Chair had already attended the meeting. Councilor Remy noted the Planning Board meeting was actually three days before the roundtable. It was agreed the sentence would be left as is. The motion carried on a unanimous vote.

30 **III) Final Vote on Conditional Approvals**

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32 Chair Farrington stated this is a new, standing agenda item. As a matter of practice, the Board
33 will now issue a final vote on all conditionally approved plans after all of the “conditions
34 precedent” have been met. This final vote will be the final approval and will start the 30-day
35 appeal clock. He asked staff whether there were any applications tonight that were ready for a
36 final vote.

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38 Ms. Brunner stated there is one application tonight that is ready for a final vote.
39 Boundary Line Adjustment Project PB-2025-10 for 37 and 38 Grimes Road.
40 There were four conditions precedent, including the owner's signature appear on the proposed
41 plan; Submittal of four full size paper copies and a digital copy of the final plans; Submittal of a
42 check to cover the cost of recording; Inspection of lot monuments by the Public Works Director
43 or their designee. All of these conditions have been met.

44
45 A motion was made by Councilor Remy that the Planning Board issue final site plan approval for
46 PB-2025-10. The motion was seconded by Mayor Kahn and carried on a unanimous vote.

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48 **IV) Extension Request**

49 **a) PB-2025-03 – Major Site Plan – Douglas Company Inc., 0 Black Brook Rd -**

50 Owner Douglas Company Inc., requests a first extension to the deadline to satisfy the
51 precedent conditions of approval for the proposed construction of an ~98,323-sf office and
52 warehouse building on two parcels at 0 Black Brook Rd (TMP#s 221-023- 000 & 221-024-000).
53 The parcels are a combined ~5.33-ac in size and are located in the Corporate Park District.

54
55 Mr. John Noonan of Fieldstone Land Consultants addressed the Board on behalf of Douglas
56 Company. He stated his client, Douglas Company, was looking for a time extension on the
57 conditional approval.

58 He stated the applicant has almost all of the necessary items to meet the conditions of approval;
59 however, tariffs have impacted their business, and they are waiting to see how much more of an
60 impact tariffs are going to have on their operations.

61
62 A motion was made by Councilor Remy that the Planning Board grant a six-month extension to
63 satisfy the precedent conditions of approval for PB-2025-03. The motion was seconded by
64 Mayor Kahn.

65
66 The Mayor stated he has been in contact with the applicant and felt this is an unfortunate
67 situation that the applicant is facing. The Mayor continued by stating this is a concern that has
68 been shared with the congressional delegation and the Governor’s Office. He hopes this situation
69 would be resolved soon, because Douglas Company is an important business in Keene and has a
70 huge economic impact for the City.

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72 The motion for extension carried on a unanimous vote.
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b) **PB-2024-23 – Major Site Plan & Surface Water Protection Conditional Use Permit – Shooting Range, 19 Ferry Brook Rd** – Owner Cheshire County Shooting

Sports Education Foundation Inc., requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed modification to the approved site plan for the shooting range at 19 Ferry Brook Rd (TMP #214-021-000). A Surface Water Protection Conditional Use Permit was requested to allow a gravel shooting berm and other existing site features to be located within the 75' surface water buffer. The parcel is 55-ac in size and is located in the Rural District.

The Chair asked to be recused from this application.

A motion was made by Armando Rangel to elect Councilor Remy to serve as the Chair Pro-Tempore. The motion was seconded by Kenneth Kost and was unanimously approved.

Ms. Liza Sargent of SVE Associates, representing the Cheshire County Shooting Sports Education Foundation (CCSSEF), and Mr. Otto Busher of CCSSEF addressed the Board. Ms. Sargent stated that the applicant has met three out of the five conditions present and are looking for a time extension, particularly for financial reasons, so that they can pay for the expense of the landscape security. She also added they could not replicate the wetlands in the winter and are going to address that during the summer.

A motion was made by Councilor Remy that the Planning Board grant a six-month extension to satisfy the precedent conditions of approval for PB-2024-23. The motion was seconded by Sarah Vezzani and was unanimously approved.

Chair Farrington rejoined the Board.

Item VI was moved up in the agenda.

V) Correspondence & Board Discussion – Alleged Violation of the Earth Excavation Regulations – Mr. James Manley of 67 Tyler Lane in Sullivan has submitted a complaint related to the visibility of the gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000) from the adjacent state highway. The Board will consider whether further investigation of the alleged violation is warranted and whether to delegate enforcement to Code Enforcement staff.

Mari Brunner, Senior Planner, addressed the Board and stated the Planning Board is the Regulating Body for earth excavation regulations, as stated in State Statute and the Local Ordinance, specifically in Article 25 of the Land Development Code. She stated the City received this complaint in May, which is for five separate sections of the earth excavation regulations that are cited in the complaint.

She stated Staff recommend that the Board delegate its authority of enforcement to Code Enforcement Staff, because there is an ongoing and active application for an expansion of the same gravel pit. She stated the reasoning for that is to keep the two items separate and reduce any potential conflicts of interest.

Alternatively, the Board could choose to adjudicate the complaint, in which case the Board would need to make a decision as to whether or not the Board wants to continue looking into this

and set a public hearing for the next meeting date. If the Board takes this approach, there would be a deliberation about the complaint as to whether or not there is a violation, and, if so, what the remedy would be.

Councilor Remy felt this Board is not set up to do enforcement. He continued by stating the City does have full time Code Enforcement Staff and felt it made sense to assign this task to Staff.

A motion was made by Councilor Remy that the Planning Board authorize Code Enforcement Staff to enforce the earth excavation regulations in Article 25 of the Land Development Code, including the current complaint and all future complaints in the chapter. The motion was seconded by Sarah Vezzani.

Mr. Clancy agreed with Councilor Remy. Mr. Clancy added if the Board does choose to delegate the enforcement of the current complaint to Staff, would Staff mention how the public can follow along for the minutes and to anyone watching at home. Ms. Brunner responded by saying to check the status, there is an online portal that the public has access to, and the public can also reach out to Community Development Staff as to an update.

The motion was unanimously approved.

VI) Public Hearings

a) SPR-440, Mod. 1 – Major Site Plan - Veterinary Hospital Addition, 686 Court St
– Applicant HDA Architects, Inc, on behalf of owner Court Street Veterinary Hospital, proposes to construct an ~2,092-sf addition and renovate the existing veterinary hospital located at 686 Court St (TMP# 228-008-000). The parcel is 4.2-ac in size and is located in the High Density District.

A. Board Determination of Completeness

Planner Evan Clements stated the applicant has requested exemptions from submitting a grading plan, landscape plan, lighting plan, and all technical reports. After reviewing each request, Planning Staff have made the preliminary determination that granting the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as complete.

A motion was made by Michael Hoefer to accept Application PB-2025-10 as complete. The motion was seconded by Councilor Remy.

The Mayor stated he agrees with Staff in waiving these three requirements. He drives past this site often and notices grading, landscape and lighting are in place and understands the request for this waiver.

Completeness waiver carried on a unanimous vote.

B. Public Hearing

Mr. Peter Hill from HDA Architects and Mr. Timothy Russett, one of the owners, addressed the Board. Mr. Hill stated the existing concrete block façade has faded and they would like to replace it with siding. The building would also have a new entrance, and the overall exterior of the building is being enhanced. The site would offer services, such as physical therapy, which is not available in the area right now.

Mayor Kahn stated one of the concerns many pet owners have in the community is relative to after hour calls for emergency services. He asked whether this expansion is something the applicant was planning on offering. Mr. Tim Russett, one of the owners, stated the Veterinary Hospital doesn't offer emergency services after hours currently and the proposed addition would not provide that service. This is not a service any facility in the area offers. He stated they have a working program with a Telemed company if someone chooses not to take their pet to emergency care. He stated the Telemed is referred to as Vet Triage and is a site that is available on their website. This site enables you to talk to a live veterinarian. The Mayor asked whether this site expects to see an increase to traffic. Mr. Hill stated the volume will remain neutral. He stated this site has a grooming facility that is being taken out and explained grooming services brings in a lot more traffic compared to a typical vet service.

Staff comments were next. Mr. Clements addressed the Board and stated the subject parcel is an existing 4.2-acre lot located on the western side of Court Street and approximately 0.5 miles from the Cheshire Medical Center roundabout. The property abuts the Ashuelot River to the rear and contains an existing 7,106 square foot one story building that serves as the location of Court Street Veterinary Hospital. He noted the associated site improvements on the property include two street access points with driveways and a parking lot that wraps around the building and provides 33 parking spaces.

He went on to say that the existing non-conforming use of the property is a veterinary hospital, which is considered an Animal Care Facility under Article 8.3.2.B of the Land Development Code. The use is considered non-conforming as an Animal Care Facility is not normally allowed in the High-Density District. In 1984, the property received approval from the Zoning Board of Adjustment (ZBA) for a change of Nonconforming Use from a tree service business to a veterinary hospital.

In 1989, the property received approval from the ZBA for an Enlargement of a Nonconforming Use to build an addition. In 2020, again the property received approval from the ZBA for another Enlargement of a Nonconforming Use and in 2025 the property received approval from the ZBA for a third Enlargement of a Nonconforming Use, which is the reason the applicant is here before the Board this evening.

Mr. Clements went on to say the purpose of this application is to seek approval for the 2,100 square foot addition. No additional changes to the site are proposed besides the construction of the addition. The project meets the threshold for major site plan review, because this addition is greater than 15% of the gross floor area of the existing principal building.

With reference to drainage, sediment and erosion control, snow storage, landscaping, screening, lighting, sewer and water, filling and excavation, surface water and wetlands, hazardous and toxic materials and noise, the proposed changes to the site are minimal.

Those standards are either not applicable, or they meet the requirements as needed.

The traffic and access management, with the removal of the pet grooming facility that the applicant referred to, would result in a minimal net change in trips. The site is well designed to handle vehicular and pedestrian traffic through the site itself. The standard appears to be met.

Mr. Clements stated architectural and visual appearance is the focus of this application. The applicant has stated in their narrative that the proposed addition was designed to preserve the harmonious character of the existing building. The gable entry that is supported by tapered columns and large windows are incorporated to promote visual interest on the street facing facade. The applicant also notes that the design reduces the massive aesthetic effects and is harmonious with the City's distinctive architectural identity, unique character, and prevailing scale. Proposed materials include vinyl siding, fiber cement trim and decorative wood trusses.

He added the proposed color palette is a muted gray and cream. He noted

21.14.2 Visual Interest - Front facades and exterior walls shall be articulated to express an architectural identity to avoid a uniform appearance, and architectural details shall give the impression of being integral to and compatible with the overall design.

Architectural features shall conform to accepted architectural principles of design and construction.

Exterior materials, textures, and colors shall minimize visual aggressiveness and shall harmonize with the City's distinctive architectural identity and unique character. Surfaces with glossy finishes, reflective glass or dark tinted exteriors, or untreated aluminum, stainless steel, or metal exterior finishes shall be discouraged.

Modifications and additions to existing structures shall be harmonious with the character of the existing structure.

Mr. Clements stated Staff doesn't really weigh in on this but would encourage the Board to discuss the proposed architectural changes in the addition to see if those standards are met. He added Staff is recommending final approval on this application this evening, considering the nature of the lot, the minimal amount of earth work that will be required to construct the addition, no additional landscaping, no work in the public right of way, and no normal securities. The only outstanding item was the final plan sets signed by the property owner, which Staff did receive this evening. He added that as long as there are no changes necessitated from the Planning Board, Staff believe this application is ready for final approval.

The Chair asked for public comment. Ms. Paula Souza, Director of Sophia's Hearth and abutter to the north, addressed the Board. Ms. Souza stated, as a neighbor, they are in support of this application and wish the applicant well. With no further comments, the Chair closed the public hearing.

C. Board Discussion and Action

A motion was made by Councilor Remy that the Planning Board approve SPR-440, Mod. 1 as shown on the plan set identified as “Court Street Vet Hospital” prepared by HAD Architects, Inc. at varying scales dated June 20, 2025 and last revised July 10, 2025 with no conditions.

The Councilor stated he sees no regional impact from this application.

The motion was seconded by Sarah Vezzani.

The Chair stated he agrees with Councilor Remy that there is no regional impact and felt this was an attractive building.

Ms. Vezzani stated this site fits in with the neighborhood and is happy to see it come to fruition.

The motion carried on a unanimous vote.

b) PB-2025-14 – Surface Water Protection Conditional Use Permit – Eversource T198 Transmission Line – Applicant Normandeau Associates, Inc, on behalf of owner Public Service Company of New Hampshire (dba Eversource Energy), proposes to 1 of 83 The full agenda packet can be found on the Planning Board webpage at: keenenh.gov/planning-board. replace twelve structures along the T198 Transmission Line. The proposed work area begins north of NH Route 101 and continues south to the Swanzey town border. This project will temporarily impact ~102,332-sf of the Surface Water Protection Buffer for temporary access and work pad placement.

A. Board Determination of Completeness

Planner, Megan Fortson, stated the applicant has requested exemptions from submitting a grading plan, landscaping plan, lighting plan, and all technical reports. After reviewing each request, Planning Staff have made the preliminary determination that granting the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as complete.

A motion was made by Councilor Remy to accept Application PB-2025-14 as complete. The motion was seconded by Sarah Vezzani and was unanimously approved.

B. Public Hearing

Elizabeth Oliver, Normando Associates, and Jeremy Fennell, Licensing and Permitting for Eversource Energy, addressed the Board. Ms. Oliver stated they are before the Board regarding the T198 structure line maintenance project. She indicated they would like to replace 12 existing utility structures, which have reached the end of their expected lifespan. Impacts are related to the removal of the pole butts for the existing structures and the replacement of those poles with weathered steel metal structures. All other impacts will consist of temporary timber matting to allow access and construction of work pads necessary to complete the structure replacements.

Councilor Remy clarified the applicant just mentioned weathered steel and asked whether this was going to be different from what is seen today. Ms. Oliver stated what they have today are

wooden poles and these are being replaced with weathered steel poles. There will be some visual differences but not a lot. Mr. Fennell added the wooden poles in existence have been around since the 60's and are now weathered to a lighter brown, so the new ones will blend well. Mr. Kost asked whether the steel poles would add to the resiliency of the system. Mr. Fennell answered in the affirmative and stated the hope is that these new poles would have a life span of 50 years. The wood poles are susceptible to things like insects over time.

Councilor Remy asked whether there would be any interruption to service during construction. Mr. Fennell stated they are not anticipating any outages.

Chair Farrington noted the narrative indicated the work extends to the Swanzey border but noted 133 and 132 actually are in Swanzey. Mr. Fennell stated not all poles are being replaced; specifically, they are starting at structure 145, which is on the north side of Route 101, and ending on structure 133, which straddles Swanzey. The Chair asked whether the applicant anticipates any impacts to accessing the Keene State College athletic fields or the Rail Trail. Mr. Fennell stated they will be accessing Krif Road and they are working with Keene State College to minimize impact. He added this project has quite a few "time of year" restrictions for wildlife, which is pushing the project into the fall and winter seasons. He added there will be no impact on the rail trail.

Councilor Remy asked whether the impacted wetland area will be brought back to its original condition. Ms. Oliver answered in the affirmative.

Mr. Kost clarified that the impact to the 300 square feet of 75-foot wetland buffer wetland will not be mitigated. Ms. Oliver stated those are associated with placement of the poles and they are assuming a certain square footage of permanent disturbance for each pole footing; in addition, each structure has two pole footings.

The Chair commended the applicant for working with Keene State and encouraged them to do the same with the group who represent the Rail Trail.

Mayor Kahn asked what happens to the wires and whether they would be crossing the road. Mr. Fennell stated structure work is being done on both sides of the road but are not anticipating any kind of disruption to those roads. He added they might retain the service of police detail on Route 101 when transferring wires but are not anticipating replacing wires on those roads. The Mayor stated he is referring to the dashed line. Ms. Oliver stated the yellow dashed line represents the center line of the access route that the construction teams will follow for building the access roads. This has nothing to do with the wires. The plans do not represent wires as they are overhead and won't have any impact on road closures.

Staff comments were next.

Ms. Fortson stated, as was mentioned by the applicants, that the T198 transmission line runs through portions of Keene, Swanzey, Marlborough and Troy for about 11 miles and has a right of way width of 150 feet. Within the City of Keene, the proposed project area will cross through several different zoning districts, including the high density, commerce, industrial and agricultural districts. These different districts require different buffer widths from surface waters and wetlands. They range from 30 feet up to 75 feet.

Ms. Fortson noted this project is for the replacement of 12 existing utility structures and there are temporary impacts proposed of around 56,000 square feet to wetlands, 102,000 square feet to the surface water buffer area, permanent impacts of about 140 square feet in the wetlands and 300 square feet in the surface water buffer.

This application required the submittal of a conditional use permit under two different sections of Article 11, which are the surface water protection overlay district standards.

One of the standards is for the construction of the temporary access roads. The applicant would use this to access the work areas. The other standard is for the removal and replacement of new structures within the surface water buffer. Ms. Fortson noted any impacts to actual wetlands is reviewed through a wetlands permit by the State. The Board has purview over the surface water buffer, either 30 feet or 75 feet, and for consistency's sake, the applicant has provided a blanket 75-foot buffer through the entire work area.

In terms of regional impact, although the project is going to span municipal boundaries, this is an ordinary maintenance and repair project. Hence, Staff do not feel this project had the potential for regional impact.

Ms. Fortson stated the only departmental comments the application received were that under the State of New Hampshire Regulations, public utility transmission line associated structures are exempt from the local building permit process. However, portions of the structure are located within the floodplain, which will require the submittal of a floodplain development permit.

Ms. Fortson next reviewed the applicable standards. The first standard states that the *proposed use and/or activity cannot be located in a manner to avoid encroachment into the surface water protection overlay district*. Because this is an existing transmission line where work is being done, due to site constraints and the existing structure locations, it would be unreasonable to ask the applicant to relocate the entire utility line.

The second standard states that *encroachment into the buffer area has been minimized to the maximum extent possible*.

Ms. Fortson stated the applicant has indicated in the narrative that because the proposed project area is located within an existing right of way and current utilities are at the end of their life expectancy, there are inherent limitations in terms of the changes that can be made. The applicant will be using timber matting to establish temporary work pads and access routes to minimize impacts to the wetlands and upland structures. Access routes will be created to follow existing upland walking trails and structures will be shifted further away from the wetlands when possible.

The third standard relates to minimizing impacts to the surface water buffer.

The applicant has provided several examples of where they are trying to create wetland crossings in areas where there are already walking trails. They plan to move structures out of the surface water buffer. They are also going to be using timber matting to minimize disturbance and the wetlands areas will be reclaimed with an appropriate native seed mix.

Ms. Fortson stated the applicants did attend the Conservation Commission meeting last Monday and the feedback provided by the Conservation Commission was that they recommend that a

pollinator friendly seed mix be used and that any material brought onto the site be checked for invasive species.

Ms. Fortson reviewed the Board's last standard, which states that the Board can use certain items to determine whether or not the proposed encroachment will result in adverse impacts on the surface water resource. In that section of their narrative, the applicant provided an interesting breakdown of the wetlands that run through this area. They indicate that the wetlands consist of scrub shrub emergent and wet meadow wetlands. The wetlands north of Krif Road are hydrologically separate from the Ashuelot River due to the surrounding development. The wetlands south of Krif Road are part of the complex of flood plain wetlands contiguous to the Ashuelot River, which makes them more valuable.

Ms. Fortson stated the recommended motion included in the staff report is for final approval. The department has received final plan sets that have been signed by the property owner. She noted this type of application is not something the City would typically require security for due to the size of the area that is going to be affected as part of this work. She reviewed what is outlined in the motion.

Mr. Clancy asked whether it would be the City's responsibility to make sure the proper plantings have been planted at the conclusion of the project, or whether it would be up to the State. Ms. Fortson stated this would be the City's responsibility.

The Chair asked for public comment, with no comment from the public, the Chair closed the public hearing.

C. Board Discussion and Action

A motion was made by Councilor Remy that the Planning Board issue final approval on PB-2025-14 as shown on the plan set identified as, "T198 Maintenance Project" prepared by Normandeau Associates Environmental Consultants at varying scales on June 17, 2025 with the following conditions subsequent to final approval and signature of the plans by the Planning Board Chair:

1. Prior to the commencement of work, the following conditions shall be met:

a. The submittal of approved permit numbers for all necessary local, state, and federal permit applications, including but limited to:

i. An approved Floodplain Development Permit from the City of Keene Community Development Department.

ii. Temporary Street Access Permits for each access point from the public right-of-way from the City of Keene Public Works Department.

iii. Approved Wetlands, Alteration of Terrain, and Shorelands Permits from the New Hampshire Department of Environmental Services.

iv. An approved General Permit from the US Army Corps of Engineers and a 2022 General Construction Permit from the US Environmental Protection Agency.

v. Any other local, state, or federal permits deemed applicable to the proposed scope of work by the appropriate decision-making authority.

b. The submittal of a Stormwater Pollution Prevention Plan to the Community Development Department for review and comment by the City Engineer.

The motion was seconded by Sarah Vezzaani.

Councilor Remy stated he agrees with the recommended conditions of approval. He felt the last pole is outside the Swanzy line and hence there was no regional impact.

The Chair asked whether the Conservation Commission's recommendation should be included in the recommended motion. Mr. Clancy felt this was a standard recommended motion but felt the applicant has worked in the State and is probably aware of what should or should not be planted and did not feel that recommendation needs to be included.

Mr. Kost stated this was standard operating practice but adding the pollinator friendly seed mix would be helpful. He noted the statement regarding invasive species and felt that should be included.

Councilor Remy amended his motion to add the following language: During construction, all materials brought in are inspected for invasive species of plants and animals and that remediation is done with local pollinator friendly seed mix.

The amendment was seconded by Sarah Vezzani.

The applicant was in agreement to the amendment.

The amended motion carried on a unanimous vote.

The Mayor asked the applicant for the status of approvals from the other communities.

Ms. Oliver stated they received special exception to work in the floodplain in Swanzy from their Zoning Board of Adjustment. They will be attending a public hearing in Troy at their Planning Board meeting in August. The Mayor asked for the timing of this project. Mr. Fennell stated some structure work would start in October and continue through the end of the year. Once the wetland permits are obtained, they will continue with the rest of the work next year, and finish around 2027. The agreement with the wildlife group is that there will be periods when the work is stopped.

The Mayor asked whether the Board has a basis to include some kind of acknowledgment from the college regarding the scope of work. Councilor Remy stated the applicant has indicated they are working with the college and that any impact to access will be mitigated. He added if the lines are not coming down, he wasn't sure how much impact there would be to this access. The Mayor felt there are cross country paths along that way and there is a parking lot that could be impacted due to the proximity to those lines and did not feel this is an onerous request to ask for this acknowledgement.

Ms. Fortson, in response, stated in 2021-2022, Keene had a few surface water protection applications for different transmission lines to replace wires and poles similar to what is proposed today. She stated it is not standard practice that the City would facilitate that type of communication between a property owner and another property owner who is doing the work. She noted Eversource is not the property owner, but there are easements in place.

She stated it is not the role of the Planning Board to try to facilitate communication between two different parties. She felt the Board can make it a recommendation as it is being discussed but did not feel it was appropriate to make it a condition of approval.

Councilor Remy agreed with Staff and felt the Board will be singling out this one user. He agreed that this project has a very large impact, based on the footprint, but stated he does not feel comfortable adding a condition.

Ms. Brunner stated, in looking back at applications before this Board, one application the Board had approved on Old Gilsum Road functions as a trail and is a popular Class 6 Road. She stated the City worked very closely with Eversource to understand the schedule and communicated that information to the public. She stated a potential motion could be to recommend clear communication with the City and then the City, when appropriate, could provide communication to the public in general, which would include Keene State College.

Chair Farrington stated he agrees with Staff and Councilor Remy, and felt it was comparable to the application the Board recently approved on Island Street on a parcel of land which was used for construction storage. This was an area where kayakers would usually walk through so a note to communicate was not made a condition, but signs were located to warn the public.

A motion was made by Mayor Kahn that the Planning Board add an additional condition that the schedule of work be shared through public announcements and communication to abutters. The motion was seconded by Councilor Remy.

Mr. Rangel clarified Ms. Brunner had indicated communication would be provided to the City and the City would then notify abutters. However, the motion seems to indicate the applicant would notify the public and asked whether this was the Mayor's intention. Councilor Remy felt the motion leaves it open to the applicant to notify the City and then the City notify the public or the applicant would notify the public. The Mayor stated that was his intention.

The motion failed 1-7 vote with Mayor Kahn voting in favor.

The original motion for PB-2025-14 carried on a unanimous vote.

c) **PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – Gravel Pit, 21 & 57 Route 9** – Applicant Granite Engineering LLC, on behalf of owner G2 Holdings LLC, proposes to expand the existing gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000). A Hillside Protection CUP is requested for impacts to steep slopes. Waivers are requested from Sections 25.3.1.D, 25.3.3, 25.3.6, and 25.3.13 of the LDC related to the 250' surface water resource setback, excavation below the water table, toxic or acid forming materials, and the 5-ac excavation area maximum. The parcels are a combined ~109.1-ac in size and are located in the Rural District.

Chair Farrington addressed the public and indicated all comments would be directed through the Chair. He indicated he would first invite direct abutters to address the Board, followed by residents of Keene and Sullivan, and then other interested parties. He stated, because of the number of people present today, he will be setting a three-minute limit for each speaker. Once everyone has had a turn, he would provide an opportunity for a speaker to address the Board a second time, only if they have new information to share.

Attorney Ariane Ice, representing G2 Holdings, addressed the Board first and stated she is surprised to hear all of the instructions about how the hearing will be moving forward tonight. She stated her understanding was that Staff were recommending a continuance of the application. She stated they have also submitted their own request for continuance. Attorney Ice explained Code requirement in Keene indicates if you are submitting an earth excavation permit, the applicant is required, at their expense, to pay for third party reviewers to assist Staff and the Board in reviewing the application. She noted they were before the Board a couple months ago and the applicant is anxious to get this completed application submitted with all the required information. However, at the 11th hour, the third-party reviewer, Fieldstone Land Consultants, has indicated that certain elements of the application were not under their purview and has requested a different third-party reviewer to be brought on board, which is a hydrogeologist. This work has begun but is not complete yet.

Attorney Ice noted the applicant has paid nearly \$20,000 to these reviewers to complete the technical elements of this application. She indicated the new third-party reviewer, Sanborn, is still asking for additional data, and this is the reason for the continuance. She noted the applicant is not present today as they were requesting continuance. Attorney Ice asked that the continuance be granted and that no testimony is taken from members of the public. She noted one of the waivers as part of this application has been withdrawn, based on feedback from the third-party reviewers. She felt taking comments from the public is premature as they are not ready to response to those comments.

The Chair stated he is sympathetic to the applicant's situation and the additional cost being incurred. He stated the reason the Board is permitting public comment is because this meeting was noticed prior to becoming evident a continuance was going to be requested by the applicant. Attorney Ice felt this would be very unfair to the applicant, and stated this continuance was requested by staff. She felt they would now need to rebut testimony made tonight at next month's meeting. She felt it was prejudicial to hold a hearing and not permit the continuance, which the Board's Staff is recommending. She felt taking testimony from the public is denying the continuance. The Chair disagreed and added public comment is not a debate. She questioned if the Board was moving forward with a hearing, even though they were advised the application was going to be continued. She asked for Staff comment on this issue.

Councilor Remy felt it wouldn't be prejudicial to see what the concerns the public has and give the applicant a month to respond to those concerns.

Attorney Ice stated the application is in flux and is constantly changing based on the third-party reviewers' comments. She stressed, again, that the applicant is not present, and their engineers are not present. The public has made their concerns known in the paper and felt the Board should tune out that noise and have it heard at the proper time. She felt the applicant has done everything the City has asked, and it seems extremely punitive for the Board to go against what

Staff has recommended. She stated elements of this application could change based on the City's reviewers who are also not here tonight.

Attorney Ice continued by stating when the public raise their grievances, there should be somebody in the room to address those concerns. She stated it seems like the only purpose is punitive to the applicant and to give a forum for the public to air grievances, which she felt was not the purpose of a public hearing that has been asked to be continued when all experts can be present at the next meeting.

The Chair asked for Staff comments. Ms. Brunner addressed the Board and indicated that Ms. Fortson was also present and is the Staff person who has been working closely with the applicant.

Ms. Brunner stated the only update from the last meeting, as the applicant indicated, is that the City's third-party reviewer, Fieldstone Land Consultants, an engineering and land surveying firm, made a recommendation in their review of the application materials. Fieldstone Land Consultants recommended the City hire an independent third-party hydrogeologist to review a couple aspects of the application, because they were outside their realm of expertise. Even though this consultant has expertise with earth excavation projects that they have reviewed for other applicants, in this instance there were questions around the water table heights, as well as the potential for acid or acid forming compounds being present in the material to be excavated. Those are areas that were outside of Fieldstone's realm of expertise.

Hence, on the Board's behalf, as required under the Board's regulations, the City contracted with Sanborn and Associates to do the hydrogeologic review. They started their work very quickly, but they haven't quite been able to review everything. As a result, Staff do recommend that the Board continue the application to allow time for that review to conclude. In addition, Staff is still waiting on information related to a revised stormwater management report.

Ms. Brunner noted each Board member has been provided with a packet that includes all of the waivers that were requested and the applicant's rationale for each waiver. There is a request to withdraw the waiver for the water table height. Staff has asked the hydrogeologist from Sandborn to review to make sure this is no longer needed. Staff is waiting on that analysis as well. Ms. Brunner added it sounds likely that this waiver can be withdrawn.

Mr. Clancy, with respect to regional impact, stated that last month, it was noted that the Town of Sullivan and Southwest Region Planning Commission were notified and asked if other communities were also notified. He felt with Roxbury, especially with water and the perennial streams, might also be included in regional impact and was wondering if they have been contacted.

Ms. Brunner stated the issue with regional impact was raised at the January Board meeting and at the time, the Board determined that the Town of Sullivan should be given abutter status due to the fact that it was proposed to be expanded into the Town of Sullivan. Southwest Region Planning Commission and the Town of Sullivan have been given abutter status. The Town of Roxbury was not included in that. She stated if the Board was to revise its determination of regional impact at this point, it would require additional notice.

The Chair asked if there was some definitive way to determine if Roxbury is impacted.

Ms. Brunner stated there is some basic guidance in the State Statutes, but it is up to the Board to decide and noted this question has already been discussed by this Board. Councilor Remy stated he agrees with Staff regarding that this issue has been discussed quite a few months ago and has received a lot of public scrutiny; he felt it would be unfair to include Roxbury at this time. Mr. Clancy stated he agrees, but because this issue has received a lot of public comment, residents in Roxbury might not have heard about this until recently and feel they could be impacted.

The Chair asked Ms. Brunner what the impact would be to add Roxbury as an abutter at this point in the process. Ms. Brunner stated the development of regional impact vote is supposed to happen before the Board opens the initial public hearing. She stated she wasn't sure what the process is for adding a town partway through the process. She stated it might involve sending notice to that town.

Ms. Brunner continued by stating as to Mr. Clancy's question about what the repercussions would be, the only body that can decide if this is a development of regional impact and who should be notified is the Planning Board. The Board has already taken a vote on the issue, even if another town feels like they should have been notified. There is no process for them to challenge that, because the Board has already considered the question and voted on it and gone through the proper procedure.

If the Board were to decide to add another town, Ms. Brunner stated her best guess would be to pause the process and notify the towns. Ms. Brunner stated she would like to consult with the City Attorney. Mr. Clancy felt that because Southwest Region Planning Commission was notified, it could be up to them to notify the appropriate towns. Ms. Fortson stated that Southwest Region Planning Commission has confirmed they have been working with smaller towns in the region.

The Chair asked for public comment next.

Mr. Jim Manley of 67 Tyler Lane, Sullivan, addressed the Board and stated he shares property boundaries with G2 Holdings of approximately one mile, which splits directly on to his southern and eastern borders. Mr. Manley referred to a mural on the north wall of the area, which dates back to 1775, honoring the men who mustered after the battles of Lexington and Concord. He referred to the history of Nims Hill and its attraction to this area and did not feel this hill should be exploited.

Mr. Manley stated he purchased his property in 2021. Prior to G2's proposal, he wanted to build his dream home on this site. This has now been put on hold. He felt 13 years of blasting would reduce his property value and he is not alone. He stated there are nearly 25 homes within the 2,500-foot radius of this proposal. If the Town of Roxbury is included, that number goes up.

Mr. Manley noted most of these 25 homes consist of retirees along with several young families with children. This proposal is a threat to children, pets, wildlife and quiet enjoyment. He notes it is disconcerting that G2 does not carry liability insurance for potential damages to foundations and wells from 13 years of blasting, as evidenced by G2 operations in Gilsom. All the residents in the impact area travel Route 9 daily. The intersection of Sullivan Road and Route 9 has been identified as a dangerous intersection, and the current improvement is quizzical at best. He added, in their initial application, G2 reported no increase in traffic to Route 9. However, at the April 15th public hearing in Sullivan, Cody Gordon stated that there will be 60 to 75 truckloads per day.

Ms. Elizabeth Newcomb of 501 South Road, Sullivan, stated she is also a resident of Keene. She stated she purchased land in Sullivan to build her dream home for her family, but her plans are on hold due to this proposed expansion, which will negatively impact her land value. She expressed her concern that the current project has many violations that were only discovered upon review of the proposed expansion. She asked if the City was not monitoring violations and getting them remedied, what will happen if there continues to be violations and the project proceeds not in accordance with the proposed plan. This is what happened originally—the project was not constructed in accordance with many elements of the approved plan.

Ms. Newcomb stated she is also concerned about noise, the impact from blasting, potential hazards to her children with the multiple 50-foot cliffs in her backyard, as well as the visual impact along the road. She stated she understands violations are not being discussed tonight, but felt it was germane to the decision that the current site is in noncompliance of multiple regulations.

The Chairman next asked for comments from residents of Keene.

Mr. Mike Perez of 419 South Road, Keene, stated he is within approximately 4,000 feet of the proposed area. He asked that the Planning Board to keep in mind language in the land development code that exists to protect homeowners like himself from hazards, nuisance and detriment to property values. Mr. Perez stated, even though he is not a direct abutter, it is clear he will still be negatively affected by G2's proposal for expansion.

Mr. Davis Jacoway of 416 South Road, Keene, addressed the Board next and stated he is concerned about his well. He lives 1/8th of a mile from this site and is concerned about the disturbance of bedrock and how that would contaminate his well. He also expressed concern about the increase of dust that would enter his home. He questioned if blasting was permitted on Saturdays, which happened two months ago.

Ms. Jan Albano, Selectwoman for the Town of Roxbury, addressed the Board and stated they are aware that Roxbury does not have abutter status. She read the following statement on behalf of the Roxbury Select Board:

In 2022, G2 began operations at the gravel pit in Keene. They now propose to expand the gravel pit in Keene and Sullivan, although they will not be excavating on land in Roxbury. The site includes property in Roxbury and impacts not just the adjacent properties, but any property within hearing distance. G2 asked to expand because they realize they can't extract as much gravel from their existing site as previously thought; we now realize a few things too. We reference the Fieldstone report that cites several instances of G2 failing to fulfill the requirements of their existing permit. Some of these have now been addressed or are being tended to, but would that be the case if they were not now seeking approval for their expansion? We also call your attention to G2's narrative "detailing how each development standard has been addressed. In particular, Item 11 is the means to avoid and/or mitigate adverse impacts caused by dust, noise and traffic." Their response addresses dust and traffic. There is no mention of noise. Yet, noise is of a significant concern of Roxbury residents living within earshot of the existing pit. Those people are currently subjected to constant noise that disrupts the quiet and solitude that they used to enjoy, and if the exemption is approved, they can expect more of that

six days a week for the next 13 years. Other concerns that other people have talked about today include the potential for damage to foundations, contamination of wells and the failure of retention ponds.

We ask that you carefully weigh the impact of this proposed expansion on the residents of Keene, Sullivan, and Roxbury. There are multiple reasons to deny this request. What compelling reason is there to grant it?

Ms. Yulia Sokol of Sullivan addressed the Board next. Ms. Sokol stated she has lived in Sullivan for the last three years. Ms. Sokol referred to an article the City of Keene had sent out asking what the City should look like in 2040. She noted the article mentions six key pillars that reflect what matters most to Keene and Sullivan residents and residents of Monadnock region.

Ms. Sokol pointed out that Route 9 and 10 are the gateways to New Hampshire. Everybody who comes to visit our beautiful region and the state comes through Keene. Route 9 and 10 bring us people from Massachusetts, Vermont, New York, Connecticut and other states.

Local small-town population is declining, as per the last census. The goal of Sullivan and Keene residents and the small business community is to save our small towns from deteriorating effects of industrial scale mining and gravel operations on Route 9 and Route 10, which is ongoing by G2 Holdings and Gordon Services. The goal of Sullivan and Keene residents is, first, to make our towns a vibrant place to live healthier lives and thrive as a local community. Second, is to attract more residents, especially young families, to make Sullivan and Keene their forever home.

She noted the applicant's proposal affects nearly 31,329 residents from towns of Keene, Sullivan, Gilsum, Surry, Nelson, Munsonville, Marlow, Stoddard, Harrisville, Roxbury and Marlborough. She indicated that quality of life, health implications, property values, property tax implications and school children attendance at local schools are a concern.

Jennifer Schmidt of 39 Old County Road, Gilsum, was the next speaker. Ms. Schmidt stated her property is directly across the valley from the current excavation site in Gilsum on Route 10. She stated she wakes up to the sound of hammering, blasting, beeping of trucks that goes on all day. She stated this goes on Monday through Saturday starting at 7:00 AM.

Ms. Schmidt stated she moved to this area three years ago, partly because of the quiet and the beauty of this area. She stated it is unlikely that they will be able to sell their property at this time with all the noise that they have to endure. She noted the blasting activity last week caused her well to spew black water. She complained to the select board and Cody Gordon sent people over. It was discovered she had bedrock in her well water and was told it was probably from a thunderstorm. Ms. Schmidt indicated again, this was the day after the blast.

In addition, she stated her pressurization tank no longer works. It worked the day before the blast but no longer worked after the blast. She cautioned allowing the expansion to move forward because of what the residents currently have to live through.

Ms. Keegan Brasso from Sullivan, NH stated the five-acre rule is what the applicant is requesting a waiver from. He noted preventing the expansion would protect nature, wildlife, people's ability to access and enjoy nature. G2 Holdings is requesting waivers to all these regulations. He stated he cares about noise and dust but specifically, the five-acre rule seems to prohibit expansion and asked that this rule stand.

Mr. Peter Vogel of Sullivan addressed the Board. He stated what concerns him is 13 years of blasting, which means 13 years of dust and disruption to wildlife, 13 years of disruption of quality of life for the residents—not just abutting properties, but in the entire area. He indicated these things are not in question. He felt this project would leave a scar in this area and sees many problems with this project, with no benefit to the community but would greatly benefit the applicant.

Ms. Amelia Perrin of 98 Apple Hill Road, Sullivan, addressed the Board next. Ms. Perrin stated she has lived in her property for nearly 12 years and also works for the Apple Hill Center for Chamber Music where she runs a summer music camp. She noted this project will profit G2 Holdings and Granite Engineering, whereas the adverse effects of this project will be borne by the local community. As such, felt there should be the highest possible standard set to mitigate these adverse impacts.

Ms. Perrin stated she is concerned about 13 years of sound and pollution for the music camp, as well as the community and neighbors. She stated she is also concerned about the air and water pollution this project will cause. Allowing this project to move forward with these waivers would be a failure to adequately protect the water and health of the local community.

Mr. Dwayne Edelson of 33 Lowell Drive, Gilsum, stated he is an abutter to this project. He stated this project has caused 64 cliffs around his property and a building that has been split in half, which the applicant won't take responsibility for. He indicated the applicant installed a blasting sensor on his property last week, which he indicated needs to be set on solid surface. Mr. Edelson stated the sensor was installed instead on his leach field, which he had requested that the applicant does not do. He showed the public present a rendering from Route 10 as to what his backyard looks like and indicated his property is severely damaged because of this work. He noted G2 Holdings owns the land, but the blasting company has destroyed his barn and his house. They refused to admit to it and are requesting Mr. Edelson use his homeowners' insurance to cover the repairs to his property. He indicated that G2 Holding is not bonded or insured.

Mr. Edelson stated his neighbors have sinkholes on their property, damage to foundations and the noise and stress of blasting caused his neighbors to lose their exotic birds.

Attorney Friedrich Mukhal from Concord NH, representing Mr. Manley, addressed the Board next.

Attorney Mukhal stated he agrees with everything that has been stated today by the other speakers. He noted excavation pits are governed by a statute, RSA 155-E, but there are City regulations that are more stringent and referred to a couple of those requirements that exist in this City:

When an issue would present a potential hazard to human health, safety and welfare, or to the environment caused by adverse impacts associated with an excavation project.

Examples of such hazards include adverse visual impacts. The attorney handed Staff copies of meeting minutes from August 2022 when the Board first approved G2 Holdings application as well as the meeting minutes from the Sullivan Zoning Board of Adjustment from April 2025.

He called the Board's attention to page 15, which refers to what the applicant is indicating to Sullivan that they are going to do as part of the present application. They are going to blast this

mountain down, which will result in three steps of 50-foot ledges. He noted this is what the applicant would like the Board to approve. He added what G2 does not have to do is to reclaim ledges and 50-foot slopes.

Attorney Mukhal also referred to the City's Land Development Code Sections 25.2 C and E: Health, Safety, Welfare, Visual Impacts. The same would be true regarding the Land Development Code Sections 25.2-D: Noise. All abutters are complaining about noise, which is a big issue.

Mr. Andrew Newcomb of 64 Center Street, Sullivan, stated he has lived in Sullivan with his family since 2023. He stated they own a 209-year-old home on fieldstone foundation, fed by well water. He stated G2 has been expanding into the town and wants to continue to do so. Mr. Newcombe pointed out that they are now requesting waivers and exceptions so that they can essentially bypass the code that this town has when they have demonstrated in the past that they don't really care about those codes to begin with. He noted G2 has violated their plans, they have violated state law, town ordinances both in Keene and in Sullivan, and are now requesting waivers are asking that they will abide by those waivers. Mr. Newcombe indicated they have not given the city reason to trust them in the past and there is no reason to trust them in the future.

Mr. Joseph Anzo on 501 South Road, Keene, was the next speaker. Mr. Anzo stated, as Mr. Newcombe just indicated, G2 makes a lot of promises; however, G2 had repeated violations of municipal, state and federal regulations, many of which have not yet been remediated and may never be remediated. He noted they have advanced into Sullivan without seeking any approval at all. G2 is also in arrears on a number of tax obligations and, as others have noted, it is not actually possible to return the land to a pre-impact state in many cases, especially in the case of these 350-foot cliffs, millions of tons of bedrock are being removed from the site. Mr. Anzo noted what G2 is suggesting is that they replace at least a certain portion of this bedrock with loam on the side of an extremely steep hill that descends into a ravine with a pretty significant river at the bottom of it and into the Otter Brook watershed. The project has the potential to cause ferric oxide runoff into local and Keene waterways, especially with flooding becoming an issue nationwide.

He went on to say the gravel pit would cause dust trucks, mud, noise and traffic and will be the defining feature of Keene for all visitors for decades to come. He felt what is visible now is nothing compared to what's to come. Mr. Anzo stated we can already see the scar beginning to appear on the hillside as you come into Keene. There is going to be blasting for 13 years and taking down that hillside for 13 years. He questioned whether the City can trust G2 Holdings or will this become a constant problem for the City as it is already proven to be.

Mr. Manley addressed the Board again and reminded the Board that they could deny this application and technical data is not needed as the Board can see what is already happening. He referred to a rendering of what can be seen from Route 9, which he indicated was a direct violation of RSA 155 E and Keene's Ordinances.

He referred to the applicant's initial application where G2 reported no increase in Route 9 traffic. However, at the April 15th public hearing in Sullivan, Cody stated that there will be 60 to 75 truckloads per day. Mr. Manley noted what Cody Gordon failed to say is that truckload consists of two trips, inbound and outbound, resulting in 120 to 150 trips each day. He noted the

intersection of Sullivan Road and Route 9 was deemed hazardous. What the State implemented is not acceptable and questioned what impact this increase to traffic is going to have on this intersection.

Mr. Manley noted it is a documented fact that G2 Holdings conducted forestry and excavation operations in Keene and Sullivan without permits, as well as forestry operations in Brattleboro. State and Keene regulations state clearly that a gravel pit should not be visible except for the entrance to the operation. He noted this is clearly not the case.

Mr. Manley asked the Board how approval of this proposal is going to enhance property values of property owners in the region. He also questioned why Granite Engineering drew a one-mile perimeter when the City's regulations indicate it should be 2,500 feet, and this will impact nearly 25 homes.

Ms. Yulia Sokol of 40 Mine Road, Sullivan, addressed the Board again and stated her house shakes every time there is a blast, and she is not a direct abutter. She indicated she heard a recent study that indicated the only county that gained population in New Hampshire was Carroll County, and the reason for this is natural beauty, peace and a healthy environment that people are drawn to.

She stated she does not want to see people driving through Keene to get to better places and that is what this application would contribute to.

Mr. Edelson addressed the Board again and stated, with reference to blasting, blasts were felt for more than a mile and a half away and stated he has documentation indicating this. Mr. Edelson stressed that the applicant refuses to follow regulations. He talked about the lack of road maintenance from the applicant, which he has had to address with the town.

Ms. Liz referred to a few final thoughts. The original plans showed many instances of inaccuracy and misrepresentation, as highlighted in the Fieldstone report. At the meeting in Sullivan, the representatives from G2 consistently downplayed the negative impacts that residents would face from the operation and continue to need many waivers to regulations, which exist for a reason, just to be able to proceed with the operation.

She encouraged the Board to remember that these regulations are here for a reason: to protect the residents, community and wildlife. If G2 needs so many exceptions to the rules just to be able to operate, perhaps this isn't the correct location for this sort of operation, and certainly not the expansion.

Attorney Ice addressed the Board next and stated this is the most egregious example of lack of due process she has seen. She stated that they reject 99% of the complaints that have been made, as the public is raising items that have not been found to be violations. She raised her concern that the applicant was not able to make it to the meeting. She noted the process should have been the applicant's presentation, then Staff comments and opening the hearing up to the public for their comments. She indicated she spoke just to the continuance and then the public was given the opportunity to air their grievances. She felt this entire night should be stricken from the record.

She stated they will present their case in August and address the legitimate concerns the Staff and their engineers have raised and asked that the Board give this applicant the same due process afforded to other applicants.

Attorney Mukhal addressed the Board again and stated the applicant filed, at the 11th hour, a request for a continuance and then the applicant made the choice not to attend the meeting tonight. He noted the applicant's attorney is present, but perhaps the Engineers should have been here to answer questions, maybe not on the hydrology portion, but at least the portions that are before the board tonight. He added it is the applicant's burden to be ready to go and felt it was dangerous to make these arguments that it is prejudicial to the applicant for this Board to proceed when there was no decision on that motion to continue. He did not feel there was any procedural irregularity, except maybe for the hydrology component. He did not feel the testimony made today needs to be stricken and if this hearing is continued to August, the Board can hear about hydrology.

With that the Chair closed the public hearing.

A motion was made by Councilor Remy that the Planning Board continue PB-2024-20 to the Planning Board meeting scheduled for August 25th, 2025 at 6:30 PM in the City Hall, 2nd Floor Council Chambers. The motion was seconded by Sarah Vezzani.

The Mayor noted, as Staff had stated, there is information yet to be brought to the Board and information will be received next month, and felt the continuation was an appropriate action.

The Chair stated public input was important to the Board but not necessarily to have the same weight as professional engineers and analysis from licensed professionals in this field of hydrogeology. He stated he appreciates everyone's patience and civility throughout this process.

The motion carried on a unanimous vote.

VII) Master Plan Update (KeeneMasterPlan.com)

Ms. Brunner stated the July meeting was rescheduled for August 12. She indicated the consultants are working on a revised draft of the master plan, which will be sent out to Steering Committee members. She stated most of the edits at this point are not significant changes. It is more about reorganization, formatting items and a few "tweaks." She noted the biggest change Staff requested, with respect to the implementation section, is to make it more user friendly. She stated the draft should be ready for the next Master Plan Steering Committee meeting to get the adoption process started. She added the Board can expect, if the Master Plan Steering Committee is ready, they would send it back to the Board. At that point, the Board would refer it to Council for Council to endorse and then a public hearing will be scheduled.

Ms. Brunner called the Board's attention to a display on the second floor of different departments going back 100 years of community planning.

The Mayor stated he would not be present at the August 12th Steering Committee as this meeting falls during council break and expressed his disappointment.

The Chair asked whether the draft would be red-lined. Ms. Brunner stated it won't be red-lined but staff could submit to the Board a summary of the changes that have been made. With respect to the Mayor's comments, she apologized the way the timeline worked out and thanked the Mayor and the Chair for all their in-depth comments during the master plan process. She added when the draft is sent to the Board, the Mayor would have the opportunity to add comments that will be forwarded to the committee.

VIII) Staff Updates

a) Overview of Administrative and Minor Project approvals issued from January 1, 2025- June 30, 2025.

Ms. Brunner stated, with respect to an overview of administrative and minor project approvals, Staff have previously provided annual updates. After a previous conversation with this Board, Staff are now doing bi-annual updates of approvals that are being issued. She noted what is before the Board tonight

are more administrative approvals. There are no minor project reviews for the first six months (January – June). She stated the Minor Project Review Committee sees very few items, as most projects don't qualify for minor project review. Most applications might have a waiver request, the City might be a direct abutter, the City might hold an easement, etc. and hence are getting forwarded to the Planning Board for review.

She went on to say there have been a number of comments from Board members regarding the site plan review process and an item will be brought before the Board in the next couple of months.

b) b) Correspondence received from NH Dept. of Environmental Services regarding a Waiver Request for the Transportation Heritage Trail (informational).

Ms. Brunner stated if the Board had any questions regarding this correspondence the Board received, they should reach out to the City Engineer, Bryan Ruoff. The letter is on page 83 of the Board packet.

IX. New Business

None

X. Upcoming Dates of Interest

- Joint Committee of the Planning Board and PLD – September 8th, 6:30 PM
- Planning Board Steering Committee – August 12th, 12:00 PM
- Planning Board Site Visit – August 20th, 8:00 AM – To Be Confirmed
- Planning Board Meeting – August 25th, 6:30 PM

B. MORE TIME ITEMS

1. Potential Modifications to the Site Plan Review Thresholds
2. Training on Site Development Standards – Screening & Lighting C.

There being no further business, Chair Farrington adjourned the meeting at 9:17 PM.

1033

1034 Respectfully submitted by,
1035 Krishni Pahl, Minute Taker

1036

1037 Reviewed and edited by,
1038 Emily Duseau, Planning Technician

1039



Huntley Survey & Design, PLLC

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

**Two Lot Subdivision
Land of The University System of NH
238-260 Main Street, Keene, NH**

August 11, 2025

RE: 180-Day Conditional Approval Extension Request

On behalf of the University System of New Hampshire, Keene State College, we respectfully request a 180-day extension to the conditional approval for the two-lot subdivision of 238-260 Main Street.

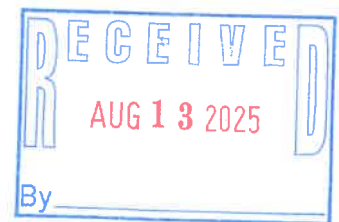
There are a few outstanding items noted in the conditional approval that remain to be addressed:

- Submission of four signed, full-size paper copies identical to the approved mylar plats
- Submission of a check for \$51.00 payable to the City of Keene for recording purposes
- Verification that the proposed lot markers/monuments have been set

As the conditional approval is set to expire prior to the next Planning Board meeting, this request is being submitted in accordance with your requirements, along with the \$25.00 extension request fee.

Sincerely,

Russell Huntley
NH Licensed Land Surveyor #877
Certified Wetland Scientist #156
Huntley Survey & Design, PLLC



659 West Road, Temple, New Hampshire 03084 * (603) 924-1669 Office * (603) 381-3227 Cell

Email: Russ@huntleysurvey.com

D:\HSD\Projects\2024 Projects\H24-044 KSC Proctor Subd\Proj-Applications\2024-08-27 H24-044 KSC Approval
Extension request.docx



MEMORANDUM

TO: Planning Board
FROM: Community Development Staff
DATE: August 22, 2025
SUBJECT: Agenda Item A.4 - Final Vote on Conditional Approvals

Recommendation:

To grant final approval for any projects that have met all their “conditions precedent to final approval.”

Background:

This is a standing agenda item in response to the “George Stergiou v. City of Dover” opinion issued by the NH Supreme Court on July 21, 2022. As a matter of practice, the Planning Board issues a final vote on all conditionally approved projects after the “conditions precedent to final approval” have been met. This final vote will be the final approval and will start the 30-day appeal clock.

As of the date of this packet, the following application is ready for final approval:

1. PB-2025-01 – 2-lot Subdivision – Keene State College, 238-260 Main St

If any projects meet their conditions precedent between date of this packet and the meeting, they will be identified and discussed during this agenda item.

All Planning Board actions, including final approvals, are posted on the City of Keene website the day after the meeting at [KeeneNH.gov/planning-board](https://www.KeeneNH.gov/planning-board).



MEMORANDUM - AMENDED

TO: Planning Board
FROM: Megan Fortson, Planner
DATE: August 22, 2025
SUBJECT: PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – 21 & 57 Route 9

Recommendation:

Planning Staff will provide a recommended motion on the Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit, PB-2024-20, at the Planning Board meeting on August 25, 2025.

Background:

Following the distribution of the previous agenda packet and memo for the August 25th Planning Board meeting, City Staff met with the applicant's team and the Board's third-party consultants to discuss the revised materials that had been submitted along with the review letters drafted by the consultants. During this meeting, all parties came to the consensus that with a few revisions to existing materials and the submittal of additional information, this application would likely be ready for deliberation at the August Planning Board meeting.

On August 21st, the applicant submitted a revised stormwater management report, plan set, a response letter to Fieldstone Land Consultants, and an amended acid mine drainage monitoring plan. Additionally, the results of a "slug test" performed by Front Geoservices on one of the existing bedrock monitoring wells was also submitted. These updated materials were forwarded to the Planning Board's third-party engineering consultant, Fieldstone Land Consultants, as well as their third-party hydrogeology consultant, Sanborn, Head & Associates for review on the same day.

Following their review of the updated materials, Sanborn Head submitted the attached memo dated August 22nd stating that the updated materials adequately addressed their comments related to excavation below the water table, acid mine drainage, and stormwater infiltration. Included in the memo were two recommended conditions of approval related to measuring seasonal high water levels in one of the bedrock monitoring wells and installing an additional well in Permit Period 1. Fieldstone agreed with the feedback provided by Sanborn Head and communicated to staff via email that their comments had also been sufficiently addressed.

Included as attachments are the review letter from Sanborn Head as well as the updated materials submitted by the applicant. Links to the applicable Planning Board agenda packets and meeting minutes are included below. Additional information is available on the Planning Board webpage at <https://keenenh.gov/planning-board/>.



Planning Board Agenda Packets:

- [February 24, 2025](#)
- [March 24, 2025](#)
- [May 27, 2025](#)
- [July 28, 2025](#)

Planning Board Meeting Minutes:

- [February 24, 2025](#)
- [March 24, 2025](#)
- [May 27, 2025](#)

MEMORANDUM

To: Megan Fortson, Planner, City of Keene, NH
From: Russell Abell, PG
File: 6741.00
Date: August 22, 2025
Re: Summary of Hydrogeologic Review of G2 Holdings Keene Quarry Expansion Application – Second Addendum Materials/Updates
cc: Mari Brunner, Evan Clements, Emily Duseau

Sanborn Head and Associates, Inc. (Sanborn Head) reviewed revised and additional information provided by G2 Holdings (Applicant) in response to our August 15, 2025 Summary of Hydrogeologic Review of G2 Holdings Keene Quarry Expansion Application Summary Memorandum (August 2025 Memo). As requested, this review of revised/additional information focused on reviewing the following:

- 1) Frontier Geoservices, GORDON SERVICES – KEENE PIT BRW-12 SLUG TEST DATA & RESULTS, 57 Route 9, Keene, New Hampshire, August 21, 2025.
- 2) Frontier Geoservices, GORDON SERVICES – KEENE PIT ACID MINE DRAINAGE MONITORING PROGRAM, 57 Route 9, Keene, New Hampshire, August 21, 2025.
- 3) Granite Engineering, LLC, 2025, Gravel And Earth Removal Plan G2 Holdings LLC, Keene Tax Map 215 Lots 7 & 8, Sullivan Tax Map 5 Lots 46 & 46-1, 57 Route 9, Keene New Hampshire, Cheshire County, Revised August 21.

The following provides the concerns summarized in our August 2025 Memo and Sanborn Head's responses based on review of the information reviewed in items 1-3 above and information stated during an August 18, 2025 meeting (August 2025 Meeting) with the Applicant and their technical/legal team. Each concern from the August 2025 Memo is provided below in italicized text followed by Sanborn Head's response in plain text font.

1. ***Excavation Below the Water Table:*** *The observed water table in newly installed monitoring wells located in proposed excavation area Period 8 represents water table conditions that can be characterized as seasonal low water table conditions. Therefore, the revised Period 8 "Pit Floor" proposed elevation of 860 feet above mean sea level (AMSL) has the potential to be below the water table and/or lower than six feet above the water table during seasonal high water table conditions. This is especially of concern in the northwest portion of the proposed excavation area. In fact, as shown on Figure 2, under current seasonal low water table conditions, the northwest portion of the Period 8 excavation is projected to be below the water table. Seasonal high water conditions may also be a concern for Period 1 as well, especially in the southeastern portion of the*

excavation area. Additional data collection from Period 1 would be needed to determine the water table conditions there.

As requested and agreed upon during the August 2025 Meeting, the Applicant has provided a response to the above concern. The applicant stated with respect to Period 8 that they had revised the final proposed grade elevations for the bottom of the excavation in the northern portion of Period 8 to account for water level elevations in that area and the provided site plans appear to confirm these changes. Discussion during the August 2025 meeting and the revised grade elevations in Period 8 satisfy the above concern as long as a condition of the permit requires seasonal high (e.g., spring conditions) water level monitoring in BRW-09 to confirm the revised grades will be in compliance with the 6 feet above the water table requirement in City of Keene Land Development Code (LDC) Article 25.3.3.

For Period 1, as discussed and agreed upon during the August 2025 meeting, a condition of the permit is recommended to install a monitoring well within Period 1 to confirm the seasonal high water table elevation conditions (e.g., spring conditions) in this area as current data are not sufficient. This is needed to confirm that proposed grade elevations of the base of the Period 1 excavation are in compliance with LDC Article 25.3.3. Addition of this condition will satisfy the above concern with respect to the water table elevation in Period 1.

2. **AMD Potential:** *The Application supporting documentation has presented a concern for [acid mine drainage] AMD potential as a result of excavation of bedrock in each of the proposed Periods. The recently observed presence of the mineral pyrite (an iron sulfide mineral with chemical formula FeS_2) in drill cuttings generated during the installation of monitoring wells in Period 8 further supports this concern. Although the available information does not allow for a more thorough assessment of AMD development potential, several existing lines of evidence also point to it being a concern. While the Application has provided a monitoring program, best management practice of lining surface water detention and retention ponds with limestone aggregate, and excavation will be terminated if necessary, additional monitoring should be considered and appears warranted.*

As requested and agreed upon during the August 2025 Meeting, the Applicant has provided a revised Acid Mine Drainage Monitoring Plan that includes the additional requested items. These items include:

- installation and monitoring of an additional bedrock monitoring well downgradient (north) of Period 8;
- quarterly monitoring for a year for each monitoring location with a change to semi-annual if results do not indicate a concern for AMD for each excavation area (Period);
- clarification that stormwater basins will be part of the monitoring program as they are constructed; and

- field screening of pH will occur monthly in the active stormwater basins (at the time) and “BRW” series monitoring wells that are identified as part of the program.

The modified monitoring plan satisfies this concern.

3. ***Period 8 Stormwater Infiltration:*** *Although not a focus of this review, another concern identified relates to the stormwater management plan for the proposed project. Based on our preliminary review and understanding, an existing infiltration basin (retention basin) and a newly constructed basin in Period 8 will serve to infiltrate all stormwater that emanates at the Site during the implementation of the project. The documentation appears to show the newly constructed Period 8 retention basin will be constructed on the bedrock pit “floor” (or will be excavated into bedrock), and will exist as the only infiltration basin during the late stages of the project (excavation of Period 8), if it is not also active earlier in the project. With the base located on bedrock, even if saprolite or highly weathered (typically clay-rich) materials are present, it seems unlikely that an infiltration rate of 0.3 inches per hour will be achieved as the Application used to determine stormwater management. It is possible that the actual infiltration rate could be close to zero (if competent, unfractured bedrock), or as much as an order of magnitude lower (if weathered bedrock or saprolite). Therefore, it appears unlikely that stormwater will infiltrate in this Period 8 basin, especially at the rate used to model stormwater management.*

As discussed and requested during the August 2025 Meeting, the Applicant has also responded to this concern with information stated in the meeting and an additional field test completed at the site. The Applicant provided the results of an in-situ hydraulic conductivity test, which measures the capacity of the subsurface materials to transmit water. Sanborn Head has reviewed this information and analysis, which indicates that the underlying material at the approximate elevation of the planned Period 8 stormwater infiltration basin has a similar hydraulic conductivity to a silty sand. The estimated infiltration rate used in the Applicant’s stormwater modeling is for a similar material and estimated at 0.3 inches per hour. Based on the following, this concern is satisfied by the additional information provided:

- The hydraulic conductivity testing results in BRW-12 indicates a conductivity similar to a silty sand material, which is similar to the estimated infiltration rate of the material used in the stormwater model;
- The Applicant’s technical team stated that during the drilling of monitoring wells in Period 8 competent bedrock was not observed;
- The Applicant’s technical team stated that monitoring wells in Period 8 recharged quickly after removal of groundwater for sampling (purging) and well development, which is consistent with the conductivity testing results above; and
- The Applicant’s technical team stated that the current infiltration basin located in Period 8 is in the same material (albeit at a higher elevation), and they have

observed infiltration occurring quickly after significant rain events (e.g., the basin mostly drained within 24 hours after filling during a rain event.)

Based on the above, this concern is satisfied.

At this time, as long as the two recommended conditions are included in the permit, Sanborn Head does not have additional concerns with the proposed excavation permit plans with respect to the two areas we were retained to review: LDC Article 25.3.3.B and LDC Article 25.3.6 waivers. Also, concerns expressed previously regarding the infiltration basin in Period 8 have been satisfied and Sanborn Head does not have further concerns for this item.

We trust this information meets your needs at this time. Please contact me should you have questions regarding this information. We appreciate the opportunity to support the Town's review of the Application.

RHA/SRN: rha



GRANITE ENGINEERING, LLC

civil engineering • land planning • municipal services

August 21, 2025

City of Keene
Community Development Department – Planning and Zoning
3 Washington Street
Keene, New Hampshire 03431

RE: G2 Holdings, LLC
Tax Map 215 Lots 7 & 8
21 & 57 Route 9, Keene, NH
GE Project No. 2302011

Dear Ms. Fortson,

We are in receipt of a consultant review report, received August 14, 2025, relative to the review of the Earth Excavation Permit application, PB-2024-20, for the G2 Holdings, LLC project located at 21 & 57 Route 9. In addition to responses to your comments, please find the following material in support of the referenced project:

- Three (3) Copies of the revised plans (22" x 34")
- Three (3) Copies of the Stormwater Management Report
- Digital submission of the updated materials

In response to the comments made by Fieldstone Land Consultants, PLLC, we offer the following explanations and/or responses:

Section 25 Earth Excavation Permit:

4. Section 25.3.3: *The third-party hydrogeologist (Sanborn Head) observed the borings and monitoring wells and has represented that there are potential conflicts with the groundwater and/or separation to groundwater in Period 1 and Period 8. This should be reviewed and the design and stormwater management report revised as necessary.*

The grading for periods 1 and 8 have been adjusted to maintain a minimum of 6' above water table elevations observed. Per the 8/20/2025 meeting, a condition to the permit will require a monitoring well to be installed within period 1 during spring. If the water table is observed within 6' of the proposed grading, the grading will be slightly raised to maintain the required 6' separation.

The stormwater report states that the design is relying on test pits performed by TFMoran but those test pits do not reach depths to verify soil materials and adequate separation to seasonal high-water table. The Subsurface Data table on the monitoring plan shows that Test Pit 1 and 2 go to depths of 867.0 and 863 respectively and the infiltration basin in this area has a bottom elevation of 842.0.

The stormwater report narrative has been revised to reference the newly drilled well bedrock wells, including BRW-12, which observed water at elevation 830.92. The colored drainage plans have also been revised to show the revised pit grading for periods 1 and 8.

SLR-10 which is outside of the infiltration area shows water observed at 841.1 (884-42.9) which would not provide adequate separation to the bottom of the infiltration basin at 842.0. The ground elevation per the topography depicted on the monitoring plan shows SLR-10 at elevation 890+/- not 884 per the table. If the elevation in the plan view is correct this would raise the observed groundwater level to 847.1+/- . BRW-12 which is inside the infiltration basin is not detailed on the monitoring plan but it is my understanding readings from BRW-12 may support. ground water elevations at approximately 830.9 during low flow conditions but the materials are not conducive to infiltration since bedrock was encountered. The table on the monitoring plan should be updated to depict all observations on-site and the data should be verified to ensure that all elevations are represented correctly.

SLR 10 was an existing well that was installed during the previous project designed and permitted by another firm. It no longer exists on site due to excavation activities in that area. All references to SLR wells done under the previous project have been removed from the planset, as they are no longer present on site. BRW 12 was shown on the monitoring plan sheet 17 of 23 in lieu of SLR 10. This well was dug to replace SLR 10.

As discussed in the 8/20/25 meeting, a hydraulic conductivity slug test was performed at BRW 12 and the data support the infiltration used in the stormwater design. The conversation revolved around the presence of ledge near the infiltration pond which was explained by our team to not be the case. It was agreed that this material was not typical ledge and the infiltration test provided that.

6. *Section 25.3.4.A.2: The water table drops 22+/- feet between SLR10 and SLR11 and it is a relatively short distance between these two locations. We would recommend an additional test site between the two locations to ensure adequate separation to seasonal high water. This stormwater management area is critical to the design and operation of this site. This additional testing could be done between phases as a condition of approval should the Board feel comfortable with this recommendation.*

BRW-12 has been installed between former SLR10 and SLR11 and within the floor of the infiltration pond. The water table was observed at 830.92, and the proposed pit floor is at elevation 840.00.

- 1. New Comments: Will on-site vibration monitoring be done during blasting and crushing operations? Concerns have been raised regarding adjacent properties and potential damage nearby infrastructure associated with on-site operations. This type of monitoring is typically required to protect adjacent properties and to address liability issues in this industry. Please share how the site operations will address this concern and be consistent with city regulations. We would recommend adding a note to the plan set to document how the site operations will comply with city and industry standards.*

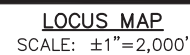
General Note 21 regarding vibration monitoring has been added on sheet 1.

We trust the noted plan revisions and/or explanations will adequately address the conditions listed above. Should you have any further questions or comments, please do not hesitate to contact this office.

Best Regards,

A handwritten signature in black ink, appearing to read "Justin Daigneault", with a long horizontal flourish extending to the right.

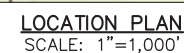
Justin Daigneault
Project Manager



KEENE, NEW HAMPSHIRE

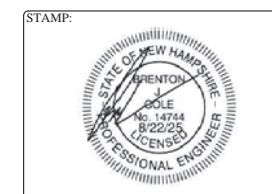
CHESHIRE COUNTY

FRONTIER GEOSERVICES, LLC.
127 OLD WARNER ROAD
BRADFORD, NH 03221
(603) 748-37155



SHEET NO.	TABLE OF CONTENTS
1	OVERVIEW PLAN
2–3	EXISTING CONDITIONS PLAN WITH BOUNDARY LINES
4	CONTEXT PLAN
5–10	EXCAVATION, DRAINAGE & EROSION CONTROL PLAN
11–16	IMPACT CONTROL & MONITORING PLAN
17	MONITORING PLAN
18–19	RECLAMATION PLAN
20–23	DETAILS

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[illegible]

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED EXPANSION OF AN EXISTING GRAVEL AND EARTH REMOVAL OPERATION FOR G2 HOLDINGS, LLC ON CITY OF KEENE TAX MAP 215, LOTS 7 AND 8, AND INCLUDING TAX MAP 5, LOTS 46 AND 46-1 IN THE TOWN OF SULLIVAN.
2. CURRENT USE OF THE PROPERTY IS FOR GRAVEL AND EARTH REMOVALS.
3. AREA OF SUBJECT PARCEL = 101.27 ACRES (CITY OF KEENE), 197.82 ACRES (SULLIVAN).
4. OWNERS OF RECORD:
G2 HOLDINGS, LLC
250 NORTH STREET
JAFFREY, NH 03452
5. THE SUBJECT PARCEL IS LOCATED WITHIN THE CITY OF KEENE AND TOWN OF SULLIVAN R (RURAL) ZONING DISTRICTS AND SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

KEENE	REQUIRED	EXISTING LOT 7	EXISTING LOT 8
MIN. LOT AREA	2 AC	76.89 AC	24.38 AC
MIN. LOT FRONTAGE	50 FT	1,716.9 FT	545 FT
MIN. FRONT YARD	50 FT	N/A	70 FT
MIN. SIDE YARD	50 FT	N/A	132 FT
MIN. REAR YARD	50 FT	N/A	408 FT
EXCAVATION SETBACK	300 FT	322 FT	N/A

SULLIVAN	REQUIRED	EXISTING LOT 46-1	EXISTING LOT 46
MIN. LOT AREA	2 AC	28.1± AC	169.0± AC
MIN. LOT FRONTAGE	200 FT	N/A	N/A
MIN. FRONT YARD SETBACK	50 FT	N/A	N/A
MIN. SIDE YARD SETBACK	20 FT	N/A	N/A
MIN. REAR YARD SETBACK	20 FT	N/A	N/A
EXCAVATION SETBACK TO BUILDINGS	150 FT	N/A	N/A
MIN. EXCAVATION SETBACK FROM ABUTTERS	50 FT	N/A	371 FT

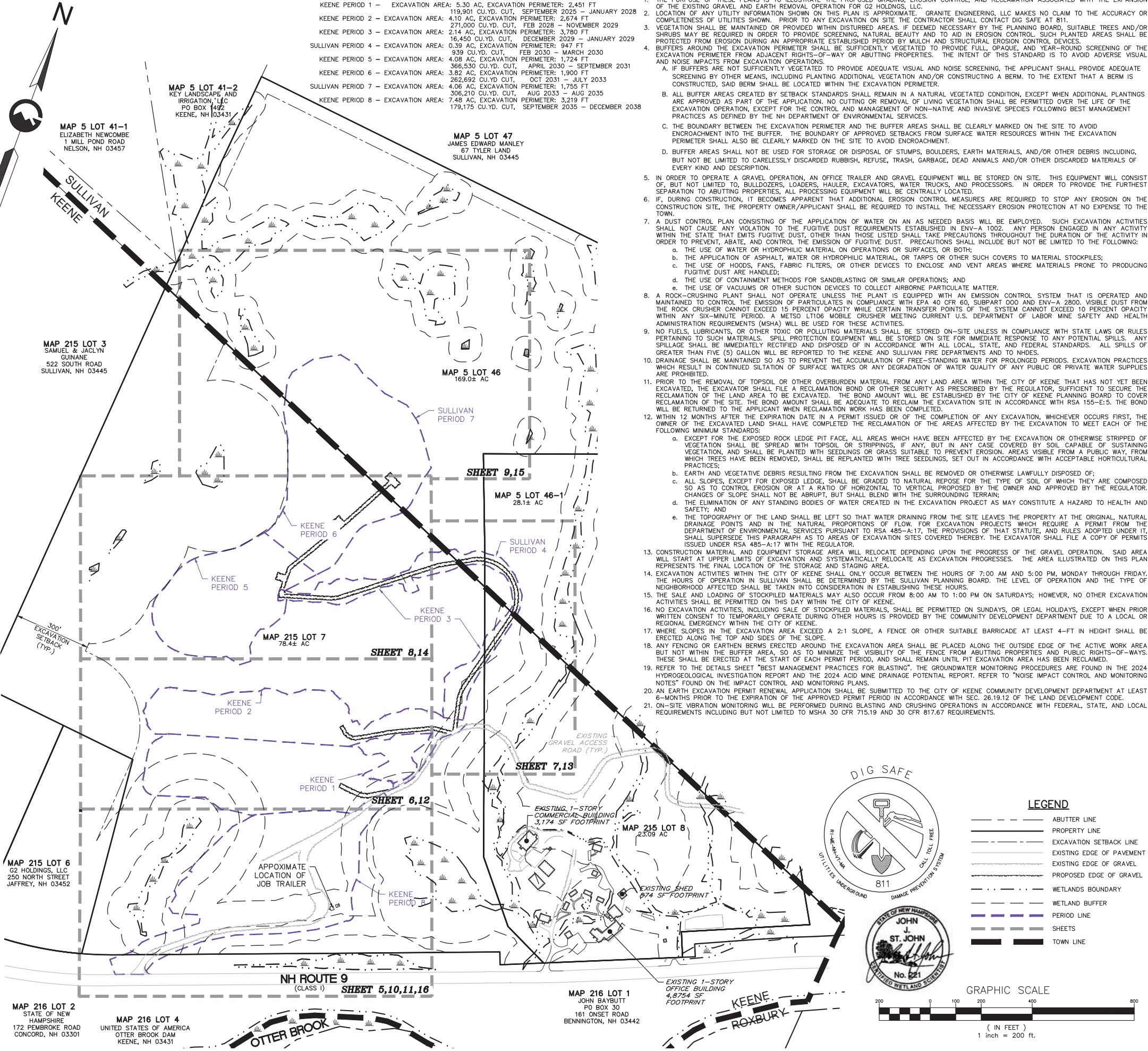
6. BASE SURVEY INFORMATION INCLUDING BOUNDARY, EXISTING FEATURES, AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM PLAN REFERENCES AND FIELD SURVEY BY SMITH & POSPESIL LAND SURVEYING COMPANY, PLLC IN AUGUST 2022.
7. TOPOGRAPHIC INFORMATION SHOWN WITHIN THE AREA OF DISTURBANCE IS TAKEN FROM FIELD SURVEY BY SMITH & POSPESIL LAND SURVEYING COMPANY, PLLC IN OCTOBER 2022 AND MAY OF 2023.
8. HORIZONTAL DATUM IS ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83 (2011).
9. VERTICAL DATUM IS NAVD 88.
10. EXCAVATION SITE, DESIGNED BY TFM WAIVERS APPROVED BY THE KEENE PLANNING BOARD OF ADJUSTMENTS ON AUGUST 22, 2022:
- 24.3.1.A. (200' PUBLIC ROW SETBACK) - GRANTED
 - 24.3.1.C. (150' ACCESS DRIVEWAY SETBACK) - GRANTED
 - 24.3.1.D. (SURFACE WATER RESOURCE SETBACKS) - GRANTED
 - 24.3.4 (GROUNDWATER QUANTITY BASELINE MEASUREMENTS) - GRANTED
 - 24.3.5 (GROUNDWATER QUALITY BASELINE MEASUREMENTS) - GRANTED
 - 24.3.13 (MAXIMUM EXCAVATION AREA) - GRANTED
11. EXCAVATION SITE, DESIGNED BY TFM CONDITIONAL USE PERMIT APPROVED BY THE KEENE PLANNING BOARD OF ADJUSTMENTS ON AUGUST 22, 2022 - KEENE HILLSIDE PROTECTION
12. KEENE ZBA SPECIAL EXCEPTION FOR GRAVEL PIT USE - GRANTED 8/22/2022
13. THE FOLLOWING ARE REQUESTED FROM THE CITY OF KEENE PLANNING BOARD:
- 25.3.1.D. (SURFACE WATER RESOURCE SETBACKS) - WAIVER REQUESTED
 - 25.3.13 (MAXIMUM EXCAVATION AREA) - WAIVER REQUESTED
 - 25.3.6 (TOXIC OR ACID FORMING MATERIALS) - WAIVER REQUESTED
14. THE PROJECT REQUIRES THE FOLLOWING STATE, FEDERAL, AND LOCAL PERMITS:
- | | | |
|--|---------|------------|
| PERMIT | STATUS | PERMIT NO. |
| NHDES AOT | PENDING | |
| KEENE HILLSIDE PROTECTION - CONDITIONAL USE PERMIT | PENDING | |
| KEENE EARTH EXCAVATION | PENDING | |
15. WETLAND MAPPING PERFORMED BY JOHN ST. JOHN OF ECOSYSTEMS LAND PLANNING IN OCTOBER-NOVEMBER 2023.
16. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33005C0165E, EFFECTIVE DATE 05/23/2006 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
17. LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. GRANITE ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
18. THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE, WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (APPLICANT) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.
19. AREAS OF DISTURBANCE SHALL NOT EXCEED 5 ACRES. IN ORDER FOR AREAS TO BE EXCLUDED OF THIS 5 ACRE MAXIMUM, THEY MUST BE STABILIZED. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS ARE INSTALLED;
 - B. A MINIMUM OF 65% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKET HAVE BEEN PROPERLY INSTALLED.
20. THE APPROXIMATE AMOUNT OF MATERIAL PROPOSED TO BE EXCAVATED WITHIN THE CITY OF KEENE IS 1,215,748± CUBIC YARDS AND FOR THE TOTAL PROJECT IS 1,522,897± CUBIC YARDS.
21. WITHIN THE CITY OF KEENE, NO EXCAVATION WILL BE PERFORMED WITHIN 75' OF MAPPED WETLANDS, NO EXCAVATION WITHIN 250' OF MAPPED WETLANDS WITHOUT APPROVAL FROM THE PLANNING BOARD, ACCESS ROADS WITHIN 150' FROM WETLANDS WITHOUT APPROVAL FROM THE PLANNING BOARD, AND 300' OF ABUTTING PROPERTIES. WITHIN THE TOWN OF SULLIVAN, NO EXCAVATION WILL BE PERFORMED WITHIN 50' OF ABUTTING PROPERTIES THAT DISPROVE, AND 10' FROM ABUTTING PROPERTIES THAT APPROVE OF THE GRAVEL OPERATION. NO EXCAVATION SHALL BE PERMITTED WITHIN 75 FEET OF ANY GREAT POND, NAVIGABLE RIVER, OR ANY OTHER STANDING BODY OF WATER 10 ACRES OR MORE IN AREA, OR WITHIN 25 FEET OF ANY OTHER STREAM, RIVER OR BROOK WHICH NORMALLY FLOWS THROUGHOUT THE YEAR, OR ANY NATURALLY OCCURRING STANDING BODY OF WATER LESS THAN 10 ACRES, PRIME WETLANDS AS DESIGNATED IN ACCORDANCE WITH RSA 482-A:15, I OR ANY OTHER WETLAND GREATER THAN 5 ACRES IN AREA AS DEFINED BY THE WETLANDS BOARD. NO EXCAVATION SHALL BE PERMITTED CLOSER TO AN EXISTING DWELLING OR TO A SITE FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED AT THE TIME THE EXCAVATION PERMIT IS GRANTED. NO EXCAVATION SHALL BE PERMITTED BELOW ROAD LEVELS WITHIN 50 FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC HIGHWAY AS DEFINED IN RSA 229:1 UNLESS SUCH EXCAVATION IS FOR THE PURPOSE OF SAID HIGHWAY VEGETATION. SHALL BE MAINTAINED OR PROVIDED WITHIN THE PERIPHERAL AREAS REQUIRED AS MENTIONED.
22. IN ORDER TO OPERATE A GRAVEL OPERATION, GRAVEL EQUIPMENT WILL BE STORED ON SITE. THIS EQUIPMENT WILL CONSIST OF, BUT NOT LIMITED TO, BULLDOZERS, LOADERS, HAULERS, EXCAVATORS, WATER TRUCKS, AND PROCESSORS. IN ORDER TO PROVIDE THE FURTHEST SEPARATION TO ABUTTING PROPERTIES, ALL PROCESSING EQUIPMENT WILL BE CENTRALLY LOCATED.
23. A COPY OF THE APPROVED GRAVEL AND EARTH REMOVAL PLAN SHALL BE ON SITE AT ALL TIMES.
24. FLOWED SNOW FROM THE OPERATION SHALL BE MAINTAINED AND ON SITE WITHIN THE CONTAINED AREA.
25. TRUCKS UTILIZED FOR TRANSPORT OF MATERIAL WILL CONSIST OF TRI-AXLES, 10-WHEELERS, AND TRACTOR TRAILER DUMP TRUCKS. THE ANTICIPATED MAXIMUM NUMBER OF VEHICLE TRIPS PER DAY BASED ON CURRENT PIT OPERATIONS IS 60 TRIPS PER DAY.
26. THE ESTIMATED PROJECT TIME FRAME WILL EXCEED FIVE YEARS. THE ANTICIPATED SCHEDULE IS EXPECTED TO START IN JANUARY 2025 AND LAST UNTIL APRIL 2038. THE APPLICANT MUST SUBMIT TO THE DEPARTMENT OF ENVIRONMENT AND PLANNING, THE CITY OF KEENE, AND THE TOWN OF SULLIVAN A WRITTEN UPDATE OF THE PROJECT AND REVISED PLANS DOCUMENTING THE PROJECT STATUS EVERY FIVE YEARS FROM THE DATE OF THE ALTERATION OF TERRAIN PERMIT.
27. ALL LOGS REQUIRED TO BE MAINTAINED BY THE APPLICANT/OPERATOR SHALL BE RETAINED BY THE APPLICANT FOR A PERIOD OF NOT LESS THAN 5-YEARS AND SHALL BE MADE AVAILABLE TO THE COMMUNITY DEVELOPMENT DEPARTMENT, OR ITS DESIGNATED AGENT, UPON REQUEST.
28. WITHIN THE TOWN OF SULLIVAN, ANY ADDITION, EXPANSION, OR ALTERATION OF AN EXISTING USE FOR WHICH A SPECIAL EXCEPTION HAD BEEN GRANTED MUST RECEIVE A NEW SPECIAL EXCEPTION IF THERE IS AN EXPANSION OF THE AREA OF THE EXISTING STRUCTURE OR EXPANSION INTO NEW LAND FOR WHICH A SPECIAL EXCEPTION HAS NOT BEEN GRANTED

EXCAVATION NOTES:

- KEENE PERIOD 1 - EXCAVATION AREA: 5.30 AC, EXCAVATION PERIMETER: 2,451 FT
119,901 CU.YD. CUT, SEPTEMBER 2025 - JANUARY 2028
- KEENE PERIOD 2 - EXCAVATION AREA: 4.10 AC, EXCAVATION PERIMETER: 2,674 FT
271,000 CU.YD. CUT, FEB 2028 - NOVEMBER 2029
- KEENE PERIOD 3 - EXCAVATION AREA: 2.14 AC, EXCAVATION PERIMETER: 3,780 FT
16,450 CU.YD. CUT, DECEMBER 2029 - JANUARY 2029
- SULLIVAN PERIOD 4 - EXCAVATION AREA: 0.39 AC, EXCAVATION PERIMETER: 947 FT
939 CU.YD. CUT, FEB 2030 - MARCH 2030
- KEENE PERIOD 5 - EXCAVATION AREA: 4.08 AC, EXCAVATION PERIMETER: 1,724 FT
366,530 CU.YD. CUT, APRIL 2030 - SEPTEMBER 2031
- KEENE PERIOD 6 - EXCAVATION AREA: 3.82 AC, EXCAVATION PERIMETER: 1,900 FT
262,692 CU.YD. CUT, OCT 2031 - JULY 2033
- SULLIVAN PERIOD 7 - EXCAVATION AREA: 4.06 AC, EXCAVATION PERIMETER: 1,755 FT
306,210 CU.YD. CUT, AUG 2033 - AUG 2035
- KEENE PERIOD 8 - EXCAVATION AREA: 7.48 AC, EXCAVATION PERIMETER: 3,219 FT
179,175 CU.YD. CUT, SEPTEMBER 2035 - DECEMBER 2038

OPERATION NOTES:

1. THE PURPOSE OF THESE PLANS IS TO ILLUSTRATE THE PROPOSED GRADING, EROSION CONTROL, AND RECLAMATION ASSOCIATED WITH THE EXPANSION OF THE EXISTING GRAVEL AND EARTH REMOVAL OPERATION FOR G2 HOLDINGS, LLC.
2. LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. GRANITE ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
3. VEGETATION SHALL BE MAINTAINED OR PROVIDED WITHIN DISTURBED AREAS. IF DEEMED NECESSARY BY THE PLANNING BOARD, SUITABLE TREES AND/OR SHRUBS MAY BE REQUIRED IN ORDER TO PROVIDE SCREENING, NATURAL BEAUTY AND TO AID IN EROSION CONTROL. SUCH PLANTED AREAS SHALL BE PROTECTED FROM EROSION DURING AN APPROPRIATE ESTABLISHED PERIOD BY MULCH AND STRUCTURAL EROSION CONTROL DEVICES.
4. BUFFERS AROUND THE EXCAVATION PERIMETER SHALL BE SUFFICIENTLY VEGETATED TO PROVIDE FULL, OPAQUE, AND YEAR-ROUND SCREENING OF THE EXCAVATION PERIMETER FROM ADJACENT RIGHTS-OF-WAY OR ABUTTING PROPERTIES. THE INTENT OF THIS STANDARD IS TO AVOID ADVERSE VISUAL AND NOISE IMPACTS FROM EXCAVATION OPERATIONS.
- A. IF BUFFERS ARE NOT SUFFICIENTLY VEGETATED TO PROVIDE ADEQUATE VISUAL AND NOISE SCREENING, THE APPLICANT SHALL PROVIDE ADEQUATE SCREENING BY OTHER MEANS, INCLUDING PLANTING ADDITIONAL VEGETATION AND/OR CONSTRUCTING A BERM. TO THE EXTENT THAT A BERM IS CONSTRUCTED, SAID BERM SHALL BE LOCATED WITHIN THE EXCAVATION PERIMETER.
- B. ALL BUFFER AREAS CREATED BY SETBACK STANDARDS SHALL REMAIN IN A NATURAL VEGETATED CONDITION, EXCEPT WHEN ADDITIONAL PLANTINGS ARE APPROVED AS PART OF THE APPLICATION. NO CUTTING OR REMOVAL OF PLANTING VEGETATION SHALL BE PERMITTED DURING THE LIFE OF THE EXCAVATION OPERATION, EXCEPT FOR THE CONTROL AND MANAGEMENT OF NON-NATIVE AND INVASIVE SPECIES FOLLOWING BEST MANAGEMENT PRACTICES AS DEFINED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.
- C. THE BOUNDARY BETWEEN THE EXCAVATION PERIMETER AND THE BUFFER AREAS SHALL BE CLEARLY MARKED ON THE SITE TO AVOID ENCRoACHMENT INTO THE BUFFER. THE BOUNDARY OF APPROVED SETBACKS FROM SURFACE WATER RESOURCES WITHIN THE EXCAVATION PERIMETER SHALL ALSO BE CLEARLY MARKED ON THE SITE TO AVOID ENCRoACHMENT.
- D. BUFFER AREAS SHALL NOT BE USED FOR STORAGE OR DISPOSAL OF STUMPS, BOULDERS, EARTH MATERIALS, AND/OR OTHER DEBRIS INCLUDING, BUT NOT BE LIMITED TO CARELESSLY DISCARDED RUBBISH, REFUSE, TRASH, GARBAGE, DEAD ANIMALS AND/OR OTHER DISCARDED MATERIALS OF EVERY KIND AND DESCRIPTION.
5. IN ORDER TO OPERATE A GRAVEL OPERATION, AN OFFICE TRAILER AND GRAVEL EQUIPMENT WILL BE STORED ON SITE. THIS EQUIPMENT WILL CONSIST OF, BUT NOT LIMITED TO, BULLDOZERS, LOADERS, HAULER, EXCAVATORS, WATER TRUCKS, AND PROCESSORS. IN ORDER TO PROVIDE THE FURTHEST SEPARATION TO ABUTTING PROPERTIES, ALL PROCESSING EQUIPMENT WILL BE CENTRALLY LOCATED.
6. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER/APPLICANT SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
7. A DUST CONTROL PLAN CONSISTING OF THE APPLICATION OF WATER ON AN AS NEEDED BASIS WILL BE EMPLOYED. SUCH EXCAVATION ACTIVITIES SHALL NOT CAUSE ANY VIOLATION TO THE FUGITIVE DUST REQUIREMENTS ESTABLISHED IN ENV-A 1002. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE THAT EMITS FUGITIVE DUST, OTHER THAN THOSE LISTED SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, AVOID, AND CONTROL THE EMISSION OF FUGITIVE DUST. PRECAUTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- a. THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
 - b. THE APPLICATION OF ASPHALT, WATER OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
 - c. THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
 - d. THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
 - e. THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.
8. A ROCK-CRUSHING PLANT SHALL NOT OPERATE UNLESS THE PLANT IS EQUIPPED WITH AN EMISSION CONTROL SYSTEM THAT IS OPERATED AND MAINTAINED TO CONTROL THE EMISSION OF PARTICULATES IN COMPLIANCE WITH EPA 40 CFR 60, SUBPART 000 AND ENV-A 2800. VISIBLE DUST FROM THE ROCK CRUSHER CANNOT EXCEED 15 PERCENT OPACITY WHILE CERTAIN TRANSFER POINTS OF THE SYSTEM CANNOT EXCEED 10 PERCENT OPACITY WITHIN ANY SIX-MINUTE PERIOD. A METSO LT106 MOBILE CRUSHER MEETING CURRENT U.S. DEPARTMENT OF LABOR MINE SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS (MSHA) WILL BE USED FOR THESE ACTIVITIES.
9. NO FUELS, LUBRICANTS, OR OTHER TOXIC OR POLLUTING MATERIALS SHALL BE STORED ON-SITE UNLESS IN COMPLIANCE WITH STATE LAWS OR RULES PERTAINING TO SUCH MATERIALS. SPILL PROTECTION EQUIPMENT WILL BE STORED ON SITE FOR IMMEDIATE RESPONSE TO ANY POTENTIAL SPILLS. ANY SPILLAGE SHALL BE IMMEDIATELY RECTIFIED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL STANDARDS. ALL SPILLS OF GREATER THAN FIVE (5) GALLON WILL BE REPORTED TO THE KEENE AND SULLIVAN FIRE DEPARTMENTS AND TO NHDES.
10. DRAINAGE SHALL BE MAINTAINED SO AS TO PREVENT THE ACCUMULATION OF FREE-STANDING WATER FOR PROLONGED PERIODS. EXCAVATION PRACTICES WHICH RESULT IN CONTINUED SILTATION OF SURFACE WATERS OR ANY DEGRADATION OF WATER QUALITY OF ANY PUBLIC OR PRIVATE WATER SUPPLIES ARE PROHIBITED.
11. PRIOR TO THE REMOVAL OF TOPSOIL OR OTHER OVERBURDEN MATERIAL FROM ANY LAND AREA WITHIN THE CITY OF KEENE THAT HAS NOT YET BEEN EXCAVATED, THE EXCAVATOR SHALL FILE A RECLAMATION BOND OR OTHER SECURITY AS PRESCRIBED BY THE REGULATOR, SUFFICIENT TO SECURE THE RECLAMATION OF THE LAND AREA TO BE EXCAVATED. THE BOND AMOUNT WILL BE ESTABLISHED BY THE CITY OF KEENE PLANNING BOARD TO COVER RECLAMATION OF THE SITE. THE BOND AMOUNT SHALL BE ADEQUATE TO RECLAIM THE EXCAVATION SITE IN ACCORDANCE WITH RSA 155-E:5. THE BOND WILL BE RETURNED TO THE APPLICANT WHEN RECLAMATION WORK HAS BEEN COMPLETED.
12. WITHIN 12 MONTHS AFTER THE EXPIRATION DATE IN A PERMIT ISSUED OR OF THE COMPLETION OF ANY EXCAVATION, WHICHEVER OCCURS FIRST, THE OWNER OF THE EXCAVATED LAND SHALL HAVE COMPLETED THE RECLAMATION OF THE AREAS AFFECTED BY THE EXCAVATION TO MEET EACH OF THE FOLLOWING MINIMUM STANDARDS:
- a. EXCEPT FOR THE EXPOSED ROCK LEDGE PIT FACE, ALL AREAS WHICH HAVE BEEN AFFECTED BY THE EXCAVATION OR OTHERWISE STRIPPED OF VEGETATION SHALL BE SPREAD WITH TOPSOIL OR STRIPPINGS, IF ANY, BUT IN ANY CASE COVERED BY SOIL CAPABLE OF SUSTAINING VEGETATION, AND SHALL BE PLANTED WITH SEEDLINGS OR GRASS SUITABLE TO PREVENT EROSION. AREAS VISIBLE FROM A PUBLIC WAY, FROM WHICH TREES HAVE BEEN REMOVED, SHALL BE REPLANTED WITH TREE SEEDLINGS, SET OUT IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES;
 - b. EARTH AND VEGETATIVE DEBRIS RESULTING FROM THE EXCAVATION SHALL BE REMOVED OR OTHERWISE LAWFULLY DISPOSED OF;
 - c. ALL SLOPES, EXCEPT FOR EXPOSED LEDGE, SHALL BE GRADED TO NATURAL REPOSE FOR THE TYPE OF SOIL OF WHICH THEY ARE COMPOSED SO AS TO CONTROL EROSION OR AT A RATIO OF HORIZONTAL TO VERTICAL PROPOSED BY THE OWNER AND APPROVED BY THE REGULATOR. CHANGES OF SLOPE SHALL NOT BE ABRUPT, BUT SHALL BLEND WITH THE SURROUNDING TERRAIN;
 - d. THE ELIMINATION OF ANY STANDING BODIES OF WATER CREATED IN THE EXCAVATION PROJECT AS MAY CONSTITUTE A HAZARD TO HEALTH AND SAFETY; AND
 - e. THE TOPOGRAPHY OF THE LAND SHALL BE LEFT SO THAT WATER DRAINING FROM THE SITE LEAVES THE PROPERTY AT THE ORIGINAL, NATURAL DRAINAGE POINTS AND IN THE NATURAL PROPORTIONS OF FLOW. FOR EXCAVATION PROJECTS WHICH REQUIRE A PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES PURSUANT TO RSA 485-A:17, THE PROVISIONS OF THAT STATUTE, AND RULES ADOPTED UNDER IT, SHALL SUPERSEDE THIS PARAGRAPH AS TO AREAS OF EXCAVATION SITES COVERED THEREBY. THE EXCAVATOR SHALL FILE A COPY OF PERMITS ISSUED UNDER RSA 485-A:17 WITH THE REGULATOR.
13. CONSTRUCTION MATERIAL AND EQUIPMENT STORAGE AREA WILL RELOCATE DEPENDING UPON THE PROGRESS OF THE GRAVEL OPERATION. SAID AREA WILL START AT UPPER LIMITS OF EXCAVATION AND SYSTEMATICALLY RELOCATE AS EXCAVATION PROGRESSES. THE AREA ILLUSTRATED ON THIS PLAN REPRESENTS THE FINAL LOCATION OF THE STORAGE AND STAGING AREA.
14. EXCAVATION ACTIVITIES WITHIN THE CITY OF KEENE SHALL ONLY OCCUR BETWEEN THE HOURS OF 7:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY. THE HOURS OF OPERATION IN SULLIVAN SHALL BE DETERMINED BY THE SULLIVAN PLANNING BOARD. THE LEVEL OF OPERATION AND THE TYPE OF NEIGHBORHOOD AFFECTED SHALL BE TAKEN INTO CONSIDERATION IN ESTABLISHING THESE HOURS.
15. THE SALE AND LOADING OF STOCKPILED MATERIALS MAY ALSO OCCUR FROM 8:00 AM TO 1:00 PM ON SATURDAYS; HOWEVER, NO OTHER EXCAVATION ACTIVITIES SHALL BE PERMITTED ON THIS DAY WITHIN THE CITY OF KEENE.
16. NO EXCAVATION ACTIVITIES, INCLUDING SALE OF STOCKPILED MATERIALS, SHALL BE PERMITTED ON SUNDAYS, OR LEGAL HOLIDAYS, EXCEPT WHEN PRIOR WRITTEN CONSENT TO TEMPORARILY OPERATE DURING OTHER HOURS IS PROVIDED BY THE COMMUNITY DEVELOPMENT DEPARTMENT DUE TO A LOCAL OR REGIONAL EMERGENCY WITHIN THE CITY OF KEENE.
17. WHERE SLOPES IN THE EXCAVATION AREA EXCEED A 2:1 SLOPE, A FENCE OR OTHER SUITABLE BARRICADE AT LEAST 4-FT IN HEIGHT SHALL BE ERECTED ALONG THE TOP AND SIDES OF THE SLOPE.
18. ANY FENCING OR EARTHEN BERMS ERECTED AROUND THE EXCAVATION AREA SHALL BE PLACED ALONG THE OUTSIDE EDGE OF THE ACTIVE WORK AREA BUT NOT WITHIN THE BUFFER AREA, SO AS TO MINIMIZE THE VISIBILITY OF THE EXCAVATION AND PUBLIC RIGHTS-OF-WAYS. THESE SHALL BE ERECTED AT THE START OF EACH PERMIT PERIOD, AND SHALL REMAIN UNTIL PIT EXCAVATION AREA HAS BEEN RECLAIMED.
19. REFER TO THE DETAILS SHEET "BEST MANAGEMENT PRACTICES FOR BLASTING". THE GROUNDWATER MONITORING PROCEDURES ARE FOUND IN THE 2024 HYDROGEOLOGICAL INVESTIGATION REPORT AND THE 2024 ACID MINE DRAINAGE POTENTIAL REPORT. REFER TO "NOISE IMPACT CONTROL AND MONITORING NOTES" FOUND ON THE IMPACT CONTROL AND MONITORING PLANS.
20. AN EARTH EXCAVATION PERMIT RENEWAL APPLICATION SHALL BE SUBMITTED TO THE CITY OF KEENE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 6-MONTHS PRIOR TO THE EXPIRATION OF THE APPROVED PERMIT. PERIOD IN ACCORDANCE WITH SE 28.19.12 OF THE LAND DEVELOPMENT CODE.
21. ON-SITE VIBRATION MONITORING WILL BE PERFORMED DURING BLASTING AND CRUSHING OPERATIONS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO MSHA 30 CFR 715.19 AND 30 CFR 817.67 REQUIREMENTS.



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5	7/24/25
6	8/11/25
7	8/22/25

OWNER/APPLICANT:
G2 HOLDINGS, LLC
250 NORTH STREET
JAFFREY, NH 03452

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STATE OF NEW HAMPSHIRE
JOHN J. ST. JOHN
No. 14744
2/22/24
LICENSED PROFESSIONAL ENGINEER

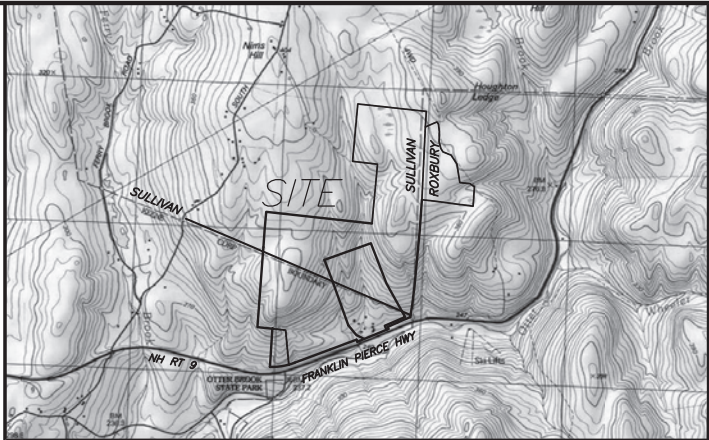
LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES KEENE

TITLE:
OVERVIEW PLAN

PROJECT No. 23-0201-1
DATE: MAY 9, 2025
SHEET: 38 of 77

SCALE:
HORIZ. 1" = 200'



Reference Plans:

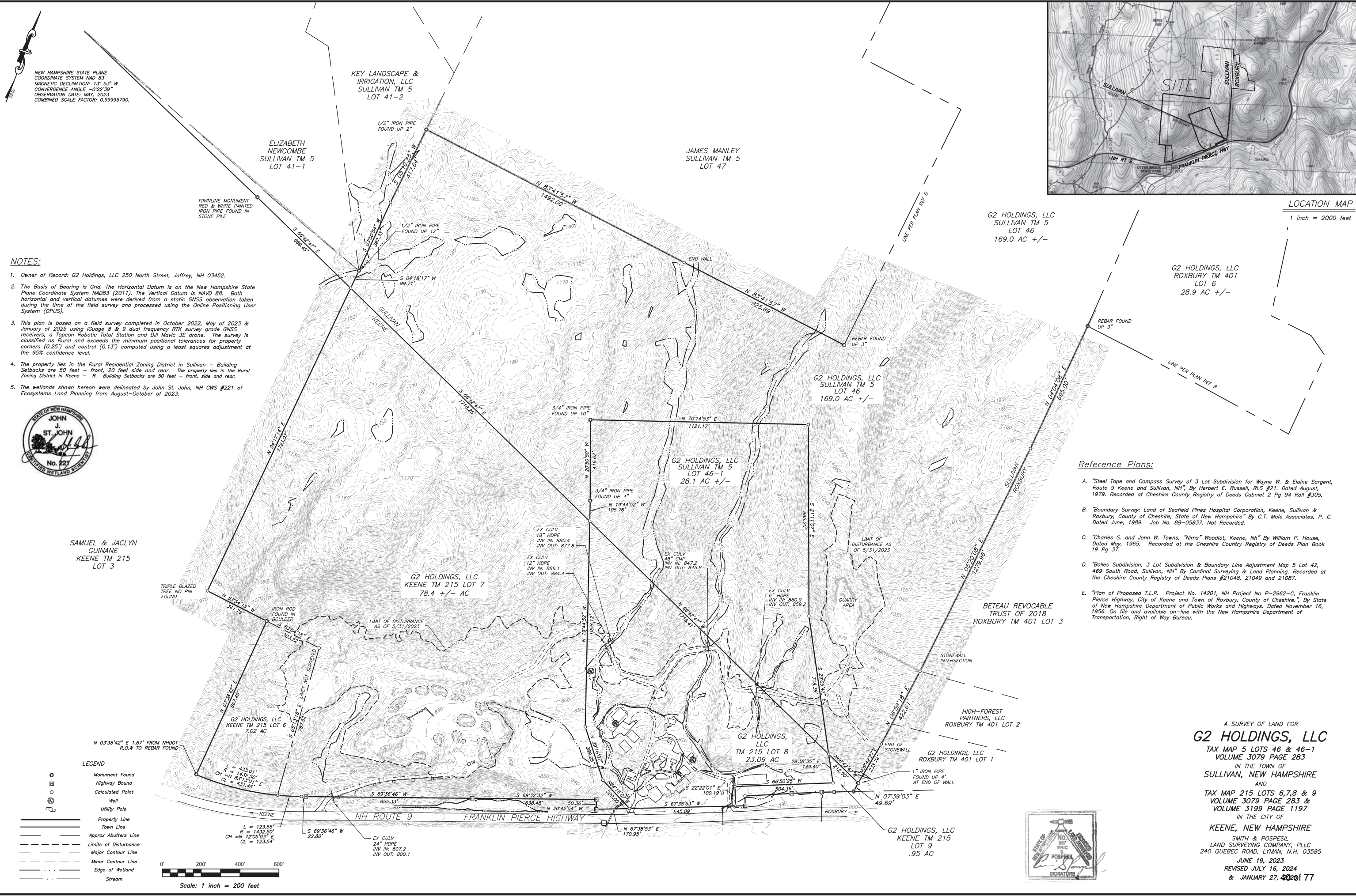
- A. "Steel Tape and Compass Survey of 3 Lot Subdivision for Wayne W. & Elaine Sargent, Route 9 Keene and Sullivan, NH", By Herbert E. Russell, RLS #21. Dated August, 1979. Recorded at Cheshire County Registry of Deeds Cabinet 2 Pg 94 Roll #305.
- B. "Boundary Survey: Land of Seafeld Pines Hospital Corporation, Keene, Sullivan & Roxbury, County of Cheshire, State of New Hampshire" By C.T. Mole Associates, P. C. Dated June, 1989. Job No. 88-05837. Not Recorded.
- C. "Charles S. and John W. Towns, "Nims" Woodlot, Keene, Nh" By William P. House, Dated May, 1965. Recorded at the Cheshire County Registry of Deeds Plan Book 19 Pg 37.
- D. "Bolles Subdivision, 3 Lot Subdivision & Boundary Line Adjustment Map 5 Lot 42, 469 South Road, Sullivan, NH" By Cardinal Surveying & Land Planning. Recorded at the Cheshire County Registry of Deeds Plans #21048, 21049 and 21087.
- E. "Plan of Proposed T.L.R. Project No. 14201, NH Project No P-2962-C, Franklin Pierce Highway, City of Keene and Town of Roxbury, County of Cheshire, By State of New Hampshire Department of Public Works and Highways. Dated November 16, 1956. On file and available on-line with the New Hampshire Department of Transportation, Right of Way Bureau.

NOTES:

- 1. Owner of Record: G2 Holdings, LLC 250 North Street, Jaffrey, NH 03452.
- 2. The Basis of Bearing is Grid. The Horizontal Datum is on the New Hampshire State Plane Coordinate System NAD83 (2011). The Vertical Datum is NAVD 88. Both horizontal and vertical datums were derived from a static GNSS observation taken during the time of the field survey and processed using the Online Positioning User System (OPUS).
- 3. This plan is based on an updated field survey completed in January of 2025 using Iguage dual frequency RTK survey grade GNSS receivers, and a DJI Mavic 3E Drone. The survey is classified as Rural and exceeds the minimum positional tolerances for property corners (0.25') and control (0.13') computed using a least squares adjustment at the 95% confidence level.
- 4. The property lies in the Rural Residential Zoning District in Sullivan - Building Setbacks are 50 feet - front, 20 feet side and rear. The property lies in the Rural Zoning District in Keene - R. Building Setbacks are 90 feet - front, side and rear.
- 5. The wetlands shown hereon were delineated by John St. John, NH CWS #221 of Ecosystems Land Planning from August-October of 2023.
- 6. The purpose of this plan sheet is to show the current conditions of Phase I excavation as of January 22, 2025.



EXISTING CONDITIONS PHASE I PIT
G2 HOLDINGS, LLC
TAX MAP 215 LOTS 6&7
VOLUME 3079 PAGE 283 &
VOLUME 3199 PAGE 1197
IN THE CITY OF
KEENE, NEW HAMPSHIRE
SMITH & POSPESIL
LAND SURVEYING COMPANY, PLLC
240 QUEBEC ROAD, LYMAN, N.H. 03585
JUNE 19, 2023
REVISED JULY 16, 2024
& JANUARY 27, 2025



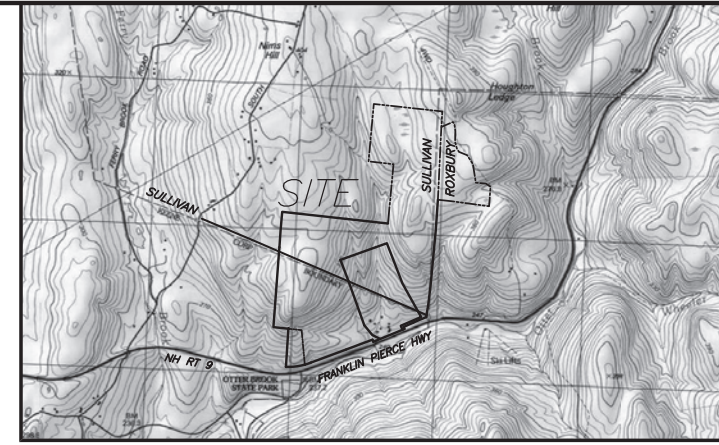
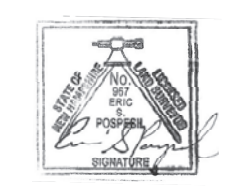
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 - This plan is based on a field survey completed in October 2022, May of 2023 & January of 2025 using Icuage 8 & 9 dual frequency RTK survey grade GNSS receivers, a Topcon Robotic Total Station and DJI Mavic 3E drone. The survey is classified as Rural and exceeds the minimum positional tolerances for property corners (0.25') and control (0.13') computed using a least squares adjustment at the 95% confidence level.
 - The property lies in the Rural Residential Zoning District in Sullivan - Building Setbacks are 50 feet - front, 20 feet side and rear. The property lies in the Rural Zoning District in Keene - R. Building Setbacks are 50 feet - front, side and rear.
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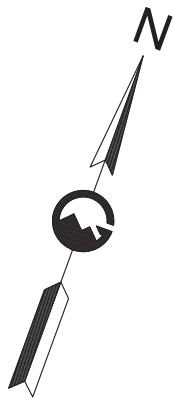


SAMUEL & JACLYN
GUINANE
KEENE TM 215
LOT 3

- Reference Plans:**
- "Steel Tape and Compass Survey of 3 Lot Subdivision for Wayne W. & Elaine Sargent, Route 9 Keene and Sullivan, NH", By Herbert E. Russell, RLS #21. Dated August, 1979. Recorded at Cheshire County Registry of Deeds Cabinet 2 Pg 94 Roll #305.
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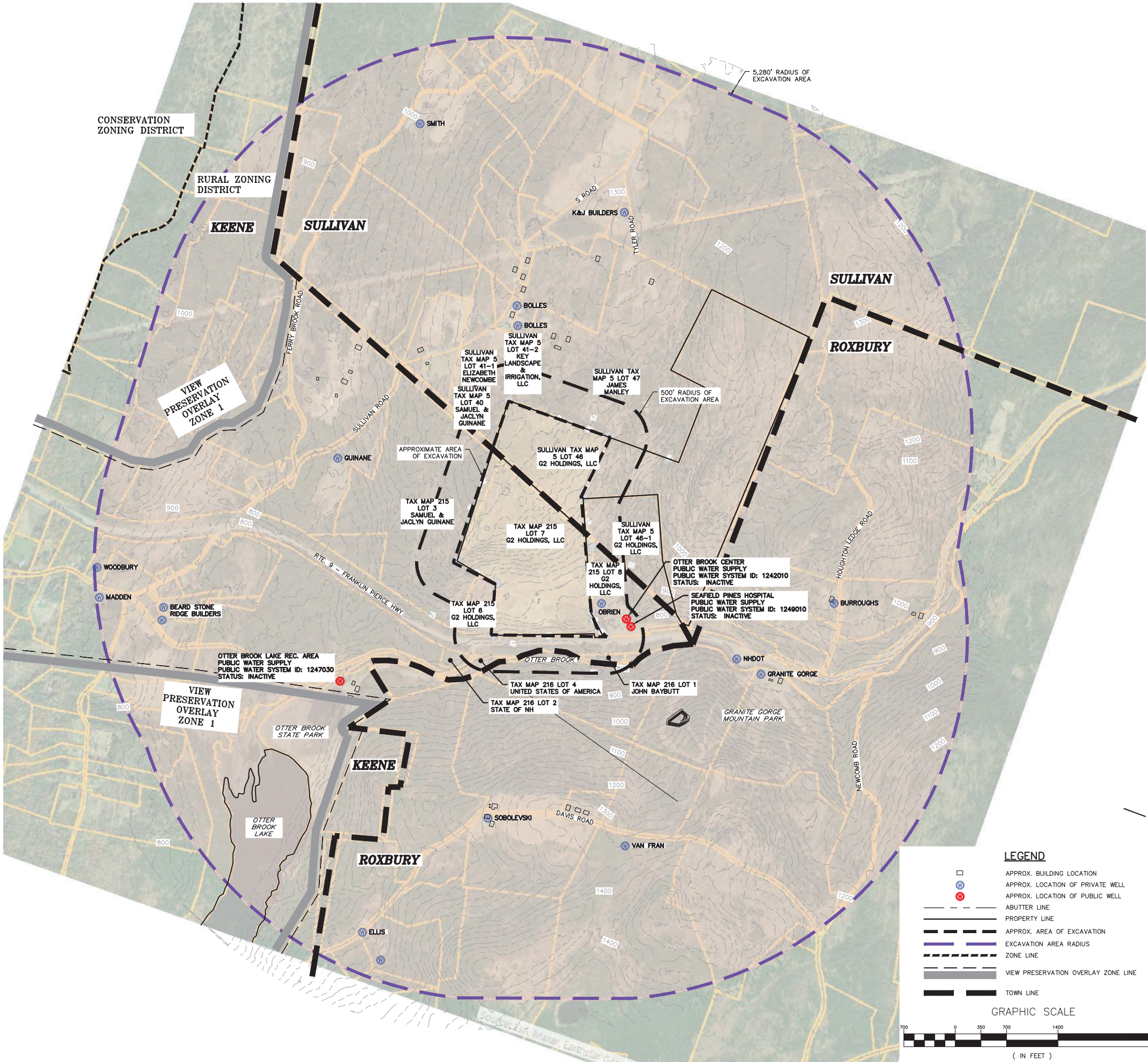
A SURVEY OF LAND FOR
G2 HOLDINGS, LLC
TAX MAP 5 LOTS 46 & 46-1
VOLUME 3079 PAGE 283
IN THE TOWN OF
SULLIVAN, NEW HAMPSHIRE
AND
TAX MAP 215 LOTS 6,7,8 & 9
VOLUME 3079 PAGE 283 &
VOLUME 3199 PAGE 1197
IN THE CITY OF
KEENE, NEW HAMPSHIRE
SMITH & POSPESIL
LAND SURVEYING COMPANY, PLLC
240 QUEBEC ROAD, LYMAN, N.H. 03585
JUNE 19, 2023
REVISED JULY 16, 2024
& JANUARY 27, 2026





GENERAL NOTES:

- 500' AND 5,280 (1 MILE) RADII OF THE EXCAVATION AREA ARE SHOWN.
- THE APPROXIMATE LOCATION OF THE 25-FT CONTOURS ARE SHOWN WITHIN A 1 MILE RADIUS OF THE EXCAVATION SITE. THE TOPOGRAPHICAL INFORMATION SHOWN IS FROM NH GRANIT.
- THE APPROXIMATE LOCATION OF ALL BUILDINGS ARE SHOWN. THIS INFORMATION IS FROM NH GRANIT AND KEENE TAX MAP INFORMATION.
- THE APPROXIMATE LOCATION OF NH ROUTE 9 IS SHOWN. THIS INFORMATION IS FROM NH GRANIT.
- THE APPROXIMATE LOCATION OF ALL PROPERTY LINES ARE SHOWN IN KEENE, ROXBURY AND SULLIVAN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM NH GRANIT.
- THE ZONE LINE ALONG THE TOWN LINES ARE SHOWN. THE ENTIRETY OF THE 1-MILE RADIUS IS WITHIN THE RURAL ZONE.
- THE LOCATION AND ASSOCIATED INFORMATION FOR ALL PUBLIC WATER SUPPLIES ARE SHOWN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION WAS OBTAINED THROUGH NHDES ONESTOP DATA RESEARCH.
- THERE ARE NO WELLHEAD PROTECTION AREAS WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM A DATA CHECK USING NHDES ONESTOP DATA SEARCH.
- THERE ARE NO KNOWN FUTURE MUNICIPAL WATER SUPPLY SITES WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE.
- ALL SURFACE WATERS ARE SHOWN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM NH GRANIT AND NHDES ONESTOP DATA RESEARCH.
- THE APPROXIMATE LOCATIONS OF ALL PUBLICLY RECORDED PRIVATE WELLS ARE SHOWN WITHIN A 1-MILE RADIUS OF THE EXCAVATION SITE. THIS INFORMATION COMES FROM KEENE GIS AND NHDES ONE-STOP DATA RESEARCH.
- ALL OTHER PRIVATE WELL ESTIMATION IS AN APPROXIMATION.



LEGEND

- APPROX. BUILDING LOCATION
- APPROX. LOCATION OF PRIVATE WELL
- APPROX. LOCATION OF PUBLIC WELL
- ABUTTER LINE
- PROPERTY LINE
- APPROX. AREA OF EXCAVATION
- EXCAVATION AREA RADIUS
- ZONE LINE
- VIEW PRESERVATION OVERLAY ZONE LINE
- TOWN LINE

GRAPHIC SCALE

(IN FEET)

1 inch = 700 ft.

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REVISIONS	
BY	DATE
JD	12/20/24
JD	2/3/25
JD	5/9/25
JD	7/9/25
JD	7/24/25
JD	8/11/25
JD	8/22/25

OWNER/APPLICANT:
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JAFFREY, NH 03452

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STAMP:

LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES KEENE

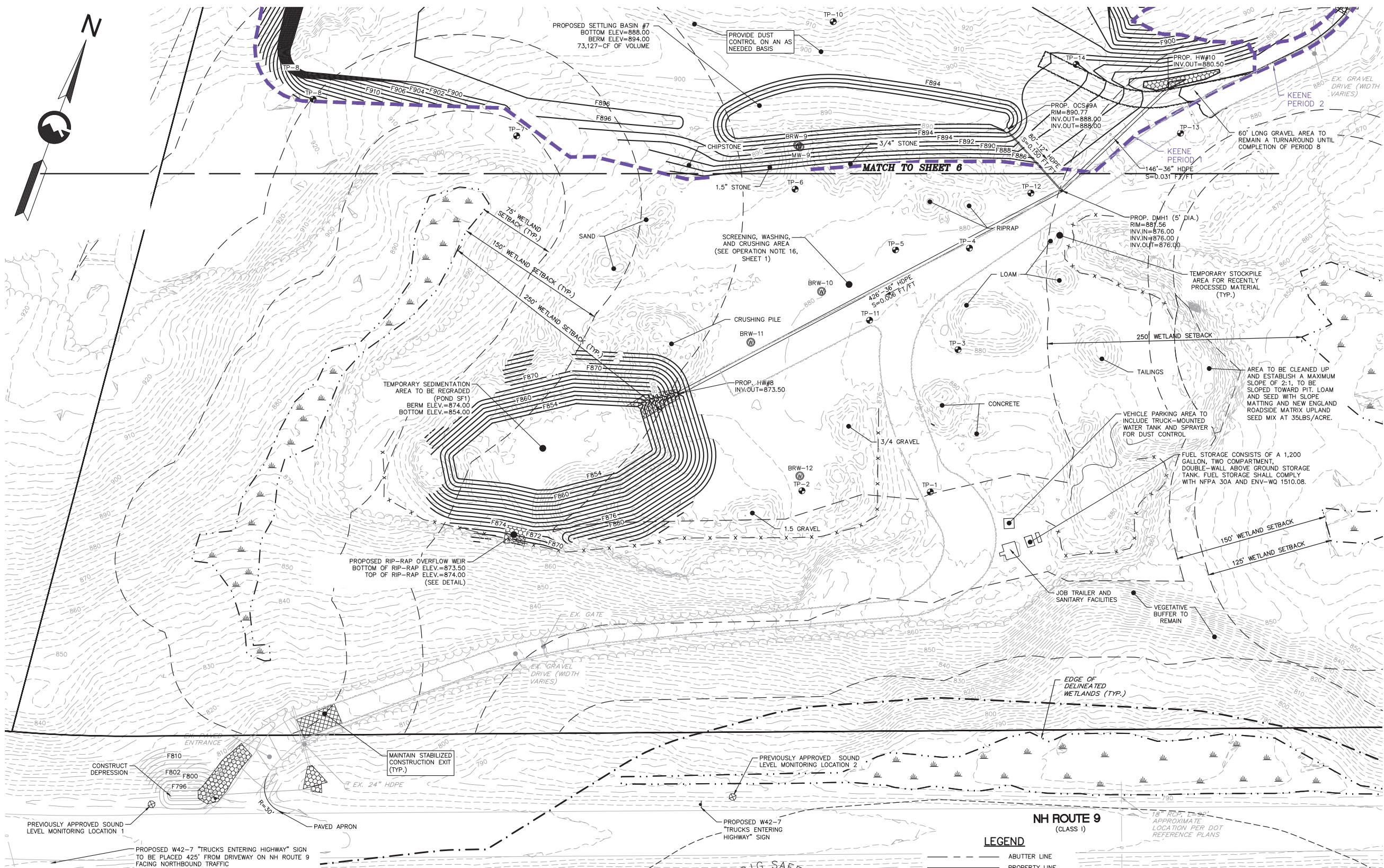
TITLE:
CONTEXT PLAN

PROJECT No. | DATE:
23-0201-1 | MAY 9, 2025

SHEET: 41 of 77
4 of 23

SCALE:
HORIZ. 1" = 700'





EROSION & SEDIMENT CONTROL LEGEND	
	STONE CHECK DAM
	LIMITS OF CLEARING
	SILT FENCE
	STABILIZED CONSTRUCTION EXIT
	STAGING AND STOCKPILE AREA
	EROSION CONTROL BLANKET

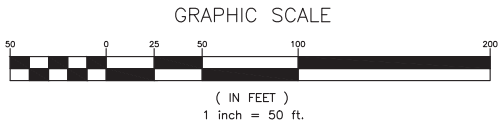
- PHASING NOTES:**
1. INSTALL NECESSARY EROSION CONTROL MEASURES, I.E. SILT FENCE.
 2. REGRADE AND REPLANT BUFFER AREA
 3. INSTALL SIGNAGE
 4. INSTALL PAVED APRON AND CULVERT ENTRANCE INLET DEPRESSION.
 5. INSTALL CULVERT OUTLET PROTECTION AT EXISTING 24" HDPE CULVERT
 6. COMPLETE EXCAVATION OF TEMPORARY SEDIMENTATION AREA SF1.
 7. TEMPORARY SEDIMENTATION POND TO BE LINED WITH 12 INCHES OF CRUSHED LIMESTONE GRAVEL, THEN LOAMED AND SEEDED.
 8. BEGIN EXCAVATION IN PERIOD 1. CONSTRUCT OUTLET STRUCTURE AND CULVERT OF TEMPORARY SEDIMENTATION BASIN #7. CONSTRUCT CLOSED DRAINAGE SYSTEM AND DIRECT DISCHARGE TO TEMPORARY SEDIMENT AREA SF1.
 9. ALL TRUCK TURNAROUND AREAS TO BE MAINTAINED UNTIL THE COMPLETION OF PERIOD 7, THEN THOSE AREAS ARE TO BE RECLAIMED.

SEE SHEET 6 FOR EROSION CONTROL NOTES (TYP.)

SEE SHEET 1 FOR OPERATION NOTES (TYP.)

LOAM & SEED ALL DISTURBED AREAS (TYP.)

LEGEND	
	ABUTTER LINE
	PROPERTY LINE
	EXCAVATION SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	WETLANDS BOUNDARY
	WETLAND BUFFER
	PROPOSED EDGE OF GRAVEL
	PERIOD LINE
	EX./PROP. TREELINE
	PROP. GRADE LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	RIP RAP
	EX./PROP. HEADWALL
	PROP. DRAINAGE LINE
	EX. DRAINAGE LINE



REVISIONS	
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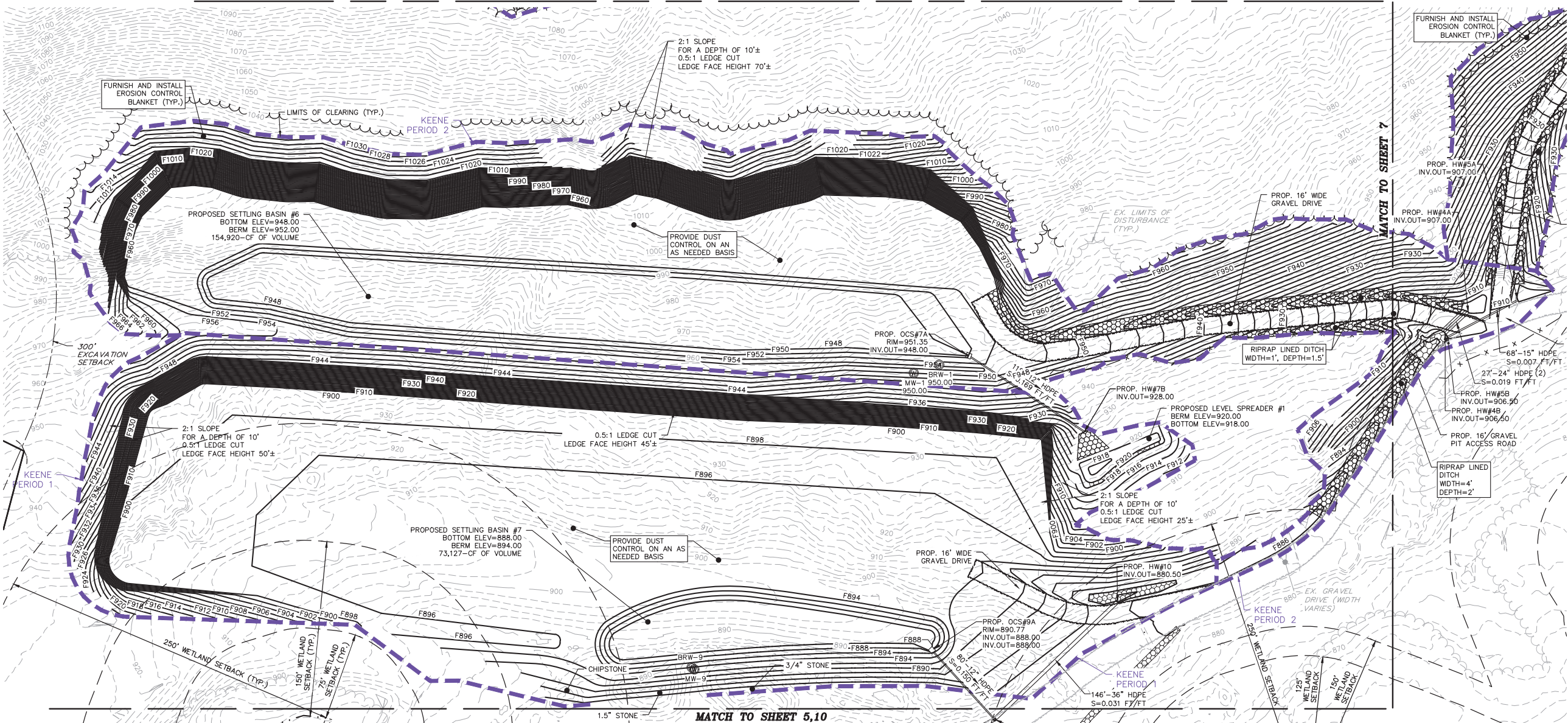
LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES KEENE

TITLE:
EXCAVATION, DRAINAGE & EROSION CONTROL PLAN

PROJECT No. DATE:
23-0201-1 MAY 9, 2025
SHEET: 42 of 77
5 of 23

SCALE:
HORIZ. 1"=50'



EXCAVATION NOTES:

KEENE PERIOD 1 - EXCAVATION AREA: 5.30 AC, EXCAVATION PERIMETER: 2,451 FT
KEENE PERIOD 2 - EXCAVATION AREA: 4.10 AC, EXCAVATION PERIMETER: 2,674 FT
KEENE PERIOD 3 - EXCAVATION AREA: 4.10 AC, EXCAVATION PERIMETER: 2,674 FT
271,000 CU.YD. CUT, FEB 2028 - NOVEMBER 2029

ALL INSPECTION AND MAINTENANCE ACTIVITIES AS WELL AS ADVERSE IMPACTS IDENTIFIED DURING INSPECTIONS AND ACTIONS TAKEN TO REMEDIATE THEM SHALL BE RECORDED IN A LOG KEPT ON SITE.



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No.	DATE	BY	COMMENTS
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3	5/9/25	JD	REVISED PER CITY COMMENTS
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5	7/24/25	JD	ADDITIONAL WELL LOCATIONS
6	8/11/25	JD	REVISED PER CITY COMMENTS
7	8/22/25	JD	REVISED PER CITY COMMENTS

OWNER/APPLICANT:
G2 HOLDINGS, LLC
250 NORTH STREET
JAFFREY, NH 03452

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STAMP:



LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
**GORDON SERVICES
KEENE**

TITLE:
**EXCAVATION,
DRAINAGE & EROSION
CONTROL PLAN**

PROJECT No. / DATE:
23-0201-1 / MAY 9, 2025
SHEET: 43 of 77
6 of 23
SCALE:
HORIZ. 1"=50'

PHASING NOTES:

1. CONTINUE EXCAVATION IN PERIOD 1. AS PIT FLOOR IS LOWERED, EXCAVATE SEDIMENT BASIN AS REQUIRED. INSTALL OUTLET CULVERT.
2. ONCE PERIOD 1 HAS REACHED FINAL GRADING, RECLAIM ENTIRE AREA. PRIOR TO LOAMING AND SEEDING THE SEDIMENT AREA, REMOVE ALL SILTED MATERIALS. LOAM AND SEED, ENSURE OUTLET CULVERT IS INSTALLED. RECLAIM ACCESS TO THE PIT.
3. BEGIN CONSTRUCTION OF PERIOD 2, STARTING WITH THE ACCESS. INSTALL ALL EROSION CONTROL DEVICES. CONSTRUCT DITCH ALONG WEST SIDE OF EXISTING ACCESS ROAD. INSTALL CULVERTS AT THE INTERSECTION WITH THE NEW ACCESS ROAD RUNNING TO THE NORTH.
4. AS PIT AREA IN PERIOD 1 IS EXCAVATED, PITCH SLOPE TO THE SOUTH OF THE AREA AND BEGIN EXCAVATION OF THE SEDIMENT RETENTION AREA. DIRECT DISCHARGE FROM THE SEDIMENT DOWN THE EASTERN SIDE OF RECLAIMED PERIOD 1. AS THE SEDIMENT AREA IS LOWERED, INSTALL OUTLET CULVERT, AND DIRECT TO THE EXISTING SLOPE TO THE EAST OF PERIOD 1.
5. ONCE PERIOD 2 HAS REACHED FINAL GRADING, RECLAIM ENTIRE AREA. PRIOR TO LOAMING AND SEEDING THE SEDIMENT AREA, REMOVE ALL SILTED MATERIALS. LOAM AND SEED, ENSURE OUTLET CULVERT IS INSTALLED. RECLAIM ACCESS TO THE PIT TO INTERSECTION OF NEW ACCESS RUNNING TO THE NORTH.
6. ALL TRUCK TURNAROUND AREAS TO BE MAINTAINED UNTIL THE COMPLETION OF PERIOD 7, THEN THOSE AREAS ARE TO BE RECLAIMED.



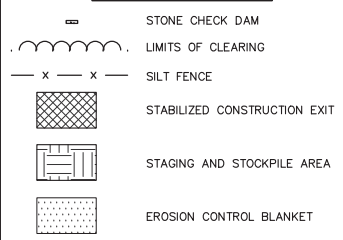
SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

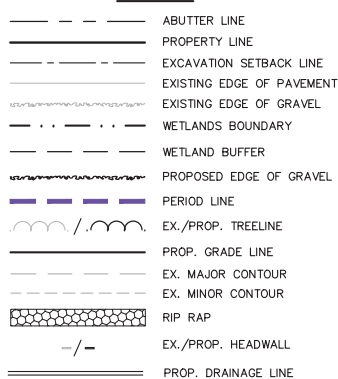
EROSION CONTROL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES.
2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
9. THE CITY OF KEENE SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
10. THE RESPONSIBLE PARTY SHALL INSTALL, INSPECT, REPORT, OPERATE, AND MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES REQUIRED BY THESE PLANS.
11. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT.
12. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
13. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
14. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
15. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
16. GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
17. GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.

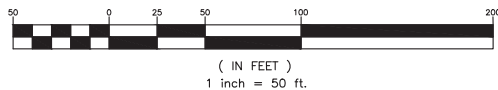
EROSION & SEDIMENT
CONTROL LEGEND



LEGEND



GRAPHIC SCALE

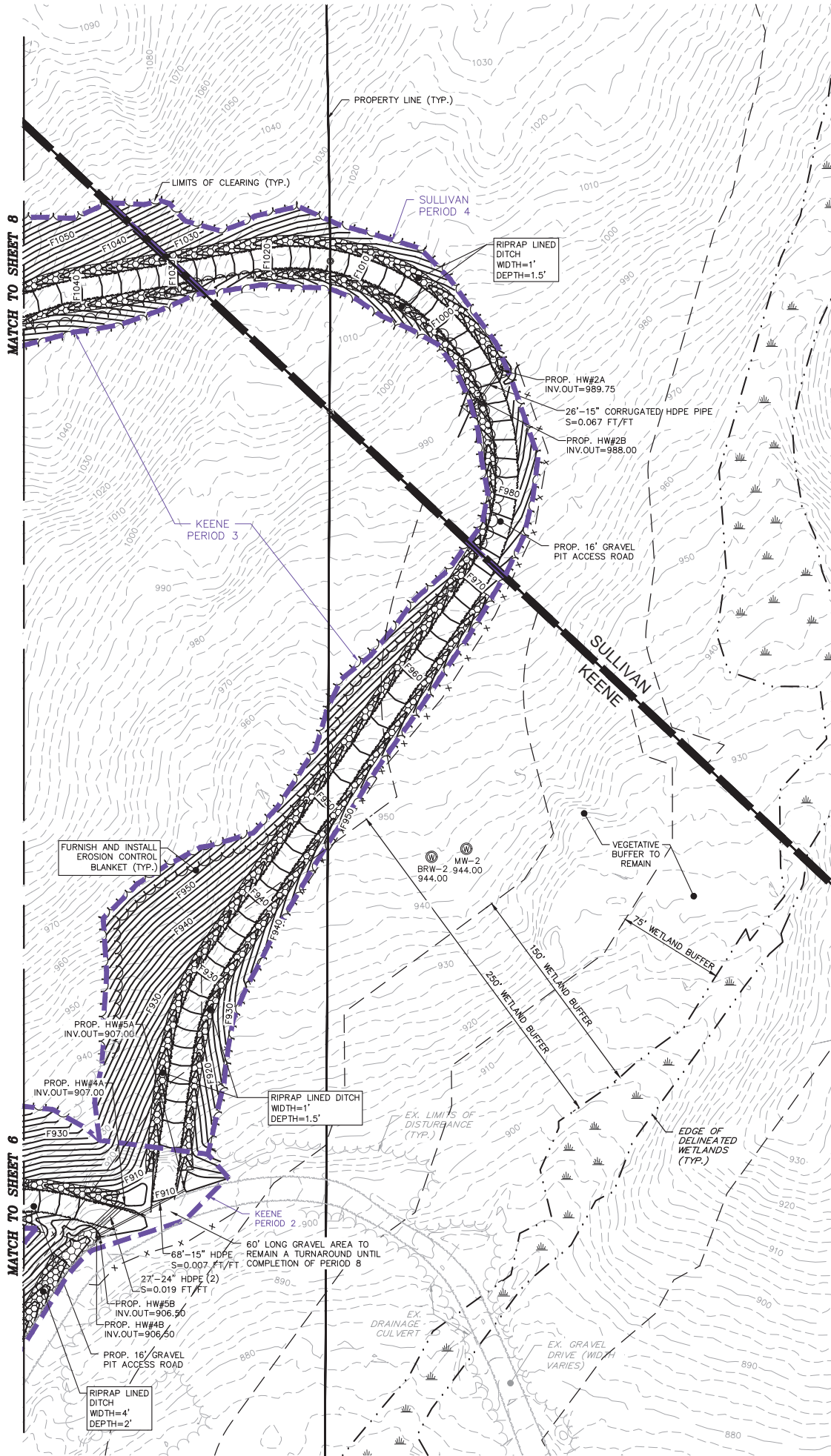


PHASING NOTES:
1. INSTALL ALL NECESSARY EROSION CONTROL ITEMS, I.E. SILT FENCE, STONE CHECK DAMS.
2. CONSTRUCT PIT ACCESS IN ITS ENTIRETY TO THE START OF PERIOD 5.
3. INSTALL ALL CULVERTS, RIP RAP CULVERT OUTLETS, AND DITCH PROTECTION.
4. ALL TRUCK TURNAROUND AREAS TO BE MAINTAINED UNTIL THE COMPLETION OF PERIOD 7, THEN THOSE AREAS ARE TO BE RECLAIMED.

SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

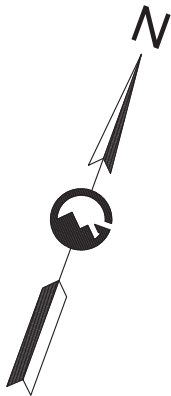
SEE SHEET 6 FOR EROSION
CONTROL NOTES (TYP.)

LOAM & SEED ALL
DISTURBED AREAS (TYP.)



EXCAVATION NOTES:
KEENE PERIOD 3 - EXCAVATION AREA: 2.14 AC, EXCAVATION PERIMETER: 3,780 FT
16,450 CU.YD. CUT, DECEMBER 2029 - JANUARY 2030
SULLIVAN PERIOD 4 - EXCAVATION AREA: 0.39 AC, EXCAVATION PERIMETER: 947 FT
939 CU.YD. CUT, FEB 2030 - MARCH 2030

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LEGEND

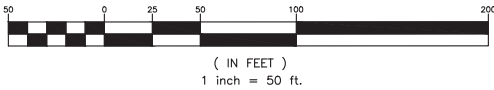
- ABUTTER LINE
- PROPERTY LINE
- EXCAVATION SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- WETLANDS BOUNDARY
- WETLAND BUFFER
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- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- RIP RAP
- EX./PROP. HEADWALL
- PROP. DRAINAGE LINE
- EX. DRAINAGE LINE

EROSION & SEDIMENT CONTROL LEGEND

- STONE CHECK DAM
- LIMITS OF CLEARING
- SILT FENCE
- STABILIZED CONSTRUCTION EXIT
- STAGING AND STOCKPILE AREA
- EROSION CONTROL BLANKET



GRAPHIC SCALE



No.	DATE	BY		COMMENTS
		JD	JD	
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5	7/24/25			ADDITIONAL WELL LOCATIONS
6	8/11/25			REVISED PER CITY COMMENTS
7	8/22/25			REVISED PER CITY COMMENTS

OWNER/APPLICANT:
C2 HOLDINGS, LLC
2550 NORTH STREET
JAFFREY, NH 03452

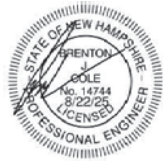
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LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
**GORDON SERVICES
KEENE**

TITLE:
**EXCAVATION,
DRAINAGE & EROSION
CONTROL PLAN**

PROJECT No. | DATE:
23-0201-1 | MAY 9, 2025
SHEET: 44 of 77
HORIZ. 1"=50'
SCALE:

REVISIONS		BY	DATE	COMMENTS
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5	7/24/25	JD		ADDITIONAL WELL LOCATIONS
6	8/11/25	JD		REVISED PER CITY COMMENTS
7	8/22/25	JD		REVISED PER CITY COMMENTS

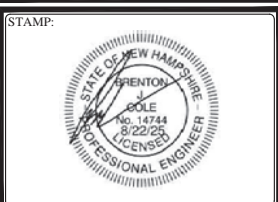
OWNER/APPLICANT:
G2 HOLDINGS, LLC
250 NORTH STREET
JAFFREY, NH 03452

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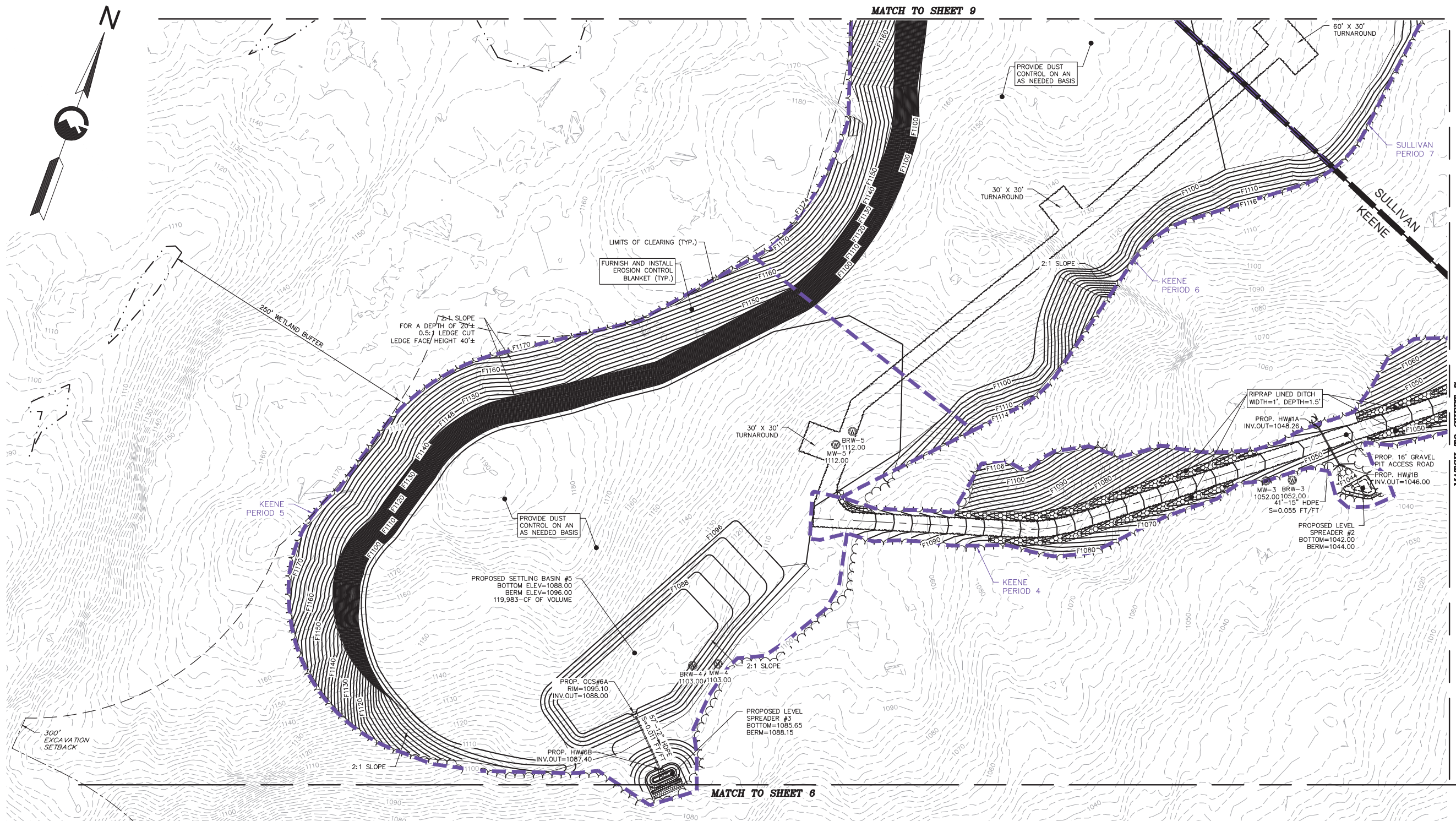
LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
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CHESHIRE COUNTY

PROJECT:
**GORDON SERVICES
KEENE**

TITLE:
**EXCAVATION,
DRAINAGE & EROSION
CONTROL PLAN**

PROJECT No. | DATE:
23-0201-1 | MAY 9, 2025
SHEET: 45 of 77
8 of 23

SCALE:
HORIZ. 1"=50'



- PHASING NOTES:**
1. INSTALL NECESSARY EROSION CONTROL MEASURES, I.E. SILT FENCE.
 2. BEGIN EXCAVATION IN PERIOD 5. CONSTRUCT TEMPORARY SEDIMENT BASIN AS NEEDED AND DIRECT DISCHARGE TO TEMPORARY SEDIMENT AREA.
 3. SLOPE PIT TO RUN TO THE SOUTH TO THE SEDIMENT AREA. AS EXCAVATION PROCEEDS, LOWER SEDIMENT AREA AS NEEDED.
 4. ONCE PERIOD 5 HAS REACHED FINAL GRADING, RECLAIM ENTIRE AREA, LEAVING TRUCK AND EQUIPMENT ACCESS TO PERIOD 6. PRIOR TO LOAMING AND SEEDING THE SEDIMENT AREA, REMOVE ALL SILTED MATERIALS. LOAM AND SEED, ENSURE OUTLET CULVERT IS INSTALLED.
 5. INSTALL EROSION CONTROL MEASURES FOR PERIOD 6.
 6. BEGIN EXCAVATION IN PERIOD 6. SLOPE PIT FLOOR TO THE SOUTH. INSTALL TEMPORARY SEDIMENT BASINS AS NEEDED. DO NOT DISCHARGE SEDIMENT TO RECLAIMED AREA PERIOD 5.
 7. ONCE PERIOD 6 HAS REACHED FINAL GRADING, RECLAIM ENTIRE AREA, LEAVING TRUCK AND EQUIPMENT ACCESS TO PERIOD 7.
 8. ALL TRUCK TURNAROUND AREAS TO BE MAINTAINED UNTIL THE COMPLETION OF PERIOD 7, THEN THOSE AREAS ARE TO BE RECLAIMED.



EXCAVATION NOTES:

KEENE PERIOD 5 - EXCAVATION AREA: 4.08 AC, EXCAVATION PERIMETER: 1,724 FT
366,530 CU.YD. CUT, APRIL 2030 - SEPTEMBER 2031

KEENE PERIOD 6 - EXCAVATION AREA: 3.82 AC, EXCAVATION PERIMETER: 1,900 FT
262,692 CU.YD. CUT, OCT 2031 - JULY 2033

SULLIVAN PERIOD 7 - EXCAVATION AREA: 4.08 AC, EXCAVATION PERIMETER: 1,755 FT
306,210 CU.YD. CUT, AUG 2033 - AUG 2035

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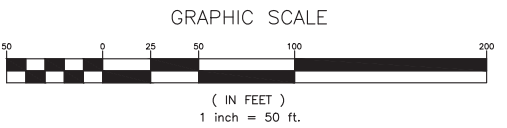
LOAM & SEED ALL
DISTURBED AREAS (TYP.)

SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

SEE SHEET 6 FOR EROSION
CONTROL NOTES (TYP.)

- LEGEND**
- ABUTTER LINE
 - PROPERTY LINE
 - EXCAVATION SETBACK LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - WETLANDS BOUNDARY
 - WETLAND BUFFER
 - PROPOSED EDGE OF GRAVEL
 - PERIOD LINE
 - EX./PROP. TREELINE
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 - EX./PROP. HEADWALL
 - PROP. DRAINAGE LINE

- EROSION & SEDIMENT CONTROL LEGEND**
- STONE CHECK DAM
 - LIMITS OF CLEARING
 - SILT FENCE
 - STABILIZED CONSTRUCTION EXIT
 - STAGING AND STOCKPILE AREA
 - EROSION CONTROL BLANKET



REVISIONS		BY	DATE	COMMENTS
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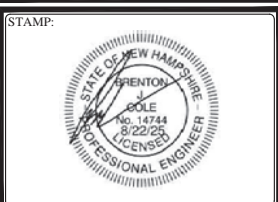
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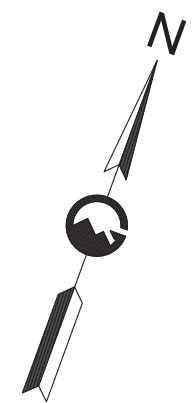
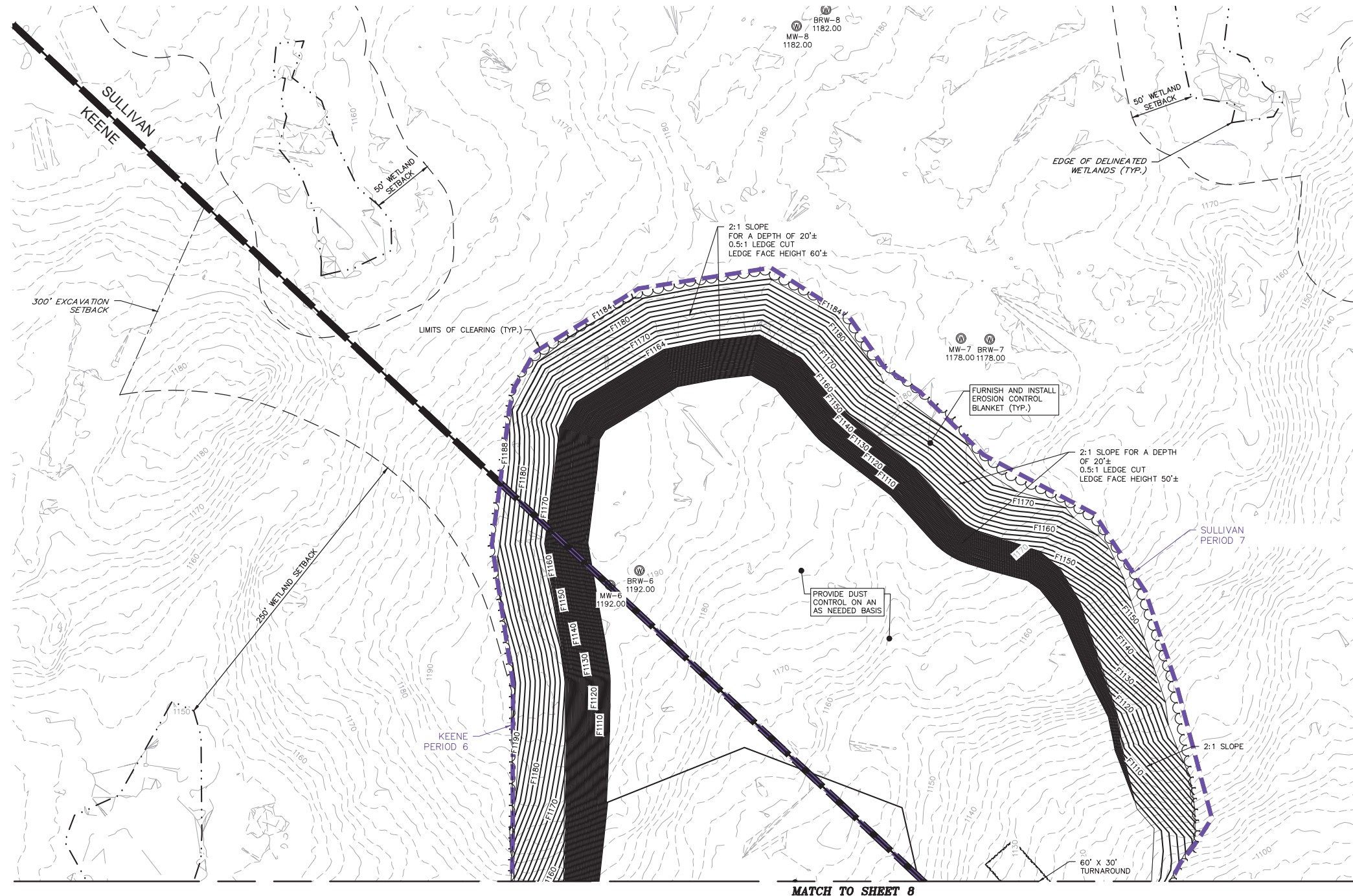
LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
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CHESHIRE COUNTY

PROJECT:
GORDON SERVICES
KEENE

TITLE:
EXCAVATION,
DRAINAGE & EROSION
CONTROL PLAN

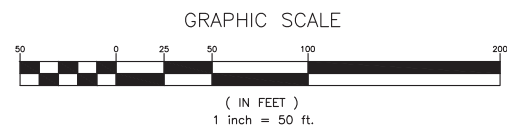
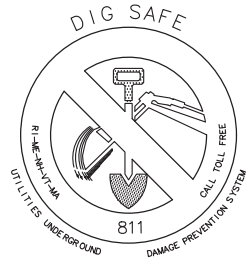
PROJECT No. | DATE:
23-0201-1 | MAY 9, 2025
SHEET: 46 of 77
9 of 23

SCALE:
HORIZ.
1"=50'



- LEGEND
- ABUTTER LINE
 - PROPERTY LINE
 - EXCAVATION SETBACK LINE
 - EXISTING EDGE OF PAVEMENT
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 - PROP. DRAINAGE LINE

- EROSION & SEDIMENT CONTROL LEGEND
- STONE CHECK DAM
 - LIMITS OF CLEARING
 - SILT FENCE
 - STABILIZED CONSTRUCTION EXIT
 - STAGING AND STOCKPILE AREA
 - EROSION CONTROL BLANKET



- PHASING NOTES:
- INSTALL EROSION CONTROL MEASURES FOR PERIOD 7.
 - BEGIN EXCAVATION IN PERIOD 7. SLOPE PIT FLOOR TO THE SOUTH. INSTALL TEMPORARY SEDIMENT BASINS AS NEEDED. DO NOT DISCHARGE SEDIMENT TO RECLAIMED AREA PERIOD 6.
 - ONCE PERIOD 7 HAS REACHED FINAL GRADING, RECLAIM ENTIRE AREA. RECLAIM GRAVEL SURFACE OF ENTIRE HAUL ROAD.
 - ALL TRUCK TURNAROUND AREAS TO BE MAINTAINED UNTIL THE COMPLETION OF PERIOD 7, THEN THOSE AREAS ARE TO BE RECLAIMED.

- LOAM & SEED ALL
DISTURBED AREAS (TYP.)
- SEE SHEET 1 FOR
OPERATION NOTES (TYP.)
- SEE SHEET 6 FOR EROSION
CONTROL NOTES (TYP.)

EXCAVATION NOTES:

KEENE PERIOD 6 - EXCAVATION AREA: 3.82 AC, EXCAVATION PERIMETER: 1,900 FT
262,692 CU.YD CUT, OCT 2031 - JULY 2033

SULLIVAN PERIOD 7 - EXCAVATION AREA: 4.06 AC, EXCAVATION PERIMETER: 1,755 FT
306,210 CU.YD. CUT, AUG 2033 - AUG 2035

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EXCAVATION NOTES:
KEENE PERIOD 8 - EXCAVATION AREA: 7.48 AC, EXCAVATION PERIMETER: 3,219 FT
179,175 CU.YD. CUT, SEPTEMBER 2035 - DECEMBER 2038

ALL INSPECTION AND MAINTENANCE ACTIVITIES AS WELL AS ADVERSE IMPACTS IDENTIFIED DURING INSPECTIONS AND ACTIONS TAKEN TO REMEDIATE THEM SHALL BE RECORDED IN A LOG KEPT ON SITE.



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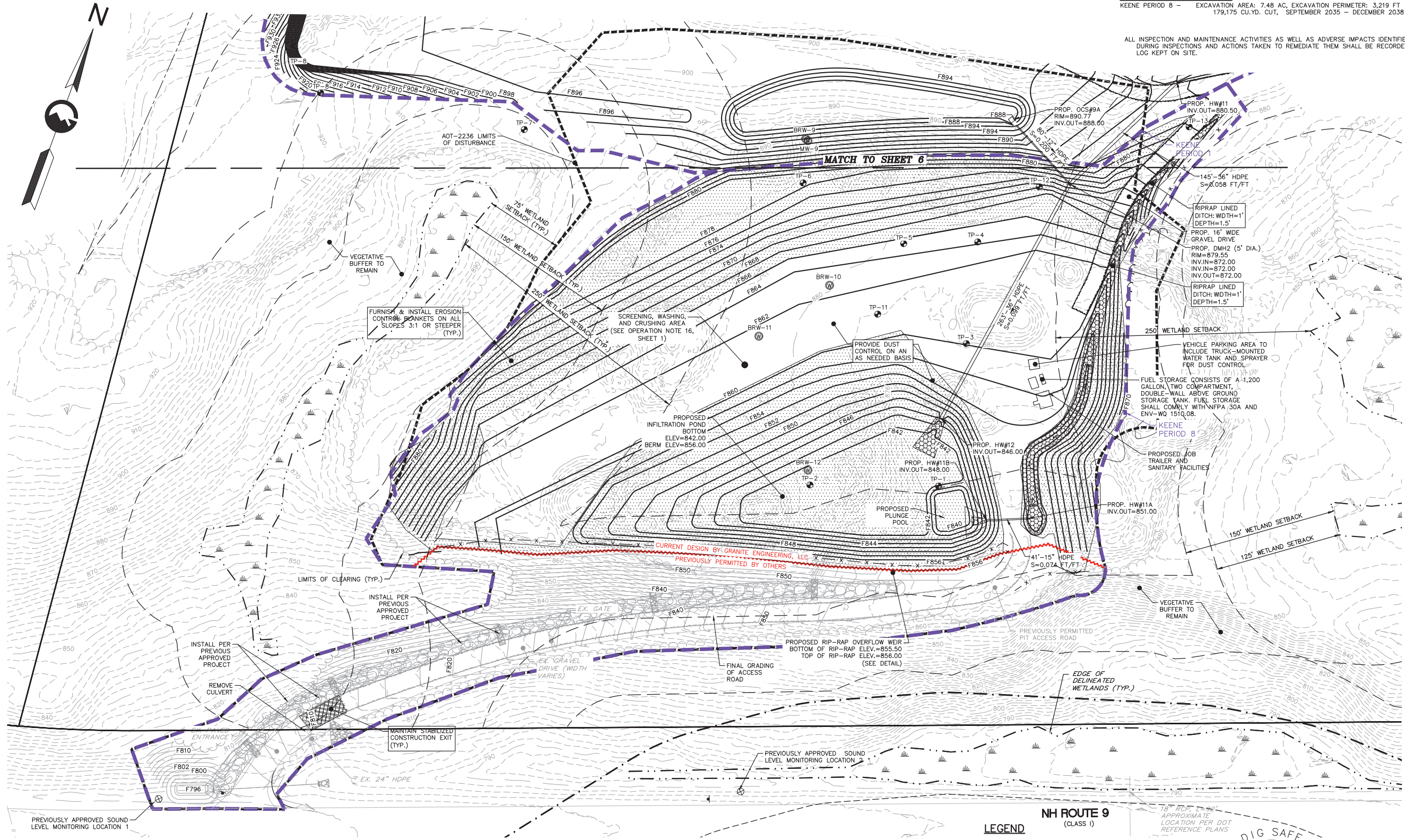
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KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES
KEENE

TITLE:
EXCAVATION,
DRAINAGE & EROSION
CONTROL PLAN

PROJECT No. DATE:
23-0201-1 MAY 9, 2025
SHEET: 47 of 77
10 of 23

SCALE:
HORIZ.
1"=50'



PHASING NOTES:

1. INSTALL EROSION CONTROL MEASURES FOR PERIOD 8.
2. BEGIN EXCAVATION IN PERIOD 8. SLOPE PIT FLOOR TO THE SOUTH.
3. AS PIT FLOOR IS LOWERED, EXCAVATE AND EXPAND TEMPORARY SEDIMENTATION BASIN EASTERLY, AT ALL TIMES MAINTAINING A MINIMUM DEPTH OF 12'.
4. DIRECT RUNOFF TO PROPOSED SEDIMENT AREA AS SHOWN ON THIS PLAN. TO KEEP ACCESS TO THE PIT OPEN, INSTALL A CULVERT TO DIRECT STORMWATER RUNOFF TO THE SEDIMENT RETENTION AREA.
5. BY THE TIME THE PIT FLOOR REACHES ELEVATION 860.00, THE TEMPORARY SEDIMENTATION AREA SHALL HAVE SHIFTED TO THE INFILTRATION LOCATION SHOWN, WITH A FLOOR ELEVATION OF 848.00.
6. WHEN THE 12" OUTLET PIPE FROM SETTLING BASIN #7 HAS REACHED 12" COVER, AND THE PROPOSED GRADE HAS BEEN ESTABLISHED AT DMH#2, INSTALL THE 36" CLOSED DRAINAGE SYSTEM AND DISCHARGE TO THE INFILTRATION POND.
7. AS THE PIT FLOOR IS LOWERED, THE GRADE OF THE MAIN ACCESS ROAD OFF ROUTE 9 WILL NEED TO BE ADJUSTED TO CURRENT PIT FLOOR ELEVATIONS. THE RIP RAP SWALE ON THE WESTERLY SIDE SHALL REMAIN AND ADJUSTED AS NEEDED.
8. ONCE PERIOD 8 HAS REACHED FINAL GRADING, INSTALL FINAL PERMANENT CHECK DAMS IN THE MAIN ACCESS ROAD DITCHLINE. REMOVE EXISTING 24" HDPE CULVERT. INSTALL SURFACE SAND FILTERS. INSTALL 18" HDPE CULVERT, INSTALL RETAINING WALL, AND INSTALL FENCE PER PREVIOUS DESIGN PLANS BY TF MORAN AND APPROVED BY THE CITY OF LEBANON.
9. LINE INFILTRATION POND WITH 12 INCHES OF CRUSHED LIMESTONE GRAVEL, THEN LOAM AND SEED.
10. INSTALL INFILTRATION POND EMERGENCY SPILLWAY.
11. RECLAIM ENTIRE AREA. RECLAIM GRAVEL SURFACE OF ACCESS ROAD. REMOVE TEMPORARY EROSION CONTROL MEASURES.

EROSION & SEDIMENT CONTROL LEGEND

- | | |
|--|------------------------------|
| | STONE CHECK DAM |
| | LIMITS OF CLEARING |
| | SILT FENCE |
| | STABILIZED CONSTRUCTION EXIT |
| | STAGING AND STOCKPILE AREA |
| | EROSION CONTROL BLANKET |

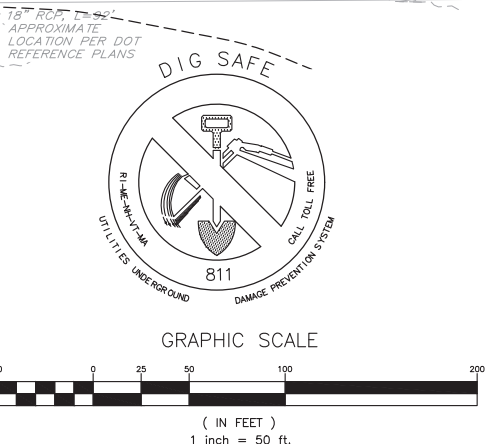
SEE SHEET 6 FOR EROSION
CONTROL NOTES (TYP.)

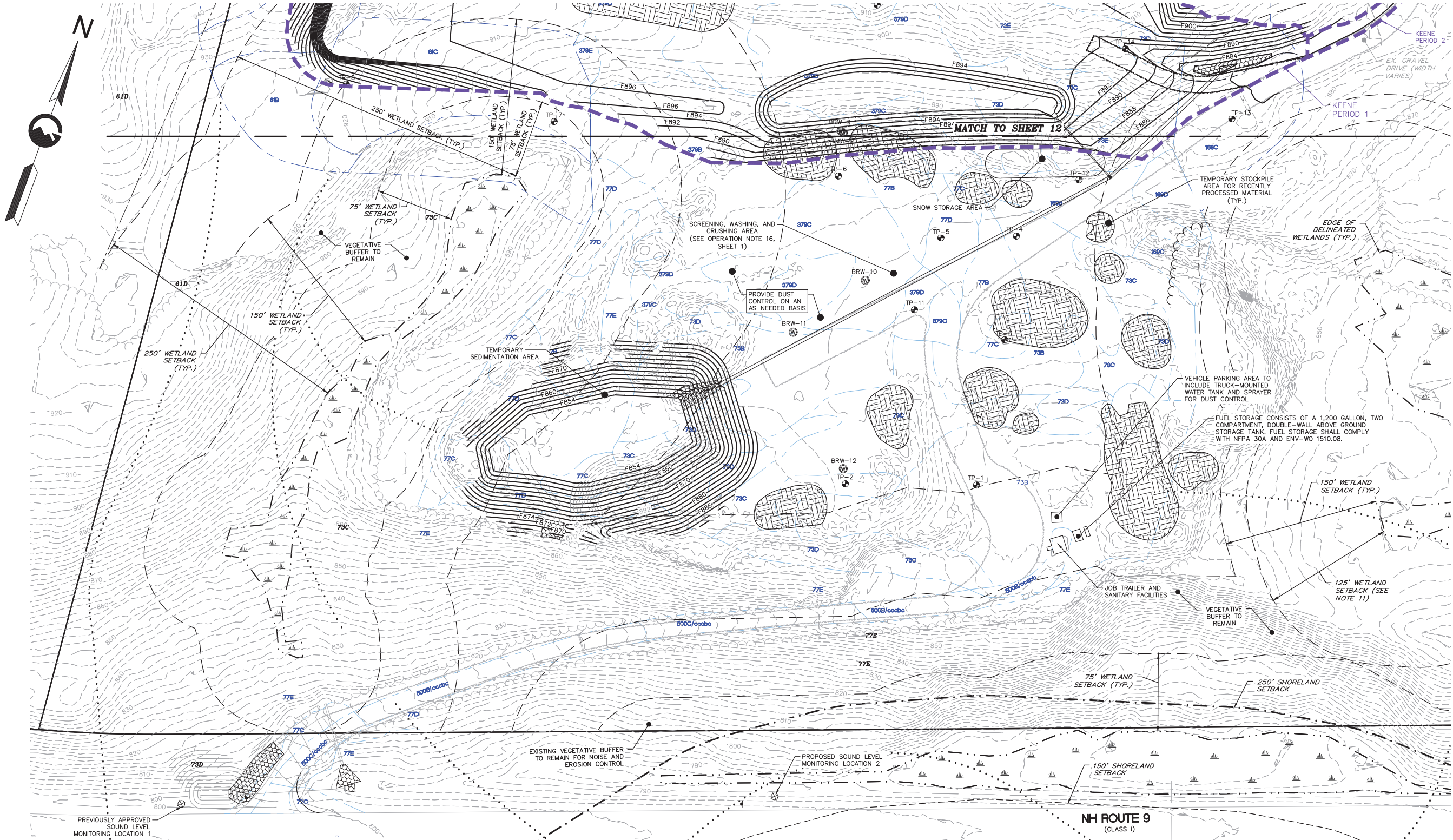
SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

LEGEND

- | | |
|--|---------------------------|
| | ABUTTER LINE |
| | PROPERTY LINE |
| | EXCAVATION SETBACK LINE |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING EDGE OF GRAVEL |
| | WETLANDS BOUNDARY |
| | WETLAND BUFFER |
| | PROPOSED EDGE OF GRAVEL |
| | PERIOD LINE |
| | EX./PROP. TREE LINE |
| | PROP. GRADE LINE |
| | EX. MAJOR CONTOUR |
| | EX. MINOR CONTOUR |
| | RIP RAP |
| | EX./PROP. HEADWALL |
| | PROP. DRAINAGE LINE |
| | EX. DRAINAGE LINE |





SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

SEE SHEET 12 FOR IMPACT
CONTROL & MONITORING PLAN
NOTES (TYP.)

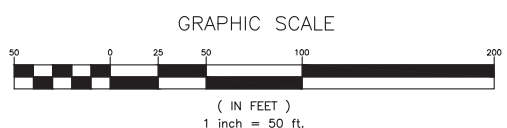
LOAM & SEED ALL
DISTURBED AREAS (TYP.)

SSSS LEGEND (SURVEYED BY THOMAS SOKOLOSKI) HYDROLOGIC SOIL GROUP

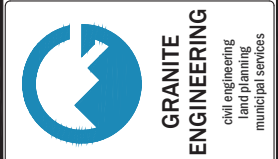
73B	BERKSHIRE FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	B
73C	BERKSHIRE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY	B
73D	BERKSHIRE FINE SANDY LOAM, 15-25% SLOPES, VERY STONY	B
73E	BERKSHIRE FINE SANDY LOAM, 25%+ SLOPES, VERY STONY	B
77B	BERKSHIRE FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	C
77C	BERKSHIRE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY	C
77D	BERKSHIRE FINE SANDY LOAM, 15-25% SLOPES, VERY STONY	C
77E	BERKSHIRE FINE SANDY LOAM, 25%+ SLOPES, VERY STONY	C
109B	SUNAPEE FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	B
109C	SUNAPEE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY	B
109D	SUNAPEE FINE SANDY LOAM, 15-25% SLOPES, VERY STONY	B
379B	DIXFIELD FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	C
379C	DIXFIELD FINE SANDY LOAM, 8-15% SLOPES, VERY STONY	C
379D	DIXFIELD FINE SANDY LOAM, 15-25% SLOPES, VERY STONY	C
500B/cocab	UDORTHENTS, LOAMY, 0-8% SLOPES	B
500B/cocabb	UDORTHENTS, LOAMY, 0-8% SLOPES	B
500B/cocabb	URBAN LAND, 8-15% SLOPES	B

SUBSURFACE DATA				
LOG	EXISTING GROUND	PROPOSED GRADE	LEDGE	DEPTH TO GROUNDWATER
T-1	881	854.5	NONE TO 867.0	---
T-2	878	854.5	NONE TO 863.0	---
TP-3	872	855.5	NONE TO 858.0	---
TP-4	874.5	870	NONE TO 859.5	---
TP-5	882	876	NONE TO 869.0	---
TP-6	887	887	NONE TO 873.0	---
TP-7	893	893	881	---
TP-8	916	916	913	---
TP-9	927	927	918	---
TP-10	910	910	904.5	---
TP-11	881	865	867	---
TP-12	875	875	867	---
TP-13	882	882	876	---
TP-14	903	903	897	---
TP-15	942	942	936	---
TP-16	980	980	975	---

SUBSURFACE DATA FROM TEST PIT, BORING, AND WELL INSTALLATION LOGS CONTAINED IN THE LIMITED GEOHYDROLOGIC INVESTIGATION BY SLR INTERNATIONAL CORPORATION, DATED MARCH 25, 2022.



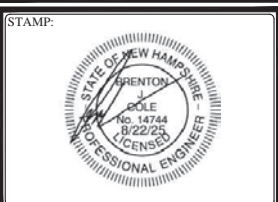
LEGEND	
---	ABUTTER LINE
---	PROPERTY LINE
---	EXCAVATION SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	WETLANDS BOUNDARY
---	WETLAND BUFFER
---	SOILS SURVEYED BY THOMAS SOKOLOSKI
---	SOILS SURVEYED BY LUKE HURLEY
---	NRCS SOILS
---	EX./PROP. TREE LINE
---	PROP. GRADE LINE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
---	PERIOD LINE
---	TOWN LINE



REVISIONS	
BY	COMMENTS
JD	PROJECT SUBMITTAL
JD	REVISED PER CITY COMMENTS
JD	REVISED PER CITY COMMENTS
JD	REVISED PER CITY COMMENTS
JD	ADDITIONAL WELL LOCATIONS
JD	REVISED PER CITY COMMENTS
JD	REVISED PER CITY COMMENTS

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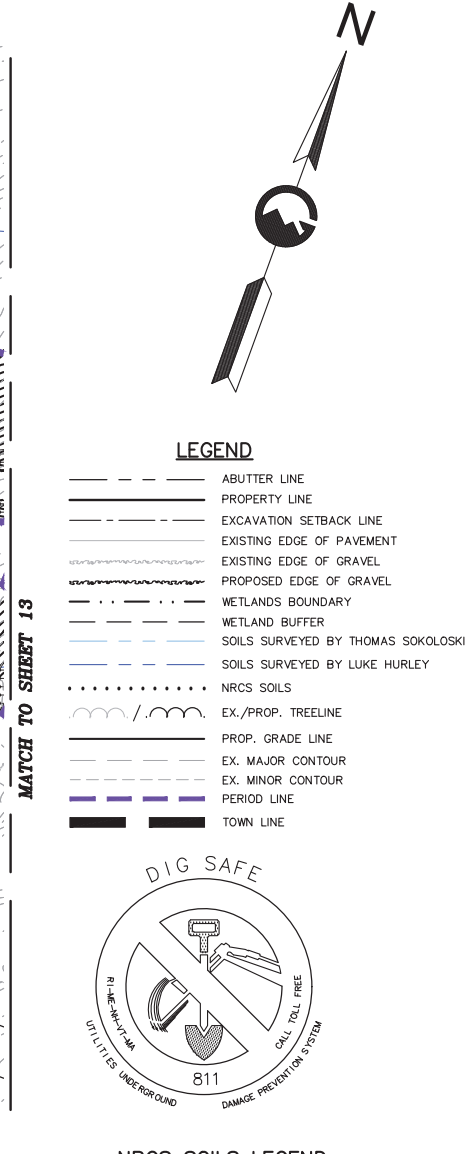


LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
87 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

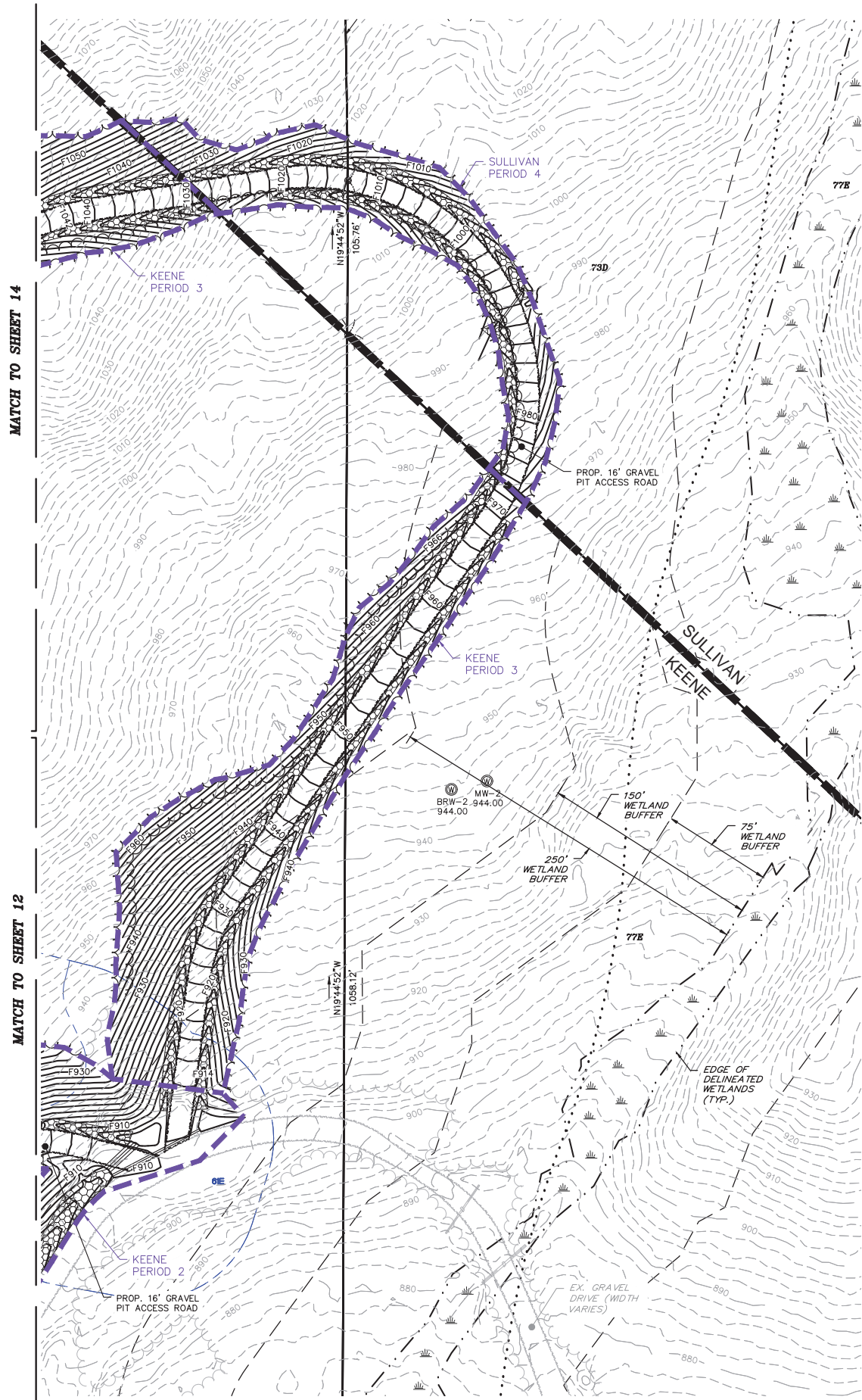
PROJECT:
**GORDON SERVICES
KEENE**

TITLE:
**IMPACT CONTROL &
MONITORING PLAN**

PROJECT No. 23-0201-1 DATE: MAY 9, 2025
SHEET: 48 of 77
SCALE: HORIZ. 1"=50'



 <div style="display: inline-block; text-align: left; margin-top: 10px;"> GRANITE ENGINEERING <small>civil engineering land planning municipal services</small> </div>			
REVISIONS			
No.	DATE	COMMENTS	BY
1	12/20/24	PROJECT SUBMITTAL	J-D
2	2/3/25	REVISED PER CITY COMMENTS	J-D
3	5/9/25	REVISED PER CITY COMMENTS	J-D
4	7/9/25	REVISED PER CITY COMMENTS	J-D
5	7/24/25	ADDITIONAL WELL LOCATIONS	J-D
6	8/11/25	REVISED PER CITY COMMENTS	J-D
7	8/22/25	REVISED PER CITY COMMENTS	J-D
OWNER/APPLICANT: G2 HOLDINGS, LLC 1000 Rte 1 JAFFREY, NH 03452			
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <h1 style="margin: 0;">GRANITE ENGINEERING</h1> <p style="margin: 5px 0;">civil engineering • land planning • municipal services</p> </div> <div style="text-align: center;">  </div> </div> <p style="margin-top: 20px;">150 Dow Street, Tower 2, Suite 424 Manchester, New Hampshire 03101</p> <p style="margin-top: 5px;">603.518.8030</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> www.GraniteEng.com </div>			
STAMP: <div style="text-align: center; margin-top: 10px;">  </div>			
LOCATION: KEENE TAX MAP 215 LOTS 7 & 8 SULLIVAN TAX MAP 5 LOTS 46 & 46-1 57 ROUTE 9 KEENE & SULLIVAN, NEW HAMPSHIRE CHESHIRE COUNTY			
PROJECT: <div style="text-align: center; margin-top: 5px;"> GORDON SERVICES KEENE </div>			
TITLE: <div style="text-align: center; margin-top: 5px;"> IMPACT CONTROL & MONITORING PLAN </div>			
PROJECT No. 23-0201-1		DATE: MAY 9, 2025	
SHEET: 49 of 77		SCALE: HORIZ. 1"=50'	



SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

SEE SHEET 12 FOR IMPACT
CONTROL & MONITORING PLAN
NOTES (TYP.)

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

LEGEND	
---	ABUTTER LINE
---	PROPERTY LINE
---	EXCAVATION SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	WETLANDS BOUNDARY
---	WETLAND BUFFER
---	SOILS SURVEYED BY THOMAS SOKOLOSKI
---	SOILS SURVEYED BY LUKE HURLEY
---	NRCS SOILS
---	EX./PROP. TREELINE
---	PROP. GRADE LINE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
---	PERIOD LINE
---	TOWN LINE

NRCS SOILS LEGEND	
22	COLTON GRAVELLY SANDY LOAM, RATED A
60	TUNBRIDGE-BERKSHIRE COMPLEX, RATED C
61	TUNBRIDGE-LYMAN-ROCK OUTCROP COMPLEX, RATED C
73	BERKSHIRE FINE SANDY LOAM, RATED B
77	MARLOW FINE SANDY LOAM, VERY STONY, RATED C
161	LYMAN-TUNBRIDGE-ROCK OUTCROP COMPLEX, RATED D
169	SUNAPEE FINE SANDY LOAM, RATED C

SITE SPECIFIC SOIL SURVEY NOTES:
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

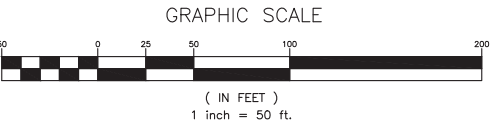
THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED JULY 15, 2024, AND WAS PREPARED BY LUKE HURLEY, CSS #095M, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE #10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSTAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTIST OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

HYDROLOGIC SSSM SYM.	SSS MAP NAME	HISS SYM.	SOIL GRP.
168	SUNAPEE	321	B
61	TURNBRIDGE LYMAN ROCK OUTCROP	224/227	C
92	LYMAN	224	D

SLOPE PERIOD:
0-8% B 8-15% C 15-25% D 25%+ E



REVISIONS	
No.	DATE
1	12/20/24
2	2/3/25
3	5/9/25
4	7/9/25
5	7/24/25
6	8/11/25
7	8/22/25

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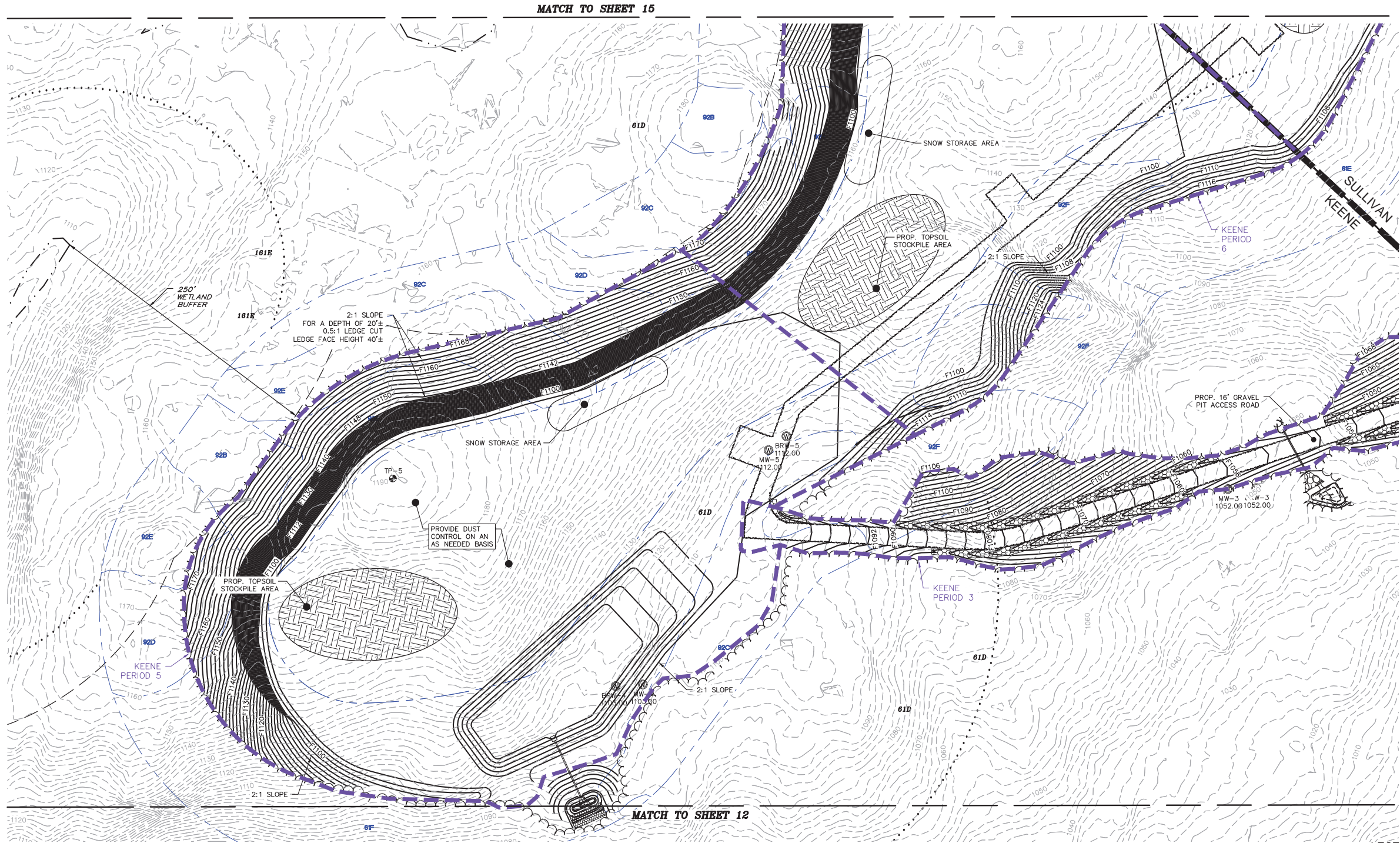


LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
**GORDON SERVICES
KEENE**

TITLE:
**IMPACT CONTROL &
MONITORING PLAN**

PROJECT No. | DATE:
23-0201-1 | MAY 9, 2025
SHEET: 50 of 77
SCALE:
HORIZ.
1"=50'



SITE SPECIFIC SOIL SURVEY NOTES:

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SSSM SYM.	SSS MAP NAME	HISS SYM.	SOIL GRP.
168	SUNAPEE	321	B
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92	LYMAN	224	D

SLOPE PERIOD:
0-8% B 8-15% C 15-25% D 25%+ E



NRCS SOILS LEGEND	
22	COLTON GRAVELLY SANDY LOAM, RATED A
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61	TUNBRIDGE-LYMAN-ROCK OUTCROP COMPLEX, RATED C
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169	SUNAPEE FINE SANDY LOAM, RATED C

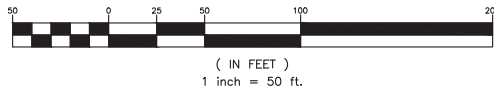
SEE SHEET 12 FOR IMPACT
CONTROL & MONITORING PLAN
NOTES (TYP.)

SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

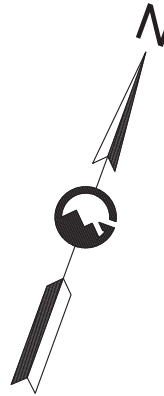


GRAPHIC SCALE



LEGEND

---	ABUTTER LINE
---	PROPERTY LINE
---	EXCAVATION SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	WETLANDS BOUNDARY
---	WETLAND BUFFER
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---	PROP. GRADE LINE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
---	PERIOD LINE
---	TOWN LINE



REVISIONS	
NO.	DATE
1	12/20/24
2	2/3/25
3	5/9/25
4	7/9/25
5	7/24/25
6	8/11/25
7	8/22/25

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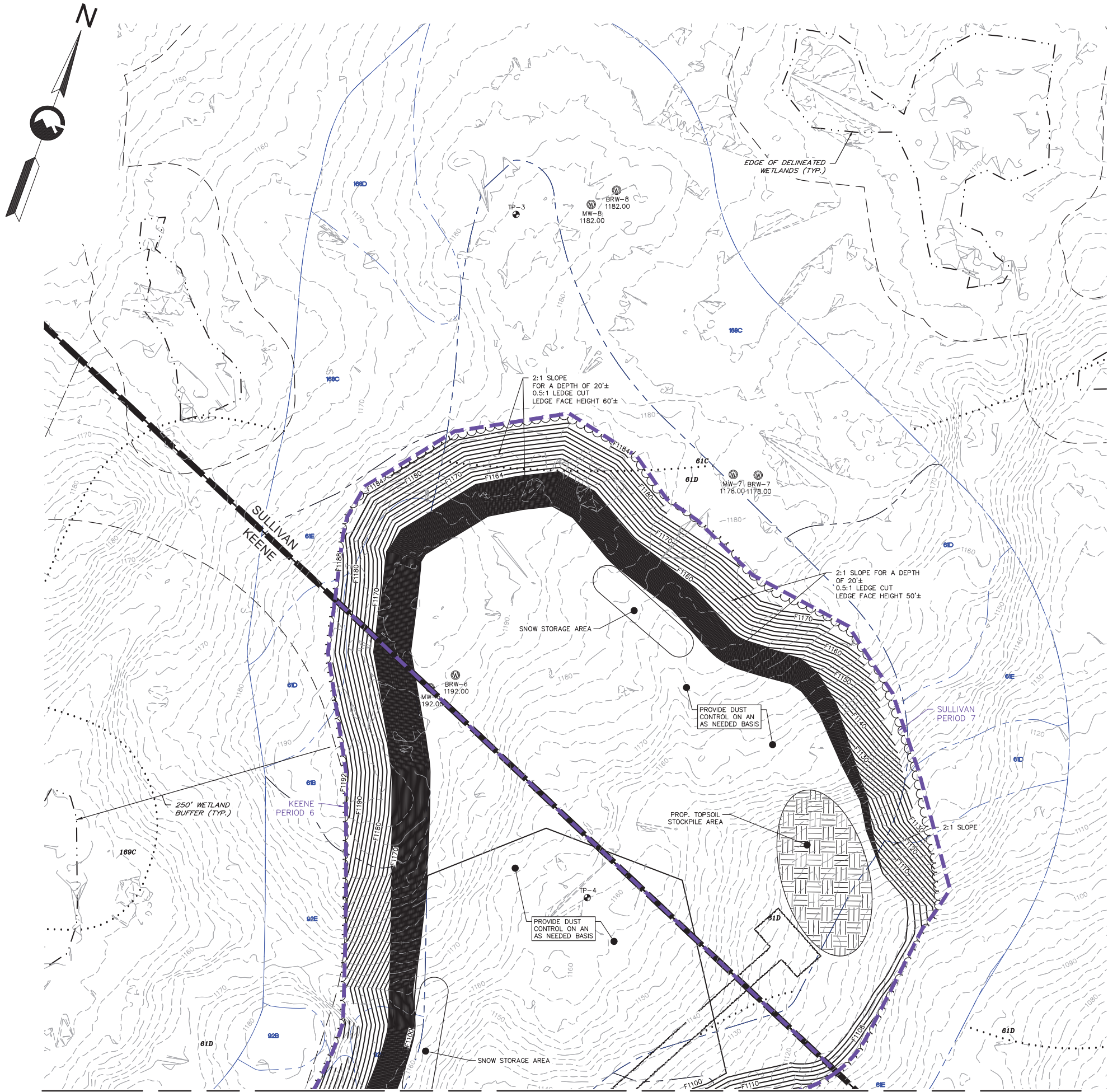


LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES
KEENE

TITLE:
IMPACT CONTROL &
MONITORING PLAN

PROJECT NO. DATE:
23-0201-1 MAY 9, 2025
SHEET: 51 OF 77
SCALE:
HORIZ. 1"=50'



SITE SPECIFIC SOIL SURVEY NOTES:
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- NRCS SOILS LEGEND**
- 22 COLTON GRAVELLY SANDY LOAM, RATED A
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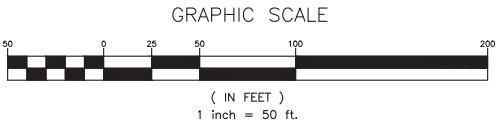


SEE SHEET 12 FOR IMPACT CONTROL & MONITORING PLAN NOTES (TYP.)

SEE SHEET 1 FOR OPERATION NOTES (TYP.)

LOAM & SEED ALL DISTURBED AREAS (TYP.)

- LEGEND**
- ABUTTER LINE
 - PROPERTY LINE
 - EXCAVATION SETBACK LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - PROPOSED EDGE OF GRAVEL
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 - EX./PROP. TREELINE
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 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - PERIOD LINE
 - TOWN LINE



BY	DATE	COMMENTS
JD	12/20/24	PROJECT SUBMITTAL
JD	2/3/25	REVISED PER CITY COMMENTS
JD	5/9/25	REVISED PER CITY COMMENTS
JD	7/9/25	REVISED PER CITY COMMENTS
JD	7/24/25	ADDITIONAL WELL LOCATIONS
JD	8/11/25	REVISED PER CITY COMMENTS
JD	8/22/25	REVISED PER CITY COMMENTS

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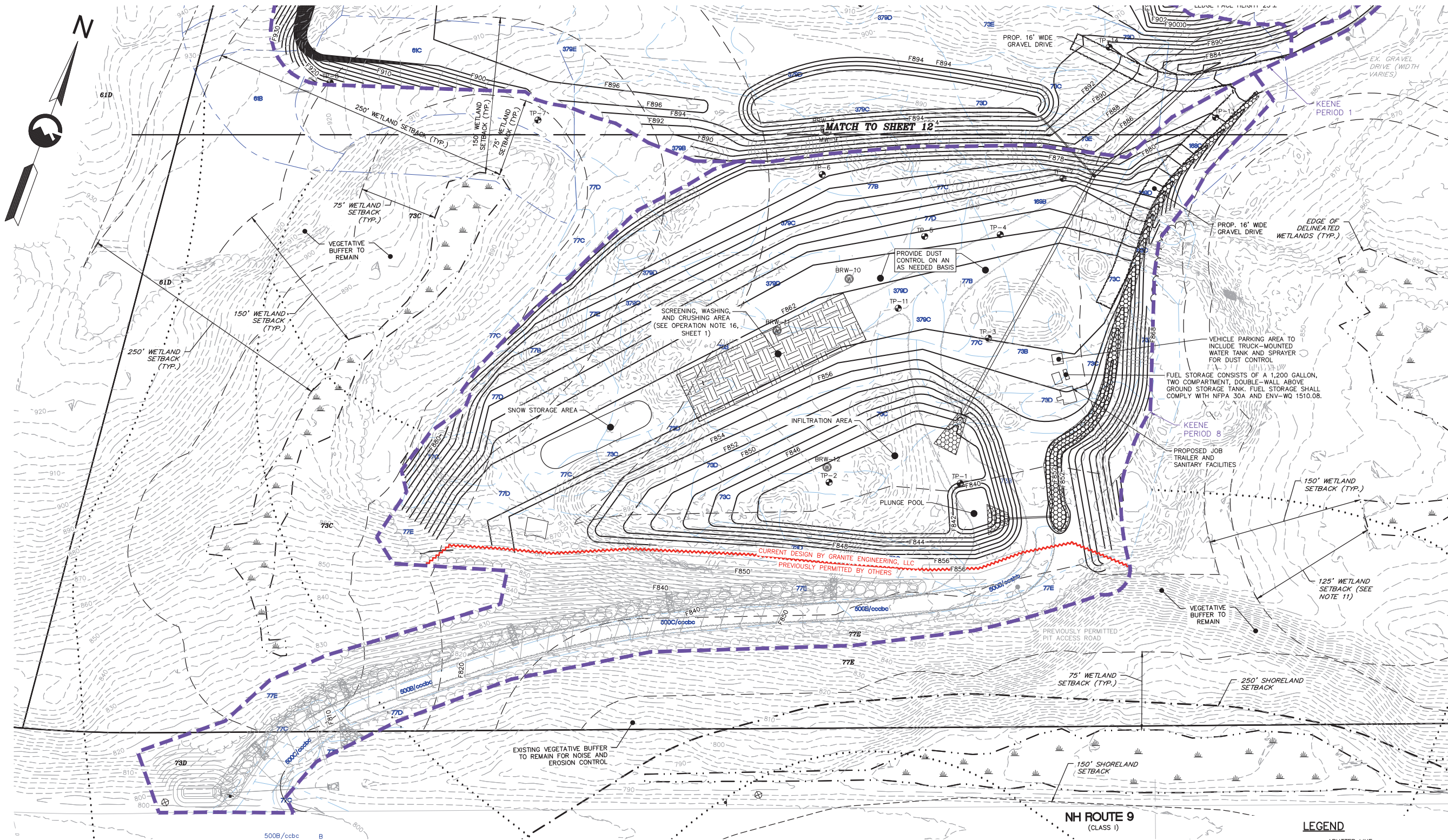


LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES KEENE

TITLE:
IMPACT CONTROL & MONITORING PLAN

PROJECT No. | DATE:
23-0201-1 | MAY 9, 2025
SHEET: 52 of 77
15 of 23
SCALE:
HORIZ. 1"=50'



SEE SHEET 1 FOR
OPERATION NOTES (TYP.)

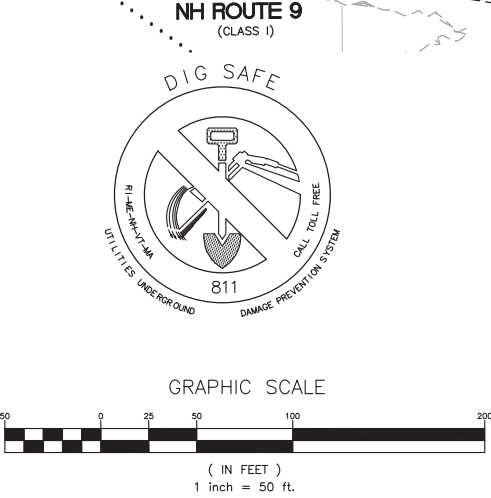
SEE SHEET 12 FOR IMPACT
CONTROL & MONITORING PLAN
NOTES (TYP.)

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

SSSS LEGEND (SURVEYED BY THOMAS SOKOLOSK)		HYDROLOGIC SOIL GROUP	
73B	BERKSHIRE FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	B	
73C	BERKSHIRE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY	B	
73D	BERKSHIRE FINE SANDY LOAM, 15-25% SLOPES, VERY STONY	B	
73E	BERKSHIRE FINE SANDY LOAM, 25%+ SLOPES, VERY STONY	B	
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109C	SUNAPEE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY	B	
109D	SUNAPEE FINE SANDY LOAM, 15-25% SLOPES, VERY STONY	B	
379B	DIXFIELD FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	C	
379C	DIXFIELD FINE SANDY LOAM, 8-15% SLOPES, VERY STONY	C	
379D	DIXFIELD FINE SANDY LOAM, 15-25% SLOPES, VERY STONY	C	
500B/cbcb	UDORTHENTS, LOAMY, 0-8% SLOPES	B	
500B/cacbb	UDORTHENTS, LOAMY, 0-8% SLOPES	B	
500B/cacbb	URBAN LAND, 8-15% SLOPES	B	

SUBSURFACE DATA				
LOG	EXISTING GROUND	PROPOSED GRADE	LEDGE	DEPTH TO GROUNDWATER
T-1	881	854.5	NONE TO 867.0	---
T-2	878	854.5	NONE TO 863.0	---
TP-3	872	855.5	NONE TO 858.0	---
TP-4	874.5	870	NONE TO 859.5	---
TP-5	882	876	NONE TO 869.0	---
TP-6	887	887	NONE TO 873.0	---
TP-7	893	893	861	---
TP-8	916	916	913	---
TP-9	927	927	918	---
TP-10	910	910	904.5	---
TP-11	881	865	867	---
TP-12	875	875	867	---
TP-13	862	862	876	---
TP-14	903	903	897	---
TP-15	942	942	936	---
TP-16	980	980	975	---

SUBSURFACE DATA FROM TEST PIT, BORING, AND WELL INSTALLATION LOGS CONTAINED IN THE LIMITED GEOHYDROLOGIC INVESTIGATION BY SLR INTERNATIONAL CORPORATION, DATED MARCH 25, 2022.



LEGEND	
	ABUTTER LINE
	PROPERTY LINE
	EXCAVATION SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	PROPOSED EDGE OF GRAVEL
	WETLANDS BOUNDARY
	WETLAND BUFFER
	SOILS SURVEYED BY THOMAS SOKOLOSKI
	SOILS SURVEYED BY LUKE HURLEY
	NRCS SOILS
	EX./PROP. TREELINE
	PROP. GRADE LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PERIOD LINE
	TOWN LINE

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REVISIONS	
BY	COMMENTS
JD	PROJECT SUBMITTAL
JD	REVISED PER CITY COMMENTS
JD	REVISED PER CITY COMMENTS
JD	REVISED PER CITY COMMENTS
JD	ADDITIONAL WELL LOCATIONS
JD	REVISED PER CITY COMMENTS
JD	REVISED PER CITY COMMENTS

OWNER/APPLICANT:
G2 HOLDINGS, LLC
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JAFFREY, NH 03452

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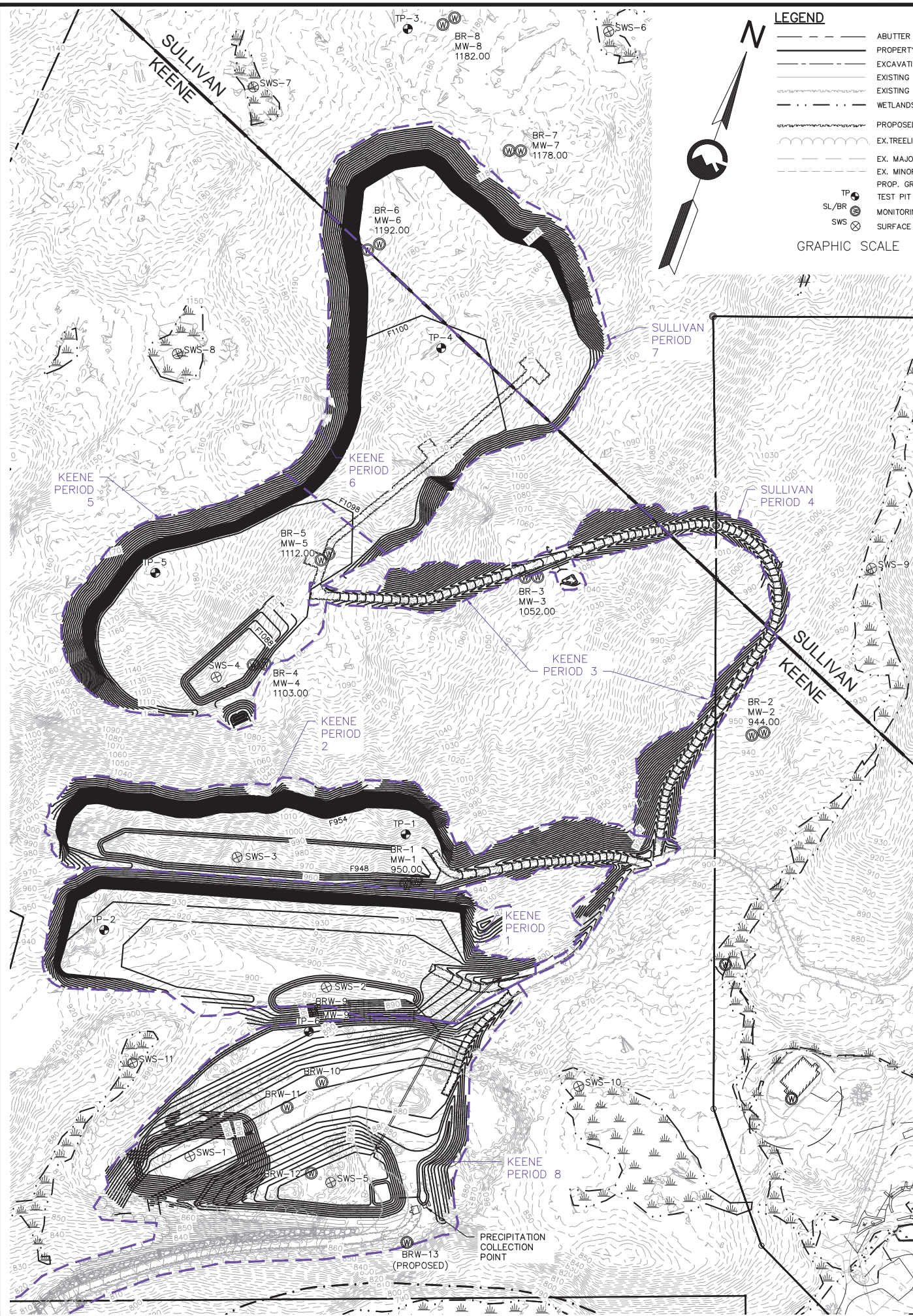
STAMP:

LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES
KEENE

TITLE:
IMPACT CONTROL &
MONITORING PLAN

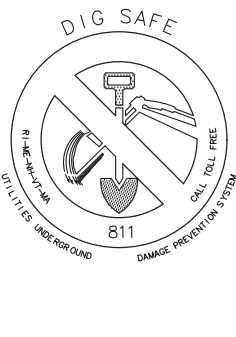
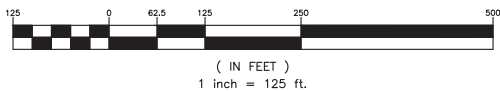
PROJECT No. 23-0201-1
DATE: MAY 9, 2025
SHEET: 53 of 77
SCALE:
HORIZ. 1"=50'



LEGEND

	BUTTER LINE
	PROPERTY LINE
	EXCAVATION SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	WETLANDS BOUNDARY
	PROPOSED EDGE OF GRAVEL
	EX. TREELINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PROP. GRADE LINE
	TEST PIT
	MONITORING WELL
	SURFACE WATER SAMPLE LOCATION

GRAPHIC SCALE



WATER LEVEL MONITORING	
MONITORING LOCATION	FREQUENCY
MW-2	MONTHLY
MW-4	MONTHLY
BR-7	MONTHLY
BR-8	MONTHLY
BR-9	MONTHLY
BR-12	MONTHLY
BR-13	MONTHLY
SWS-6	MONTHLY
SWS-7	MONTHLY
SWS-8	MONTHLY
SWS-9	MONTHLY
SWS-10	MONTHLY
SWS-11	MONTHLY

AMD FORMATION STANDARDS	
ANALYTE	STANDARD
SPECIFIC CONDUCTANCE	NO STANDARD
OXIDATION REDUCTION POTENTIAL	NO STANDARD
DISSOLVED OXYGEN	75%/5 mg/L
TURBIDITY	10 NTU (BEYOND NATURALLY OCCURRING CONDITIONS)
pH	6.0 SU
ARSENIC	5 µg/L
COPPER	1,300 µg/L
IRON	300 µg/L
MANGANESE	300 µg/L
NICKEL	100 µg/L
LEAD	15 µg/L

TEST PITS

ID	EXISTING GRADE	LEDGE	GROUNDWATER	E.S.H.W.T.
TP-1	986.0	3.1'	NONE FOUND	NONE FOUND
TP-2	926.0	NONE	NONE FOUND	20"
TP-3	1180.0	NONE	NONE FOUND	NONE FOUND
TP-4	1158.0	NONE	NONE FOUND	32"
TP-5	1190.0	0.5'	NONE FOUND	NONE FOUND
TP-6	887.0	873.0	NONE FOUND	NONE FOUND

OVERBURDEN WELLS

WELL	EXISTING GRADE	LEDGE	GROUNDWATER
MW-1	950.0	3.3'	NONE FOUND
MW-2	944.0	12'	NONE FOUND
M3-3	1052.0	14.2'	NONE FOUND
MW-4	1103.0	3.1'	NONE FOUND
MW-5	1112.0	5'	NONE FOUND
MW-6	1192.0	0.9'	NONE FOUND
MW-7	1178.0	1.9'	NONE FOUND
MW-8	1182.0	1.1'	NONE FOUND
MW-9	884.38	XX	XX

BEDROCK WELLS

Well	Ground Elevation (ft. AMSL)	Bedrock Depth (feet)	Depth/Bottom Elevation (feet/ AMSL)	Proposed Floor Elevation (ft. AMSL)	Pit Elevation (ft. AMSL)	Groundwater Elevation (ft. AMSL)
BRW-1	950	3	54/896	950	DRY	
BRW-3	944	12	62/882	940	DRY	
BRW-3	1052	14	51/1,001	1,050	DRY	
BRW-4	1,103	3	81/1,022	1,098	DRY	
BRW-5	1,112	3	141/971	1,098	DRY	
BRW-6	1,192	1	142/1,059	1,098	DRY	
BRW-7	1,178	1.9	141/1,097	1,098*	1,177.04	
BRW-8	1,182	1	141/1,041	1,098*	1,179.16	

*Well is located outside of project area. The pit floor elevation that is noted is the proposed elevation of the nearest excavation.

WELL	EXISTING GRADE	TOP OF WELL	DEPTH	GROUNDWATER
BRW-9	884.31	886.81	50'	877.91
BRW-10	879.94	884.34	85'	854.44
BRW-11	881.39	885.19	85'	839.96
BRW-12	882.74	886.74	90'	830.92

ON-SITE WATER QUALITY MONITORING NOTES (ARD MONITORING)

- PH, SPECIFIC CONDUCTANCE, OXIDATION, REDUCTION POTENTIAL, DISSOLVED OXYGEN AND TURBIDITY, AND LABORATORY ANALYSIS OF DISSOLVED AND TOTAL METALS INCLUDING: ARSENIC, COPPER, IRON, MAGNESE, NICKEL AND LEAD WILL BE TESTED AT EACH LOCATION

INITIAL RESPONSE ACTION -- AMD DETECTION

- IF A SURFACE AND/OR GROUNDWATER SAMPLING LOCATION PRESENTS RESULTS THAT ARE INDICATIVE OF THE FORMATION OF ACID MINE DRAINAGE, NHDES AND THE CITY OF KEENE WILL BE NOTIFIED IMMEDIATELY. FURTHERMORE, THE FOLLOWING IMMEDIATE INITIAL RESPONSE ACTIONS WILL BE IMPLEMENTED.
- ALL ACTIVE QUARRYING/MINING OPERATIONS OCCURRING IN THE AFFECTED AREA WILL CEASE AND EXPOSED BEDROCK SURFACES SHALL BE EXPEDITIOUSLY RESTORED TO HAVE A MINIMUM THICKNESS OF 3'-FEET OF COVER MATERIAL. THE COVER MATERIAL SHALL BE A MINIMUM OF 50% CLAY CONTENT, COVER MATERIAL SHALL BE COMPACTED IN 1'-FOOT LIFTS. THE INTENT OF THE CLAY CONTENT AND COMPACTION IS TO LIMIT AIR AND SURFACE WATER CONTACT WITH THE SOURCE OF THE ACID MINE DRAINAGE.
 - ANY DOWNSLOPE AFFECTED DRAINAGES WHICH MAY BE CONTRIBUTING/CONVEYING ACID MINE DRAINAGE SHALL BE ARMORED WITH 1'-FOOT OF 2-INCH MINUS, CRUSHED, LIMESTONE GRAVEL.
 - ALL SURFACE WATER WITHIN 1/2-MILE DOWNGRADEMENT OF THE DETECTED ACID MINE DRAINAGE SHALL BE SAMPLED WITHIN 2-WEEKS OF THE INITIAL DETECTION AND BE INCLUDED IN THE SURFACE WATER MONITORING PROGRAM.
 - SAMPLING OF ALL DOMESTIC WATER SUPPLY WELLS WITHIN 1/2-MILE OF THE AFFECTED AREA FOR ACID MINE DRAINAGE PARAMETERS WILL OCCUR WITHIN 2-WEEKS OF THE INITIAL DETECTION AND CONTINUE TO BE SAMPLED ON A QUARTERLY BASIS.
 - IF ACID MINE DRAINAGE IS DETECTED IN A DOMESTIC WATER SUPPLY WELL, THE HOMEOWNER SHALL BE OFFERED TO HAVE A "POINT-OF-USE" WATER TREATMENT SYSTEM INSTALLED AND MAINTAINED WHILE A NEW, UNIMPACTED, DOMESTIC WATER SUPPLY IS MADE AVAILABLE AT NO COST TO THE HOMEOWNER.
 - A GROUNDWATER QUALITY ASSESSMENT IN THE AREAS ADJACENT TO THE DETECTED ACID MINE DRAINAGE WILL BE INITIATED.
 - THE GROUNDWATER QUALITY ASSESSMENT SHALL INCLUDE THE INSTALLATION OF A MINIMUM OF THREE (3) MONITORING WELLS; ONE UPGRADIENT OF THE AFFECTED SURFACE WATER, AND TWO DOWN-GRADIENT OF THE AFFECTED SURFACE WATER. ADDITIONAL MONITORING WELLS MAY BE REQUIRED TO DETERMINE THE HORIZONTAL AND VERTICAL DISTRIBUTION OF THE GROUNDWATER IMPACTS.
 - GROUNDWATER SAMPLES WILL BE COLLECTED WITHIN 2 WEEKS OF INSTALLATION AND ANALYZED FOR ACID MINE DRAINAGE PARAMETERS LISTED ABOVE. A SECOND, CONFIRMATORY ROUND OF SAMPLING WILL OCCUR 2-WEEKS AFTER THE INITIAL SAMPLING ROUND. MONITORING WELLS WILL BE SAMPLED ON A QUARTERLY BASIS IF ACID MINE DRAINAGE IMPACTS ARE DETECTED.

OFF-SITE WATER QUALITY MONITORING NOTES

- LAND OWNERS WITHIN 1/2 MILE OF THE EXCAVATION SITE WILL BE OFFERED GROUNDWATER QUALITY MONITORING.
- NOTIFICATIONS WILL BE MADE TO LANDOWNERS WITH THE OPTION TO ALLOW OR DECLINE MONITORING.
- TWO ROUNDS OF SAMPLING WILL OCCUR A MINIMUM OF 14 CALENDAR DAYS APART.
- SAMPLES WILL BE ANALYZED FOR VOLATILE ORGANIC COMPOUNDS AND NITRATE.
- RESULTS WILL BE SENT TO THE LAND OWNER, THE CITY OF KEENE, & TOWN OF SULLIVAN.
- ON-GOING MONITORING
- BI-ANNUAL BASIS OF WELLS DURING THE TERM OF THE PERMIT.
- BI-ANNUAL BASIS OF WELLS TWO (2) YEARS FOLLOWING THE CEASE OF OPERATIONS AT THE SITE AND RECLAMATION.
- SAMPLES WILL BE ANALYZED FOR VOLATILE ORGANIC COMPOUNDS AND NITRATE.
- RESULTS WILL BE SENT TO THE LAND OWNER, THE CITY OF KEENE, & TOWN OF SULLIVAN.
- ADVERSE IMPACTS
- DRINKING WATER RESULTS WILL BE COMPARED TO THE NHDES AMBIENT GROUNDWATER QUALITY STANDARDS (AGQS).
- IF ADVERSE IMPACTS ARE NOTED, THE APPLICANT WILL IMMEDIATELY BE NOTIFIED TO CEASE BEDROCK EXCAVATION.
- NHDES, THE CITY OF KEENE, AND TOWN OF SULLIVAN WILL BE NOTIFIED.
- IF MONITORING INDICATES THE EXCAVATION ACTIVITIES CAUSED THE IDENTIFIED CONTAMINATION, A LICENSED NH WELL CONTRACTOR WILL BE IMMEDIATELY RETAINED FOR INSTALLATION OF A NEW WATER SUPPLY WELL IN AN AREA THAT HAS NOT BEEN IMPACTED BY CONTAMINATION.
- COST OF WELL WILL BE THE SOLE RESPONSIBILITY OF THE APPLICANT.

BEST MANAGEMENT PRACTICES FOR BLASTING

- ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDLING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.
- LOADING PRACTICES. THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
 - DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS. IF A FRACTURE OR WATER BEARING ZONE IS ENCOUNTERED IN A BOREHOLE, NO BLASTING SHALL OCCUR AT THAT LOCATION.
 - EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLES OR PLACED IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
 - SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
 - LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
 - LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
 - EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
 - EXPLOSIVE SELECTION. THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
 - EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
 - EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.
 - PREVENTION OF MISFIRES. APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
 - MUCK PILE MANAGEMENT. MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
 - REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
 - MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
 - SPILL PREVENTION MEASURES AND SPILL MITIGATION. SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
 - THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE
 - STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
 - SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
 - LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
 - INSPECT STORAGE AREAS WEEKLY.
 - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
 - WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
 - SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
 - THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
 - EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
 - PLACE DRIP PANS UNDER SPOUTS, VALVES, AND PUMPS.
 - HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
 - USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
 - PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
 - THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
 - FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF NHDES [NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWOB-22-6: "BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT" OR ITS SUCCESSOR DOCUMENT.]

AMD MONITORING

Location	Type	Frequency	Parameters	Applicable Standards
BRW-7	Groundwater	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Or 600 AGQS
BRW-8	Groundwater	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Or 600 AGQS
BRW-9	Groundwater	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Or 600 AGQS
BRW-12	Groundwater	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Or 600 AGQS
BRW-13 (proposed)	Groundwater	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Or 600 AGQS
Period 8 infiltration basin	Surface water	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Wq 1700
Additional infiltration basins (as constructed)	Surface water	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Wq 1700
Downgradient discharge station	Surface water	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Wq 1700
SWS-6	Surface water	Quarterly (Jan, Apr, Jul, Oct); pH monthly	Field + Metals suite	Env-Wq 1700

Notes:

- SC = Specific Conductance; ORP = Oxidation-Reduction Potential; DO = Dissolved Oxygen.
- Baseline monitoring will consist of two (2) rounds, ≥14 days apart, prior to excavation.
- Transition to biannual monitoring (April, October) may occur after four consecutive quarters demonstrate no evidence of AMD.
- pH and DO are evaluated as field indicators, not numeric standards, except where narrative criteria apply in surface water.



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REVISIONS		BY	DATE	COMMENTS
1	PROJECT SUBMITTAL	JD	12/20/24	
2	REVISED PER CITY COMMENTS	JD	2/3/25	
3	REVISED PER CITY COMMENTS	JD	5/9/25	
4	REVISED PER CITY COMMENTS	JD	7/9/25	
5	ADDITIONAL WELL LOCATIONS	JD	7/24/25	
6	REVISED PER CITY COMMENTS	JD	8/11/25	
7	REVISED PER CITY COMMENTS	JD	8/22/25	

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STAMP:



LOCATION:

KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 5
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:

**GORDON SERVICES
KEENE**

TITLE:

MONITORING PLAN

PROJECT No. DATE:

23-0201-1 MAY 9, 2025

SHEET: 54 of 77

SCALE:

HORIZ.

1"=125'



LEGEND

- ABUTTER LINE
- PROPERTY LINE
- EXCAVATION SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- WETLANDS BOUNDARY
- WETLAND BUFFER
- PROPOSED EDGE OF GRAVEL
- TOWN LINE
- EX./PROP. TREELINE
- PROP. GRADE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR

VEGETATIVE BUFFER TO REMAIN

RSA 155-E PERMIT CONDITIONS:

- THE PERMIT IS GRANTED SUBJECT TO THE OPERATING AND RECLAMATION STANDARDS OF NH RSA 155-E, IN ADDITION TO THE FOLLOWING:
- ALL WELLS WITHIN 1/2 MILE OF THE BLASTING SITE WILL BE TESTED AND MONITORED ACCORDING TO THE BLASTING PLAN AND GROUNDWATER MONITORING PLAN
 - ASSURANCE THAT THE BLASTING COMPANY WILL PROVIDE INSURANCE COVERAGE FOR THE REMEDIATION OF ANY WELLS THAT MIGHT BE CONTAMINATED BY BLASTING.
 - G2 HOLDINGS WILL PROVIDE A BOND FOR RECLAMATION OF THE EXCAVATION SITE IN THE AMOUNT DETERMINED BY THE CITY OF KEENE.
 - THE BLASTING COMPANY WILL FOLLOW ALL NH DEPARTMENT OF TRANSPORTATION PROTOCOLS FOR SIGNAGE, WARNING, AND CLOSING OF THE HIGHWAY, IF NECESSARY, FOR BLASTING.
 - HOURS OF OPERATION ARE 7 AM TO 5 PM MONDAY TO FRIDAY; AND 7 AM TO 12 PM ON SATURDAY FOR TAKING PRE-PROCESSED MATERIALS OFF SITE. EMERGENCY SITUATIONS ARE EXEMPT FROM THESE STIPULATIONS.
 - G2 HOLDINGS WILL PROVIDE THE PLANNING BOARD WITH A COPY OF ITS REGULAR PROGRESS REPORT TO NH DEPARTMENT OF ENVIRONMENTAL SERVICES.
 - VIOLATION OF ANY CONDITION OF THIS PERMIT MAY RESULT IN REVOCATION OF THE PERMIT BY THE REGULATOR.

RECLAMATION NOTES:

- ANY EXCAVATED AREA OF 5 CONTIGUOUS ACRES OR MORE, WHICH IS DEPLETED OF COMMERCIAL EARTH MATERIALS, EXCLUDING BEDROCK, OR ANY EXCAVATION FROM WHICH EARTH MATERIALS OF SUFFICIENT WEIGHT OR VOLUME TO BE COMMERCIALY USEFUL HAVE NOT BEEN REMOVED FOR A 2-YEAR PERIOD, SHALL BE RECLAIMED IN ACCORDANCE WITH RSA 155-E:2, III, SHALL PREPARE AND SUBMIT FOR THE REGULATOR'S RECORD A RECLAMATION PLAN FOR THE AFFECTED LAND, INCLUDING A TIMETABLE FOR RECLAMATION OF THE DEPLETED AREAS WITHIN THE RECLAMATION SITE.
- AT THE TIME OF RECLAMATION, ALL LANDS THAT ARE NO LONGER BEING USED FOR EXCAVATION ACTIVITIES, INCLUDING EXCAVATION AREAS, PROCESSING AREAS, STOCKPILING AREAS, AND STORMWATER MANAGEMENT AREAS, EXCEPT FOR EXPOSED LEDGE, SHALL BE RECLAIMED.
- AREAS TO BE RECLAIMED SHALL BE GRADED TO A NATURAL REPOSE FOR THE TYPE OF SOIL OF WHICH THEY ARE COMPOSED SO AS TO CONTROL EROSION.
- ONCE RECLAIMED, CHANGES OF SLOPE, EXCEPT FOR EXPOSED LEDGE, SHALL BE SMOOTH AND GRADUATED RATHER THAN SHARP, SUDDEN OR ABRUPT.
- TO ASSURE ADEQUATE DRAINAGE AND SOIL STABILIZATION, AND TO PREVENT EROSION AND SEDIMENTATION, THE TOPOGRAPHY OF THE LAND SHALL BE LEFT SO THAT WATER DRAINING FROM THE SITE LEAVES THE PROPERTY AT THE ORIGINAL, NATURAL DRAINAGE POINTS AND IN THE NATURAL PROPORTIONS OF FLOW.
- EXCEPT FOR EXPOSED ROCK LEDGE, ALL AREAS TO BE RECLAIMED SHALL BE SPREAD WITH NATIVE TOPSOIL TO A DEPTH OF NOT LESS THAN 4 INCHES.
- TOPSOIL OF AT LEAST THE MINIMUM AMOUNT NEEDED TO RESTORE THE SITE SHALL BE STOCKPILED ON THE SITE UNTIL RECLAMATION.
- TOPSOIL AND OVERBURDEN STOCKPILING AREAS SHALL BE STABILIZED TO PREVENT EROSION BY AND SEDIMENTATION OF STORMWATER RUNOFF FOLLOWING BEST MANAGEMENT PRACTICES.
- EXCEPT WHERE LEDGE ROCK IS EXPOSED, ALL AREAS TO BE RECLAIMED AS SPECIFIED IN A RECLAMATION PLAN APPROVED BY THE PLANNING BOARD SHALL HAVE PERMANENT COVER VEGETATION ESTABLISHED TO ASSURE SOIL STABILIZATION AND TO PREVENT EROSION AND SEDIMENTATION, IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND AS SET FORTH IN AN APPROVED RECLAMATION PLAN.
- ANY PORTIONS OF LANDS WITHIN THE EXCAVATION PERIMETER THAT ARE VISIBLE FROM ANY PUBLIC WAY, FROM WHICH TREES HAVE BEEN REMOVED, SHALL BE REPLANTED WITH TREE SEEDLINGS IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
- RECLAMATION ACTIVITIES THAT INCLUDE PLANTING OF VEGETATION AND/OR COVER CROP SHALL PROVIDE ADEQUATE SOIL CONDITIONING AND MULCHING ACCORDING TO BEST MANAGEMENT PRACTICES.
- SEED AND PLANT SPECIES TO BE USED IN RESTORING THE SITE SHALL BE NATIVE SPECIES SIMILAR TO THOSE SPECIES TYPICALLY FOUND SURROUNDING THE SITE.
- ALL EXCAVATION SITES WHERE RECLAMATION HAS BEEN COMPLETED SHALL BE MONITORED ANNUALLY BY THE APPLICANT OVER A PERIOD OF 2-YEARS FOLLOWING THE COMPLETION DATE TO ENSURE THAT RECLAMATION MEASURES HAVE BEEN EFFECTIVE IN ACCORDANCE WITH THESE STANDARDS AND THAT ALL PLANTED VEGETATION HAS SURVIVED.
- THE PROPERTY OWNER SHALL USE BEST EFFORTS TO REMOVE NON-NATIVE AND INVASIVE SPECIES, AS DEFINED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, THAT BECOME ESTABLISHED DURING THE MONITORING PERIOD IN THE RECLAIMED AREAS.
- EXCAVATION OPERATIONS THAT CAUSE ADVERSE IMPACTS SHALL ABATE AND/OR REMEDIATE THOSE IMPACTS, RESTORING ALL AFFECTED AREAS TO A PRE-IMPACT CONDITION. RECLAMATION SHALL NOT BE SAID TO BE COMPLETE UNTIL ALL ADVERSELY IMPACTED AREAS HAVE BEEN SUCCESSFULLY REMEDIATED.

COLOR LEGEND:

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LOAM - \$50/CY = \$324,360 / SEED \$50/LB APP RATE 32 LBS/ACRE
\$1,600/ACRE x 7.10 = \$7,441. TOTAL COST = \$331,801

RECLAMATION AREA PERIOD 6 (HAUL ROAD) IS TO BE COMPLETED AFTER THE FINAL EXCAVATION HAS BEEN COMPLETED IN THE NORTHERN PORTION OF THE PIT (SULLIVAN), AND RECLAIMED.

RECLAMATION AREA PERIOD 7. THIS IS THE LAST AREA TO BE RECLAIMED AS IT WILL BE USED FOR PROCESSING MATERIALS AND A STORAGE MATERIAL AREA UNTIL THE PROJECT IS COMPLETE. THE SURFACE WILL BE COMPACTED GRAVEL AND ALL TEMPORARY EROSION CONTROL DEVICES AND STORMWATER MANGEMENT DEVICES WILL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETE.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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REVISIONS

BY	DATE	COMMENTS
JD	12/20/24	PROJECT SUBMITTAL
JD	2/3/25	REVISED PER CITY COMMENTS
JD	5/9/25	REVISED PER CITY COMMENTS
JD	7/9/25	REVISED PER CITY COMMENTS
JD	7/24/25	ADDITIONAL WELL LOCATIONS
JD	8/11/25	REVISED PER CITY COMMENTS
JD	8/22/25	REVISED PER CITY COMMENTS

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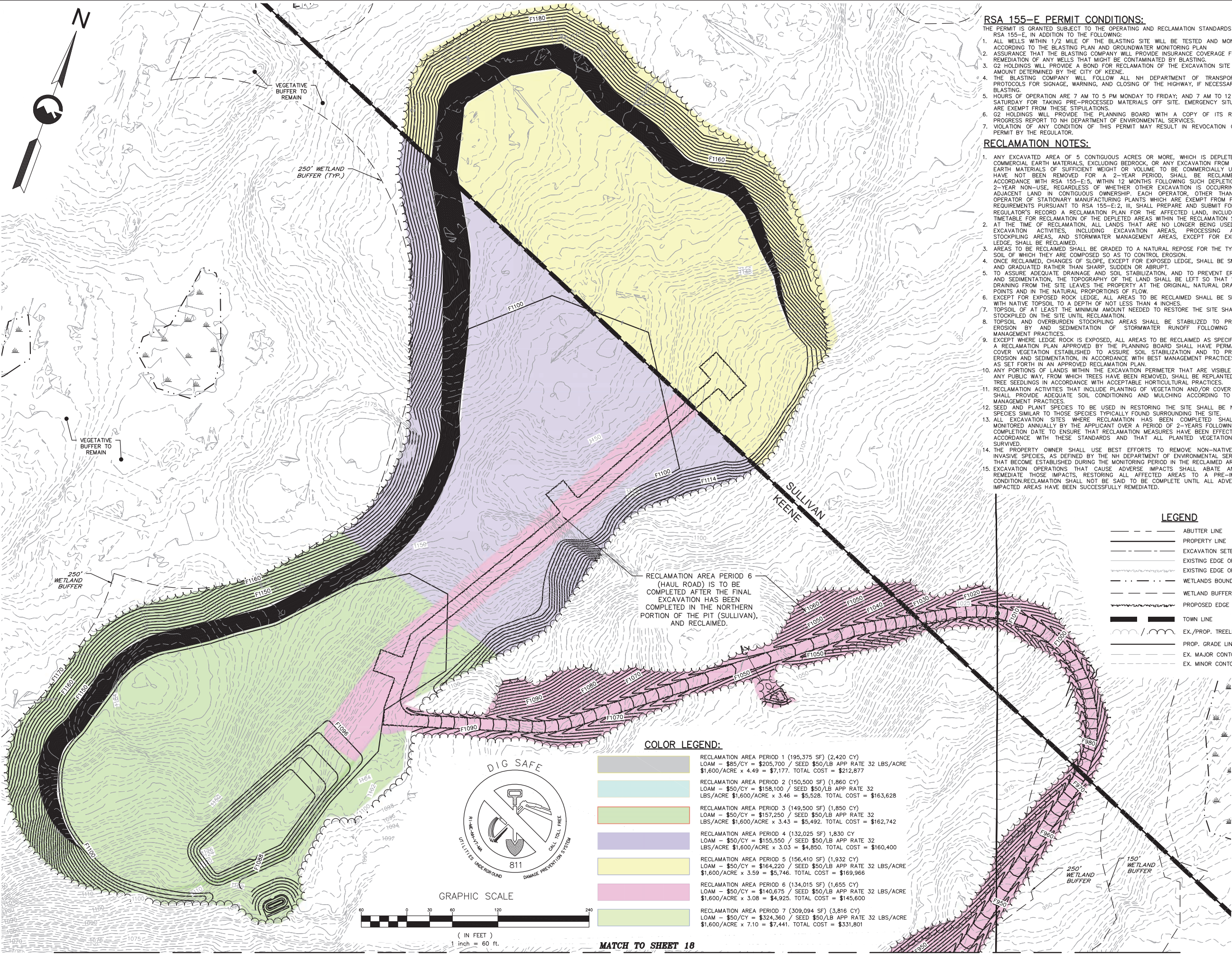
LOCATION:
KEENE TAX MAP 215 LOTS 7 & 8
SULLIVAN TAX MAP 5 LOTS 46 & 46-1
57 ROUTE 9
KEENE & SULLIVAN, NEW HAMPSHIRE
CHESHIRE COUNTY

PROJECT:
GORDON SERVICES
KEENE

TITLE:
RECLAMATION PLAN

PROJECT No. / DATE:
23-0201-1 / MAY 9, 2025
SHEET: 55 of 77
18 of 23

SCALE:
HORIZ.
1"=60'



RSA 155-E PERMIT CONDITIONS:

- THE PERMIT IS GRANTED SUBJECT TO THE OPERATING AND RECLAMATION STANDARDS OF NH RSA 155-E, IN ADDITION TO THE FOLLOWING:
1. ALL WELLS WITHIN 1/2 MILE OF THE BLASTING SITE WILL BE TESTED AND MONITORED ACCORDING TO THE BLASTING PLAN AND GROUNDWATER MONITORING PLAN.
 2. ASSURANCE THAT THE BLASTING COMPANY WILL PROVIDE INSURANCE COVERAGE FOR THE REMEDIATION OF ANY WELLS THAT MIGHT BE CONTAMINATED BY BLASTING.
 3. G2 HOLDINGS WILL PROVIDE A BOND FOR RECLAMATION OF THE EXCAVATION SITE IN THE AMOUNT DETERMINED BY THE CITY OF KEENE.
 4. THE BLASTING COMPANY WILL FOLLOW ALL NH DEPARTMENT OF TRANSPORTATION PROTOCOLS FOR SIGNAGE, WARNING, AND CLOSING OF THE HIGHWAY, IF NECESSARY, FOR BLASTING.
 5. HOURS OF OPERATION ARE 7 AM TO 5 PM MONDAY TO FRIDAY; AND 7 AM TO 12 PM ON SATURDAY FOR TAKING PRE-PROCESSED MATERIALS OFF SITE. EMERGENCY SITUATIONS ARE EXEMPT FROM THESE STIPULATIONS.
 6. G2 HOLDINGS WILL PROVIDE THE PLANNING BOARD WITH A COPY OF ITS REGULAR PROGRESS REPORT TO NH DEPARTMENT OF ENVIRONMENTAL SERVICES.
 7. VIOLATION OF ANY CONDITION OF THIS PERMIT MAY RESULT IN REVOCATION OF THE PERMIT BY THE REGULATOR.

RECLAMATION NOTES:

1. ANY EXCAVATED AREA OF 5 CONTIGUOUS ACRES OR MORE, WHICH IS DEPLETED OF COMMERCIAL EARTH MATERIALS, EXCLUDING BEDROCK, OR ANY EXCAVATION FROM WHICH EARTH MATERIALS OF SUFFICIENT WEIGHT OR VOLUME TO BE COMMERCIALY USEFUL HAVE NOT BEEN REMOVED FOR A 2-YEAR PERIOD, SHALL BE RECLAIMED IN ACCORDANCE WITH RSA 155-E:5, WITHIN 12 MONTHS FOLLOWING SUCH DEPLETION OR 2-YEAR NON-USE, REGARDLESS OF WHETHER OTHER EXCAVATION IS OCCURRING ON ADJACENT LAND IN CONTIGUOUS OWNERSHIP. EACH OPERATOR, OTHER THAN THE OPERATOR OF STATIONARY MANUFACTURING PLANTS WHO ARE EXEMPT FROM PERMIT REQUIREMENTS PURSUANT TO RSA 155-E:2, III, SHALL PREPARE AND SUBMIT FOR THE REGULATOR'S RECORD A RECLAMATION PLAN FOR THE AFFECTED LAND, INCLUDING A TIMETABLE FOR RECLAMATION OF THE DEPLETED AREAS WITHIN THE RECLAMATION SITE.
2. AT THE TIME OF RECLAMATION, ALL LANDS THAT ARE NO LONGER BEING USED FOR EXCAVATION ACTIVITIES, INCLUDING EXCAVATION AREAS, PROCESSING AREAS, STOCKPIPING AREAS, AND STORMWATER MANAGEMENT AREAS, EXCEPT FOR EXPOSED LEDGE, SHALL BE RECLAIMED.
3. AREAS TO BE RECLAIMED SHALL BE GRADED TO A NATURAL REPOSE FOR THE TYPE OF SOIL OF WHICH THEY ARE COMPOSED SO AS TO CONTROL EROSION.
4. ONCE RECLAIMED, CHANGES OF SLOPE, EXCEPT FOR EXPOSED LEDGE, SHALL BE SMOOTH AND GRADUATED RATHER THAN SHARP, SUDDEN OR ABRUPT.
5. TO ASSURE ADEQUATE DRAINAGE AND SOIL STABILIZATION, AND TO PREVENT EROSION AND SEDIMENTATION, THE TOPOGRAPHY OF THE LAND SHALL BE LEFT SO THAT WATER DRAINING FROM THE SITE LEAVES THE PROPERTY AT THE ORIGINAL, NATURAL DRAINAGE POINTS AND IN THE NATURAL PROPORTIONS OF FLOW.
6. EXCEPT FOR EXPOSED ROCK LEDGE, ALL AREAS TO BE RECLAIMED SHALL BE SPREAD WITH NATIVE TOPSOIL TO A DEPTH OF NOT LESS THAN 4 INCHES.
7. TOPSOIL OF AT LEAST THE MINIMUM AMOUNT NEEDED TO RESTORE THE SITE SHALL BE STOCKPILED ON THE SITE UNTIL RECLAMATION.
8. TOPSOIL AND OVERBURDEN STOCKPIPING AREAS SHALL BE STABILIZED TO PREVENT EROSION BY AND SEDIMENTATION OF STORMWATER RUNOFF FOLLOWING BEST MANAGEMENT PRACTICES.
9. EXCEPT WHERE LEDGE ROCK IS EXPOSED, ALL AREAS TO BE RECLAIMED AS SPECIFIED IN A RECLAMATION PLAN APPROVED BY THE PLANNING BOARD SHALL HAVE PERMANENT COVER VEGETATION ESTABLISHED TO ASSURE SOIL STABILIZATION AND TO PREVENT EROSION AND SEDIMENTATION, IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND AS SET FORTH IN AN APPROVED RECLAMATION PLAN.
10. ANY PORTIONS OF LANDS WITHIN THE EXCAVATION PERIMETER THAT ARE VISIBLE FROM ANY PUBLIC WAY, FROM WHICH TREES HAVE BEEN REMOVED, SHALL BE REPLANTED WITH TREE SEEDLINGS IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
11. RECLAMATION ACTIVITIES THAT INCLUDE PLANTING OF VEGETATION AND/OR COVER CROP SHALL PROVIDE ADEQUATE SOIL CONDITIONING AND MULCHING ACCORDING TO BEST MANAGEMENT PRACTICES.
12. SEED AND PLANT SPECIES TO BE USED IN RESTORING THE SITE SHALL BE NATIVE SPECIES SIMILAR TO THOSE SPECIES TYPICALLY FOUND SURROUNDING THE SITE.
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LEGEND

- ABUTTER LINE
- PROPERTY LINE
- EXCAVATION SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- WETLANDS BOUNDARY
- WETLAND BUFFER
- PROPOSED EDGE OF GRAVEL
- TOWN LINE
- EX./PROP. TREELINE
- PROP. GRADE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR

COLOR LEGEND:

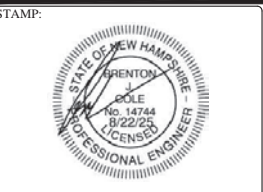
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REVIEWS		BY	DATE	COMMENTS
1	PROJECT SUBMITTAL	JD	12/20/24	
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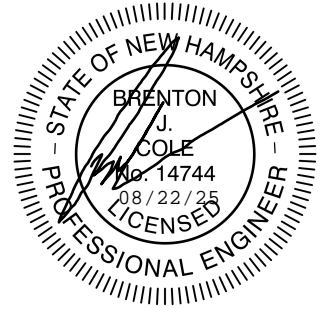
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CHESHIRE COUNTY

PROJECT:
GORDON SERVICES KEENE

TITLE:
RECLAMATION PLAN

PROJECT No. 23-0201-1 DATE: MAY 9, 2025
SHEET: 56 of 77
SCALE: HORIZ. 1"=60'

STORMWATER **MANAGEMENT REPORT**



GRANITE ENGINEERING

civil engineering • land planning • municipal services

GORDON SERVICES - KEENE

Keene: Map 215; Lots 7 & 8

Sullivan: Map 5; Lots 46 & 46-1

57 Route 9

Keene & Sullivan, New Hampshire

January 22, 2025

Revised: August 6, 2025

Revised: August 22, 2025

PREPARED FOR:

G2 HOLDINGS, LLC
250 NORTH STREET
JAFFREY, NH 03452

PREPARED BY:

GRANITE ENGINEERING, LLC
150 DOW STREET, TOWER 2, SUITE 421
MANCHESTER, NH 03101
603.518.8030

GE Project No. 23-0201-1

I. INTRODUCTION

A. Project Description

The subject properties propose the expansion of an existing gravel and earth removal operation for G2 Holdings, LLC. The properties are located at 57 Route 9 in Keene and Sullivan, New Hampshire. The majority of the site is located within the Keene R (Rural) Zoning District. A proposed gravel road will be constructed to access various points on the site. Stormwater runoff will be managed through a series of sediment basins that connect to an existing infiltration pond.

B. Existing Site Conditions

Keene Tax Map 215 Lot 7 is approximately 78.4 acres in area. Keene Tax Map 215 Lot 8 is approximately 23.1 acres in area. Sullivan Tax Map 5 Lot 46 is approximately 169.0 acres in area. Tax map 5 Lot 46-1 is approximately 28.1 acres in area. The total area of all four subject properties is therefore 298.6 acres in area. The property is currently developed with a gravel removal operation. There are wetlands on the properties to the north and east. There is an existing, previously permitted, stormwater basin located to the south of the property, closest to Route 9.

According to the Site Specific Soil Survey, the predominant onsite soil types are Sunapee, Tunbridge Lyman Rock Outcrop, and Lyman.

Please refer to sections three (3) and eight (8) of this stormwater report for project specific NRCS soils and SSSS report information.

II. STORM DRAINAGE ANALYSIS & DESIGN

A. Methodology

The purpose of this analysis was to determine if the proposed sediment ponds could capture, detain, and release the stormwater flows through small, controlled, outlet pipes to both the existing infiltration area located currently on-site, as well as the proposed infiltration area to be completed during the final phase of the project (Period 8).

In accordance with generally accepted engineering practice, the 2-year, 10-year, 25-year, 50-year and 100-year frequency storm has been used in the various aspects of analysis and design of stormwater management considerations for the subject site. Stormwater-treatment provisions and all drainage facilities have been designed to be fully functional during a 50-year return frequency storm.

In appreciation of the benefits and limitations related to each of the various methods available to design professionals for estimating peak stormwater discharge rates for use in analysis and design, the TR-20 computer model was used. Values for Time of Concentration used in the analysis were estimated using the methodology contained within USDA-S.C.S. publication Urban Hydrology for Small Watersheds Technical Release No. 55 (TR 55).

All proposed stormwater inlet structures were designed to remain under inlet control throughout a design storm of the return frequency noted. Outlet protection for each discharging culvert was designed in accordance with the methodology for the “best management practice”, in accordance with a publication entitled New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design. In addition, this publication served as the primary reference for the numerous temporary and permanent erosion control methods incorporated into the design of this project.

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

B. Post-Development Drainage Conditions

In order to evaluate the impact of the proposed development, two (2) Point of Analysis (POA) was analyzed to demonstrate that the peak rates of runoff would not increase from the site improvements.

The first POA, Link A, is located in the wetlands adjacent to Route 9 and directly south of the proposed project area. Within the wetlands, there is an 18” culvert directing runoff to the southern side of Route 9. This culvert has been shown on DOT Reference plans.

The second POA, Link B, is located in the wetlands directly to the east of the project area. Within the wetlands, there is an box culvert directing runoff to the southern side of Route 9.

Pre-development peak rates of discharge are identified in Table 2. Further explanation of the post-condition hydrology will show a net decrease to the point of analysis.

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

The analysis for the development of the site is broken into two segments, Interim and Final. “Interim Development” is in reference to the development of the site from Period 1 through Period 7. Once Period 7 is completed, the project will proceed with Period 8. In this Period, there is an additional excavation in the area of Period 1. For the construction of Period 8, this is viewed as the “Final Development”.

Stormwater from within the project area is managed by multiple sediment basins/detention ponds around each work area. These detention ponds are represented in the HydroCAD model and are denoted as SF 5, SF6, and SF7. The intent of the grading of the pit areas, as well as the haul roads, was to keep the stormwater self-contained, with no runoff during a 50-year, 24-hour storm event.

Within the HydroCAD Model, all significant grading for the excavation pits and detention basins was assigned as a grass surface and a hydrologic soil group ‘D’.

The detention basins mentioned above are designed to withhold and slowly discharge stormwater runoff to the infiltration basins near the lower portion of the project. During the project, in Period 1, the Infiltration Basin SF1 will be constructed to handle the runoff from the project site and infiltrate into the soil. Once Period 7 is completed, the project will move forward with Period 8. In this Period, Infiltration Basin SF8 will be constructed and will observe the runoff that originally was directed to SF1.

The proposed infiltration area was designed to use exfiltration through the native soils as its only means of outlet. Infiltration rates for the infiltration ponds were calculated by the default method as set forth in Env-Wq 1054.14. The practice is located in an area identified in the Soil Series Survey as Berkshire, Fine Sandy Loam Soils. Using Ksat values for New Hampshire Soils, Soil Scientists of Northern New England, Special Publications No. 5, September 2009, the lowest value associated with Berkshire soils is 0.6 inches per hour. Using a safety factor of 2, the infiltration rate utilized in the drainage analysis is 0.3 inches per hour.

Bedrock monitoring wells SLR3, SLR10, and BRW-12 were used to determine the floor elevation of both the temporary pond in period 1 and the final infiltration pond in period 8, maintaining 6 feet above the water table.

The results of the drainage analysis determined that the stormwater was infiltrated in its entirety during a 50-year, 24-hour storm event. The self-

contained 50-year storm event for both the Interim and Final Development of the project. This was done through capturing stormwater in large sediment basins with small, controlled outlet devices to release stormwater in a controlled manner and by directing stormwater to the infiltration area.

During the 100-yr, 24-hour storm event, both the Interim and Final Development of the project provide a decrease in peak flow rate that discharge to the two points of analysis.

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

All of these ponds provide adequate storage to offset the peak rates of runoff for the design storms. The detailed hydrologic and hydraulic relationship of each sub-catchment is described within the HydroCAD stormwater modeling, also contained in the appendix of this report.

The peak stormwater runoff rate for the specific storm frequency is presented and analyzed in the subsequent summary section of this report, for the point of analysis (Table 1).

C. Summary:

TABLE 1: CHANNEL PROTECTION REQUIREMENTS

Site Pre-Development vs. Post-Development (Storm Volume in Acre-Feet)			
Analysis Point	2-Year		
	Pre	Interim	Post
A	1.011	0.795	0.795
B	5.037	3.902	3.902

TABLE 2: PEAK RUNOFF (ENV-WQ 1507.06)

Site Pre-Development vs. Post-Development (Peak Discharge Rate in cfs)									
Analysis Point	2-Year			10-Year			25-Year		
	Pre	Interim	Post	Pre	Interim	Post	Pre	Interim	Post
A	4.07	3.47	3.47	11.06	8.71	8.71	17.43	13.39	13.39
B	19.72	15.86	15.86	61.33	46.94	46.94	101.14	76.24	76.24

Site Pre-Development vs. Post-Development (Peak Discharge Rate in cfs)						
Analysis Point	50-Year			100-Year		
	Pre	Interim	Post	Pre	Interim	Post
A	23.78	17.98	17.98	31.70	23.63	23.63
B	141.45	105.66	105.66	192.17	142.52	142.52

TABLE 3: PEAK STORMWATER POND ELEVATION

Site Post Development (Peak Pond Elevation)				
Description	50-Year		100-Year	
	Post - Interim	Final	Post - Interim	Final
Stormwater Basin Berm Elevation	874.00	856.00	874.00	856.00
Peak Water Elevation	873.04	854.40	873.66	855.32

III. EROSION & SEDIMENTATION CONTROL PROVISIONS

A. Temporary Erosion Control Measures

Temporary erosion and sediment control measures are indicated on the design plans, construction details, general notes and within the drainage report. Although not integral with this stormwater report, due to the size of the proposed development both temporary and permanent erosion control measures will also be specified within the project's Stormwater Pollution Prevention Plan (SWPPP). All erosion control measures specified are designed to reduce or eliminate potential soil migration and water quality degradation, both during and after the construction period.

The following temporary erosion control measures will be implemented;

- Silt Fence and/or Silt Logs
- Erosion Control Blankets on slopes 3:1 and steeper
- Riprap Aprons & Spillway Stabilization
- Turf Establishment - Hydroseeding with mulch and tackifiers
- Stone Check Dams
- Temporary Sediment Basins

These temporary erosion control measures are also discussed in the projects. Operation and Maintenance plan contained in the appendices of this report.

In addition to the above-listed erosion control measures, references are made throughout the project documents to the New Hampshire Stormwater Manual; Volume 3: Erosion and Sediment Temporary Controls During Construction for additional measures, as necessary.

B. Construction Sequence

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

C. Permanent Erosion Control Measures

Similar to temporary erosion control measures, all permanent erosion control measures are indicated on the design plans, construction details, general notes, drainage report, SWPPP and O & M project documents.

The following permanent erosion control measures will be implemented;

- Stone-lined ditches
- Inlet & Outlet Protection - Riprap Stabilization
- Stormwater Basins with multi-stage outlets
- Turf Establishment - Hydroseeding with mulch and tackifiers

Each of the above-mentioned permanent erosion control measures are designed in a project-specific manner within both state and local regulatory compliance standards.



GORDON SERVICES – KEENE PIT ACID MINE DRAINAGE MONITORING PROGRAM



**57 Route 9, Keene, New Hampshire
City of Keene Tax Map 215 Block 7
Town of Sullivan Tax Map 583 Lot 46 & 46-1**

Prepared For:

**Gordon Services
250 North Street
Jaffrey, New Hampshire 03452**

Prepared By:

**FRONTIER GEOSERVICES
127 OLD WARNER ROAD
BRADFORD, NEW HAMPSHIRE 03221**

Joel Banaszak, P.G.
(603) 748-3715
Jbanaszak@frontiergeoservices.com

**August 21, 2025
Frontier Project No. 2024012**



1.0 INTRODUCTION

A comprehensive groundwater and surface water monitoring program will be implemented at the Site to evaluate potential impacts from acid mine drainage (AMD). Monitoring will include quarterly sampling at five groundwater wells (BRW-7, BRW-8, BRW-9, BRW-12, and proposed well BRW-13) and at surface water infiltration features, including a downgradient discharge station and an upgradient background station. pH will also be measured monthly at all monitoring wells and drainage basins to provide early detection of AMD.

Baseline conditions will be established through two pre-excavation sampling rounds, and quarterly monitoring will continue in January, April, July, and October. If four consecutive quarters of results confirm that AMD is not being generated, the monitoring frequency may be reduced to biannual sampling in April and October.

All samples will be analyzed for key field parameters (pH, conductivity, oxidation-reduction potential, dissolved oxygen, and turbidity) and dissolved/total metals (arsenic, copper, iron, manganese, nickel, and lead). Results will be compared to NHDES Ambient Groundwater Quality Standards (AGQS) and Env-Wq 1700 Surface Water Quality Regulations. The determination of AMD will be based on trends of decreasing pH and increasing dissolved metals, not isolated exceedances. Monitoring results will be submitted to the City of Keene Community Development Department within forty-five (45) days of collection.

2.0 ACID MINE DRAINAGE DEFINITION

Acid mine drainage is defined by highly acidic water (pH < 6 standard units) that is enriched in dissolved heavy metals, including arsenic, copper, iron, manganese, nickel, and lead.

The identification of AMD under this program will be based on:

- Consistent relationships between low pH values and elevated concentrations of dissolved heavy metals, rather than individual exceedances of standards in isolation.
- Observed trends over time indicating a decrease in pH in conjunction with an increase in dissolved metals concentrations, which together are diagnostic of AMD formation.

3.0 GROUNDWATER MONITORING

Groundwater samples will be collected on a quarterly basis in January, April, July, and October from the following monitoring wells:

- BRW-7
- BRW-8
- BRW-9
- BRW-12
- BRW-13 (proposed; to be installed downgradient of the entire site between the mining operation and Route 9)

Following four (4) consecutive quarters of analytical results demonstrating that AMD is not being produced, the monitoring frequency may be reduced to a biannual schedule in April and October.

Please refer to **Figure 1** for a **Monitoring Well Location Map**.

4.0 SURFACE WATER AND INFILTRATION FEATURES

All surface water generated from excavation activities will be directed into infiltration basins. Monitoring of these features will include:

- The infiltration feature currently located in the western portion of Period 8.
- Newly constructed infiltration features, which will be incorporated into the program on an iterative basis as the project progresses.
- A downgradient surface water station located at the primary discharge point of the infiltration system.
- An upgradient background surface water station, SWS-6, to provide baseline comparison data.

5.0 SAMPLING PARAMETERS

At each quarterly monitoring location (groundwater wells and surface water stations), the following parameters will be measured:

- Field parameters: pH, specific conductance, oxidation-reduction potential, dissolved oxygen, and turbidity.
- Laboratory analyses: dissolved and total metals, including arsenic, copper, iron, manganese, nickel, and lead via EPA Method 200.8 ICP-MS.

6.0 BASELINE MONITORING

Prior to initiation of excavation activities, two (2) rounds of baseline samples will be collected from all identified monitoring locations. Sampling events will be conducted a minimum of fourteen (14) calendar days apart.

7.0 MONTHLY PH MONITORING

In addition to the quarterly monitoring described above, pH will be measured on a monthly basis at:

- All surface water drainage basins, including newly constructed infiltration features.
- All groundwater monitoring wells (BRW-7, BRW-8, BRW-9, BRW-12, and BRW-13).

This supplemental monitoring provides an early-warning mechanism to identify AMD generation between comprehensive quarterly sampling events.

8.0 APPLICABLE REGULATORY STANDARDS

Applicable standards for the monitoring program are established under two regulatory frameworks:

- Groundwater: NHDES Env-Or 600 Contaminated Site Management, Table 600-1 Ambient Groundwater Quality Standards (AGQS).
- Surface Water: NHDES Env-Wq 1700 Surface Water Quality Regulations.

For groundwater, standards for heavy metals are applied to dissolved concentrations, which are considered the most representative measure of bioavailability. Some heavy metals may naturally occur at concentrations exceeding applicable standards. In such cases, baseline sampling will be used to establish background concentrations. The determination that AMD is contributing to elevated

metals will be based on the observance of increasing dissolved metal concentrations coupled with decreasing pH values, rather than on single exceedances.

Groundwater Quality Standards (Env-Or 600, Table 600-1 AGQS)

Specific Conductance: No Standard
Oxidation Reduction Potential (ORP): No Standard
Dissolved Oxygen: No Numeric Standard (field indicator)
Turbidity: 10 NTU above natural background
pH: No Numeric Standard (field indicator)
Arsenic: 5 µg/L
Copper: 1,300 µg/L
Iron: 300 µg/L
Manganese: 300 µg/L
Nickel: 100 µg/L
Lead: 15 µg/L

Surface Water Quality Standards (Env-Wq 1700)

Specific Conductance: No Standard
Oxidation Reduction Potential (ORP): No Standard
Dissolved Oxygen: Narrative Criterion (generally $\geq 75\%$ saturation or 5 mg/L to support aquatic life)
Turbidity: 10 NTU above natural background
pH: Narrative Criterion (generally 6.5–8.0 SU; not below 6.0 SU)
Arsenic: 150 µg/L (a,b)
Copper: 2.3 µg/L (b,c)
Iron: 1,000 µg/L
Manganese: No Numeric Standard
Nickel: 13.3 µg/L (a,c)
Lead: 0.41 µg/L (a,c)

Footnotes (from Env-Wq 1700):

(a) Metals criteria expressed as a function of the Water Effect Ratio (WER). Values shown correspond to $WER = 1.0$; site-specific criteria shall be determined per EPA (1994) guidance.

(b) Values for aquatic life protection are expressed as dissolved metals and, for hardness-dependent metals, are based on hardness of 20 mg/L. Conversion between dissolved and total recoverable metals must use the equations and tables in Env-Wq 1703.23.

(c) Hardness-dependent metals criteria vary with water hardness (mg/L as $CaCO_3$). The values shown correspond to hardness of 20 mg/L. Criteria for other hardness values shall be calculated using Env-Wq 1703.23 and Env-Wq 1703.24.

9.0 DATA REVIEW AND REPORTING

All analytical results, including quarterly sampling data and monthly pH monitoring results, will be reviewed against the applicable groundwater and surface water quality standards described in Section 8.0.

The determination of AMD will be based on observed trends of decreasing pH and increasing concentrations of dissolved heavy metals, in accordance with the definition provided in Section 2.0.

Results will be submitted to the City of Keene Community Development Department within forty-five (45) days of sample collection.



GORDON SERVICES – KEENE PIT BRW-12 SLUG TEST DATA & RESULTS



**57 Route 9, Keene, New Hampshire
City of Keene Tax Map 215 Block 7
Town of Sullivan Tax Map 583 Lot 46 & 46-1**

Prepared For:

**Gordon Services
250 North Street
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Prepared By:

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127 OLD WARNER ROAD
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**August 21, 2025
Frontier Project No. 2024012**



1.0 INTRODUCTION

A slug test was performed in monitoring well BRW-12 (2-inch diameter PVC in a 3-inch borehole). The well is 90 ft deep, screened from 30–90 ft bgs. The producing interval extends from 30–78 ft bgs. At the time of testing, static water level was measured at 59.4 ft bgs, yielding an effective saturated thickness of ~18.6 ft. The well screen below the water table therefore fully penetrated the saturated thickness during the test.

2.0 METHODS

Head displacement, $H(t)$, was defined as the instantaneous change in water level relative to the static condition. The maximum displacement, H_0 , was identified at the start of recovery, and subsequent measurements ($t \geq t_0$) were normalized as the ratio H/H_0 . Recovery data were then plotted as $\ln(H/H_0)$ versus elapsed time (rel), and a straight-line fit was applied over the intermediate range of normalized displacement ($0.2 \leq H/H_0 \leq 0.8$). This mid-range window is standard practice, as it minimizes the influence of early-time turbulence and late-time storage or boundary effects, producing the most reliable estimate of the aquifer response.

Bouwer & Rice Equation

For a fully penetrating well in an unconfined aquifer, Bouwer & Rice (1976, 1989) give:

$$K = (\alpha \cdot r_c^2 \cdot \ln(R_e/r_w)) / (2L)$$

where:

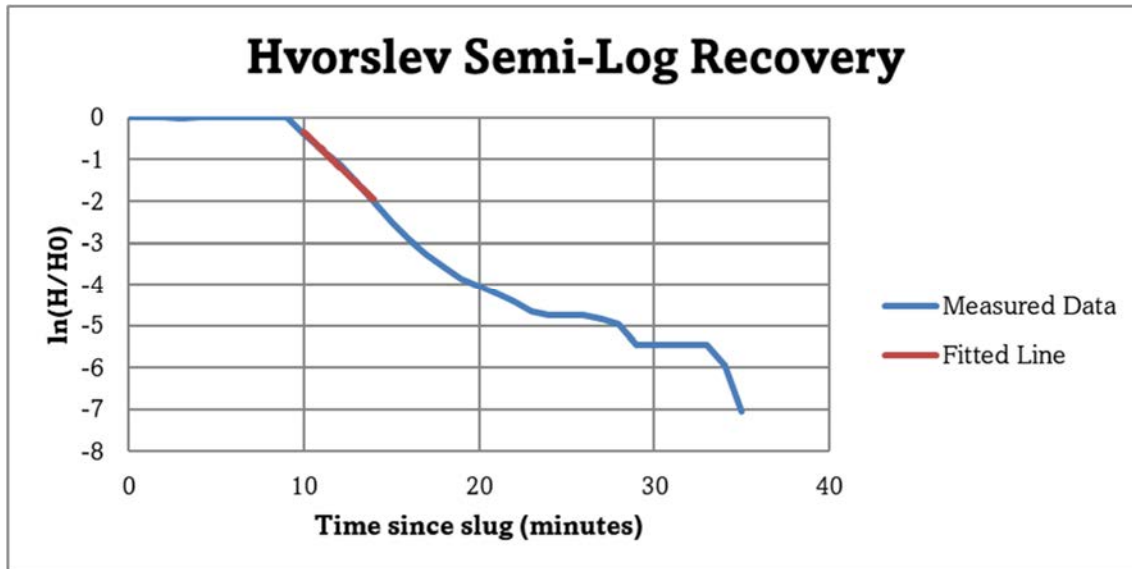
- α = slope of semilog fit (1/min)
- r_c = casing radius (ft)
- r_w = well radius (ft)
- R_e = effective radius of influence (ft)
- L = submerged screen length (ft)

For this test:

- $r_c = 0.0833$ ft
- $r_w = 0.125$ ft;
- $R_e = 1.5 \times b_{eff} = 27.9$ ft.
- $L = b_{eff} = 18.6$ ft;

The regression yielded a decay constant $\alpha \approx 0.4046 \text{ min}^{-1}$ with $R^2 = 0.995$. Substituting into the Bouwer & Rice equation with $\ln(R_e/r_w) = 5.814$, the calculated hydraulic conductivity is:

$$K \approx 0.633 \text{ ft/day } (\approx 0.316 \text{ in/hr})$$



3.0 CONCLUSION

The slug test at BRW-12 indicates an upper-bound hydraulic conductivity of ~0.63 ft/day, equivalent to an infiltration capacity of ~0.32 in/hr.

4.0 REFERENCES

- Bouwer, H., and R.C. Rice (1976). A slug test for determining hydraulic conductivity of unconfined aquifers with completely or partially penetrating wells. *Water Resources Research*, 12(3), 423–428.
- Bouwer, H. (1989). The Bouwer and Rice slug test—an update. *Ground Water*, 27(3), 304–309.
- Butler, J.J., Jr. (1998). *The Design, Performance, and Analysis of Slug Tests*. Lewis Publishers.
- Hvorslev, M.J. (1951). *Time Lag and Soil Permeability in Ground-Water Observations*. U.S. Army Corps of Engineers, Waterways Experiment Station Bulletin 36.



MEMORANDUM

TO: Planning Board

FROM: Mari Brunner, Senior Planner

THROUGH: Paul Andrus, Community Development Director

DATE: August 12, 2025

SUBJECT: Recommendation from the Master Plan Steering Committee regarding the City of Keene 2025 Comprehensive Master Plan

Recommendation:

1. To refer to the City of Keene 2025 Comprehensive Master Plan to City Council for endorsement.
2. To set a public hearing date for the adoption of the 2025 Comprehensive Master Plan on Monday, September 29, 2025 at 6:30 PM.

Background:

The [Master Plan Steering Committee](#), which was formed by vote of the Planning Board in December 2023 to guide and assist with updating the City of Keene 2010 Comprehensive Master Plan, began meeting in February of 2024 to provide input and guidance throughout the planning and visioning process. The 16 members of the Committee attended monthly meetings, tabled at events, participated in visioning sessions and other community events, filled out detailed prioritization surveys, and provided valuable feedback to staff and the consultant team. For example, following an intensive period of public engagement in the summer of 2024, the Master Plan Steering Committee held two workshops to identify and frame the key pillars of the plan, which were then refined during the October 2024 "Future Summit" where the community vision was first presented to the public. The Committee also played a lead role in building out the desired future land uses for the Future Land Use Map and assisted with refining and prioritizing action steps for implementation of the plan. The input from this committee was invaluable to this project. At their most recent meeting on August 12, 2025, the Committee voted to recommend that the Planning Board refer the Master Plan to City Council for endorsement and set a public hearing date for formal adoption of the plan.

Overview of the 2025 Comprehensive Master Plan:

The Master Plan document is split into six major sections, described on the following pages. Each of these sections is directly related to a step in the planning process, as articulated in Section 1.1. "How to Read this Plan" on page 10 of the document.

Section One gives an overview of the planning process, the community vision, and the structure of the plan, which is built around six strategic pillars.

Section Two provides a snapshot of the Keene community using data to describe the City's current demographics, economic indicators, and livability. This section also includes an overview of population projections.

Section Three describes seven major themes that were identified throughout the planning process that weave throughout the plan and provide important connections between the strategic pillars. These themes reflect the core values and culture of the community articulated by the Keene community throughout the planning process.

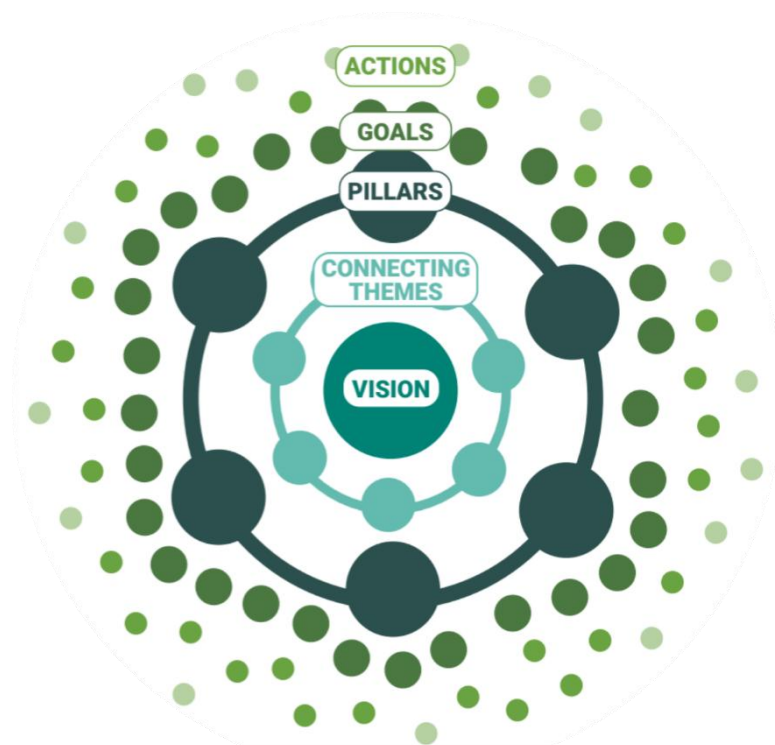


Figure 1. This graphic shows the relationship between different components of the plan, including the vision, themes, pillars, goals, and action steps.



Figure 2. A graphic showing the seven themes of the plan: Sustainability, Education, Accessibility, Public Health, Collaboration, Region, and Leadership.

Section Four provides a deep dive into each of the six strategic pillars that provide the organizing framework for the plan (Figure 3). They are core elements that underpin the community vision and are used to group goals and actions.

Section Five is the Future Land Use section of the plan that illustrates the desired future land use patterns that emerged from the community vision (Figure 4). These general land use categories focus more on the experience of a particular land use area based on the land use pattern, area identity, means of transportation, and scale.

Section Six provides a framework for implementation of the plan using a matrix that lists all the identified actions steps, organized by Pillar and Goal, and assigns each of them a priority level (low, medium, or high) and indicates the City's role (lead, participate, or support). Supporting information, including the prioritization survey results and a matrix of action steps with implementation timeframes, is included in the Appendices.

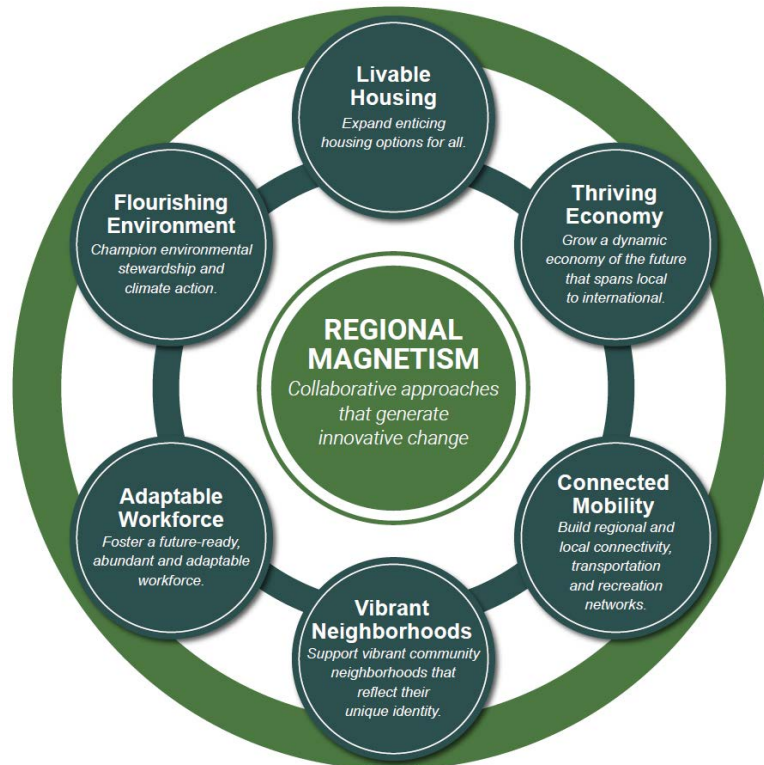


Figure 3. A graphic that shows the six strategic pillars of the 2025 Comprehensive Master Plan centered around the vision, which is described as "Regional Magnetism - Collaborative approaches that generate innovative change."

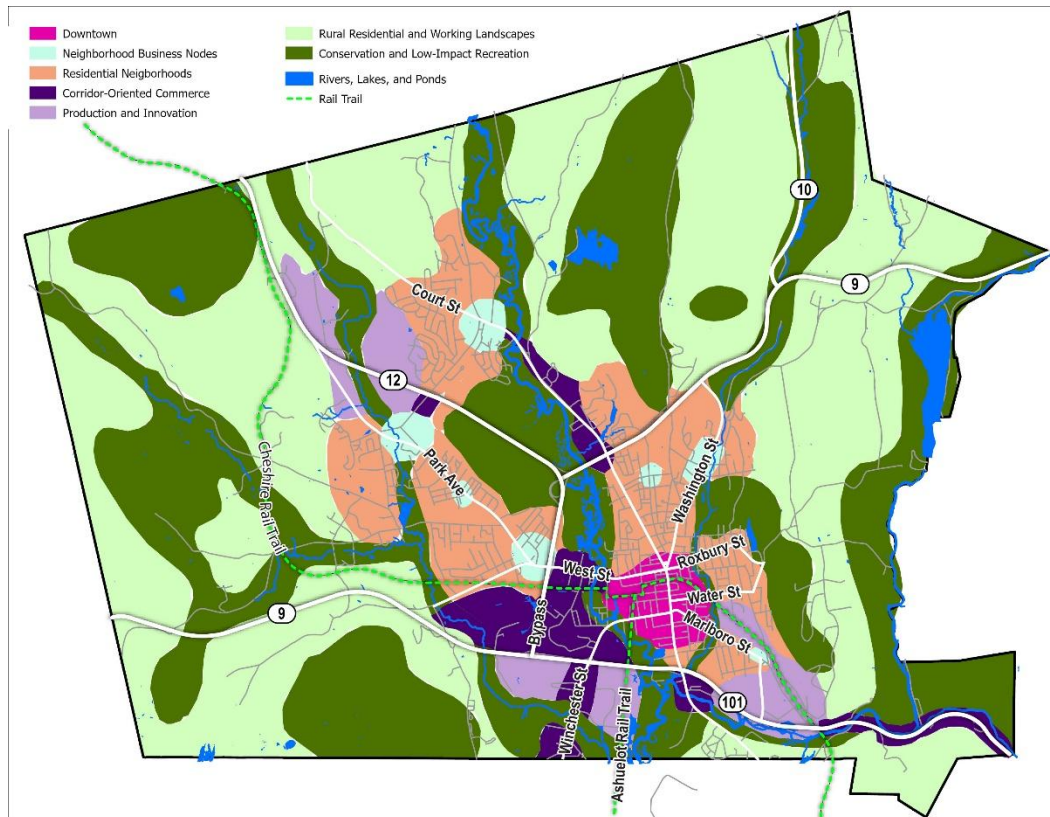


Figure 4. Future Land Use Map

August 8, 2025

Planning Board
City of Keene
3 Washington Street
Keene, NH 03431
Via email: mbrunner@keenenh.gov
mfortson@keenenh.gov

Re: Concerns regarding July 28, 2025 Hearing

Dear Planning Board Members,

I am writing on behalf of G2 Holdings, LLC regarding our concerns with respect to procedural irregularities at the July 28, 2025 meeting. While we find a number of things that occurred during the meeting to be problematic, we focus primarily on two: 1) the holding of a hearing while a request for a continuance was pending; and 2) permitting ad hominem attacks against G2 Holdings and its owner,

First, as you know, at the request of your staff, we moved for a continuation of the hearing given that the third-party reviewers, through no fault of their own, had not completed their review. The staff requested these reviews (at G2 Holdings' expense) to help the Board apply what may be the most technical and least used provisions in the Keene Land Development Code (Section 25). The Chair did not call this continuance request to a vote until after inviting negative public comment on a formal proposal that had yet to be presented. The Chair asserted twice that this was "the normal procedure" (01:29:27 and 01:30:03),¹ but it was not the procedure at the May 27, 2025 hearing, where, a vote was taken on the continuance immediately even though there were attendees ready to speak against the project. Nor was it the procedure at a September 26, 2022 hearing in a totally unrelated matter. Nor is it the procedure recommended in the Public Hearings section of Appendix C: Suggested Rules of Procedure for Planning Boards of the Planning Board Handbook 2024 which speaks in terms of the applicant and those in favor of the proposal being called to speak first. *See also*, Meeting Mechanics of NH Land Use Boards, Section IV Public Hearing Procedures² (same).

¹ Time stamp of video of Planning Board Hearing, July 28, 2025.

²2022 NHMA Land Use Law Conference; available at:

https://www.nhmunicipal.org/sites/default/files/uploads/webinars/2022-10-15_meeting_mechanics_handout.pdf

As a result, the Board listened to opposition to a formal proposal that has yet to made and which is in flux even as of this writing. This out-of-context vitriol from neighbors (mostly in neighboring towns) can only have served to unfairly prejudice the Board and the general public (as evidenced by the article in the Keene Sentinel the following day) against the project and G2 Holdings generally.

Second, the Chair did not attempt to control the personal attacks against G2 Holdings and its owners. Appendix G of the Planning Board Handbook instructs board members not to “indulge in personalities [or] permit anyone else to do so.” Section IV.D.3. of the Meeting Mechanics is even more blunt: “Chair should not allow personal attacks.”

For example, Jim Manley stated “you’ve been lied to, I’m going to be blunt...G2 is not to be trusted.” 02:17:24). Duane Nettleson said, “He doesn’t follow any regulations” (02:24:36) and that his building “was split in half” due to blasting” (02:7:58). Elizabeth Newcombe said, “The original plans showed many instances of ... misrepresentation...” Joseph Vicinanza said, “They’re in arrears on a number of tax obligations...” These are *ad hominem* attacks that are defamatory and do not reflect the “civility” for which the Chair later thanked the crowd (02:31:33). The comments should not have been allowed and we hope that they will not be allowed going forward.

The Applicant is entitled to due process. And while the public certainly has the right to bring legitimate concerns to the attention of this Board, the process should be fair to all. We trust that will be the case at the hearing on August 25, 2025.

Thank you for your attention to this matter.



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