



CONSERVATION COMMISSION
AGENDA

Monday, May 18, 2026

4:30 PM

**Keene Recreation Center
Room 22**

Commission Members

Gary Flaherty, Chair
Barbara Richter, Vice Chair
William White
Michele Chalice
Steven Bill

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

Site Visit: Commission members will conduct a site visit of the property located at 30 Production Avenue at 3:30 PM.

- 1. Call to Order**
- 2. Approval of Meeting Minutes – April 20, 2026**
- 3. Planning Board Referral**
 - a) **PB-26-11 - GMS Parking Lot Expansion - Major Site Plan & Surface Water Protection Conditional Use Permit** - Applicant Fieldstone Land Consultants, on behalf of owner GMS Realty LLP, proposes to expand the rear parking lot and install stormwater management infrastructure within the 30-ft surface water buffer on the lot at 30 Production Ave. The property is ~3.1 ac and is in the Industrial District.
- 4. Public Hearing**
 - a) **Acquisition of 2 properties located at 0 Gilsum Rd. for Conservation Purposes – TMP #s 218-010-000 & 218-011-000**: In accordance with the requirements of RSA 36-A:5 the Keene Conservation Commission will conduct a public hearing to evaluate whether to expend funds from the Conservation Land Acquisition Fund for the purpose of purchasing .95 acres and 3.7 acres of forested uplands located adjacent to the Greater Goose Pond Forest.
- 5. Report-outs:**
 - a) Greater Goose Pond Forest Stewardship Subcommittee
 - b) Invasive Plant Species
 - c) Land Conservation / Easement Monitoring
 - d) Pollinator Updates / Bee City Photo
- 6. Discussion Items**
 - a) 2026 Commission Budget & Donation request from Society for the Protection of NH Forests

- b) Update on Letter to Keene Country Club re: best management practices for turf adjacent to water bodies
- c) Update on Notice Practices for Mosquito Control Activities (Michele Chalice)
- d) Update on Red Pine Removal on Maple Ave – reseeding (John Therriault)
- e) Land Protection Criteria amended February 2026
- f) Airport Wildlife Fence Project Update (Ken Bergman)

7. Correspondence:

- a) ARLAC Annual Update on River Monitoring Activities & Donation Request

8. New or Other Business

9. Upcoming Meetings (Keene Recreation Center, Room 22)

- Tuesday, May 19, 2026 – 5:00 PM, Workshop to Discuss Land Protection Criteria
- Monday, June 15, 2026 – 4:30 PM, Regular Meeting

10. Adjourn

City of Keene
New Hampshire

CONSERVATION COMMISSION
MEETING MINUTES

Monday, April 20, 2026

4:30 PM

Room 22,
Recreation Center

Members Present:

Gary Flaherty, Chair
Barbara Richter, Vice Chair
William White
Councilor Michele Chalice
Steven Bill
Ken Bergman
Bob Milliken, Alternate (Voting)
Thomas Haynes, Alternate
John Therriault, Alternate

Staff Present:

Mari Brunner, Senior Planner

Members Not Present:

Alexander Von Plinsky, IV, Alternate

SITE VISIT: At 3:30 PM, before the meeting, a quorum of Commissioners conducted a Site Visit of the property located at 315 Old Walpole Road.

1) Call to Order

Chair Flaherty called the meeting to order at 4:30 PM.

2) Approval of Meeting Minutes – March 16, 2026

Revisions: Line 556, change “till” to “still.” Line 560, correct the word “printer.” Line 579, change “the area” to “Bretwood Golf Course.”

A motion by Vice Chair Richter to adopt the March 16, 2026 minutes, as amended, was duly seconded by Councilor Chalice and the motion carried unanimously.

3) Planning Board Referral

- A) PB-2025-21 – Subdivision & Surface Water Protection Conditional Use Permit – Applicant Cardinal Surveying and Land Planning, on behalf of owner Fernando Marguerite Cyr, proposes to subdivide the property located at 315 Old Walpole Rd (TMP# 210-027-000) into an ~7.94-acre lot and an ~2.70-acre lot. A Surface Water CUP is requested to allow the access**

driveway for the new lot to cross the wetland buffer. The parcel is located in the Rural District.

Chair Flaherty welcomed the applicants, Wendy Pelletier from Cardinal Surveying and Design and Josh Joslyn from Graz Engineering, on behalf of the property owners, Fred and Marguerite Cyr. Ms. Pelletier began with the Subdivision plan, showing the entire lot and the new lot as proposed. In blue she showed the wetlands. She showed a yellow area that is about 0.5-acre between the buffer and steep slope area, which is where the new house and septic system would go. Per staff's request, she did not show the driveway on the subdivision plan. She showed the pond and the culvert in question.

Mr. Bergman noted that one of the heaviest vehicles to go through there will be the septic trucks. He asked whether the culvert preparation will be sufficient to support the trucks as well as the construction equipment. Mr. Joslyn said yes, the culvert is a 12-inch high-density polyethylene (HDPE) pipe and there is typically two or three feet of cover over that is proposed as typical for any roadways.

Councilor Chalice asked what the driveway would be; how much gravel and what inspection would be involved? Mr. Joslyn said there would be about one foot of gravel under the whole driveway that is compacted in six-inch lifts. Then, there will be another four inches of crushed gravel, another four inches of crushed stone, and then the pavement on top of that. Councilor Chalice asked if the driveway would be a flat top. Mr. Joslyn said yes, if the homeowners choose to do pavement now, otherwise there would be another layer of gravel on top of the crushed stone. He said that is the typical profile over the culvert itself: 12 inches plus or minus on the edges is how the grading would be laid out, with two-to-three feet over the culvert. Mr. Joslyn pointed out the elevations: the top of the culvert at 586.4 feet at the low end and 588.7 feet for the final grade over the driveway, so just over 2 feet of gravel over the culvert on the low end and 2.5 feet on the high end.

Councilor Chalice asked if the applicants were tasked with creating the parking area as well. Mr. Joslyn said yes, the driveway does not open up until outside the 75-foot buffer, which he showed on the plan. He showed some parking in front of the garage as well as a turn around. The plan shows four parking spaces. Councilor Chalice noted that the liquid tank for the septic field would be right adjacent to that, so there should be minimal disruption when it needs maintenance. Mr. Joslyn agreed that the actual building site itself is fairly small as far as the disturbance that would be occurring.

Next, Mr. Joslyn showed the Surface Water Overlay Plan, where they proposed a silt fence basically all the way from the road and around the building site on the south side and around the driveway on the north side; they only propose enough silt fence for minimal driveway grading, the corridor, and to create the swale. Then, the whole driveway slopes up to the high point right before the bend, so it is all cross pitched to a swale down on the south side, where it is anticipated to go from the stone level spreader down at the road before it enters the ditch on the road. He showed the grading around that culvert and 75 foot buffer before the driveway opens up to demonstrate that they proposed a berm on either side if the driveway is paved or an embankment berm if it is not paved, which will capture all the water from this driveway and shed

77 it across that crossing. Mr. Joslyn showed the spot grades to demonstrate where water would go
78 into the swale and then into another area that will have a stone level spreader from the driveway,
79 creating a big bowl for the water to dump into before it gets filtered out into the wetland.

80
81 Vice Chair Richter wondered how much they would be widening the existing driveway or if they
82 would mainly be increasing the height. Mr. Joslyn replied that it would be mildly increasing. He
83 said an 11-foot-wide driveway was proposed all the way up; it would typically be 12 feet wide,
84 but they kept it as close within the limits as possible. Vice Chair Richter asked about the existing
85 driveway width, stating that it was hard to tell. Ms. Pelletier called it more of a path. Mr. Joslyn
86 said it was close to 10 or 11 feet at this time and would not be changing much.

87
88 Mr. Therriault said the water that comes from the building lot and the driveway after the culvert
89 would ultimately feed into the wetland. As far as the paved surfaces, Mr. Joslyn said yes, not
90 from the building itself. Mr. Therriault posed a wetlands engineering question to the
91 Commission, asking whether there was any concern about salt runoff from the driveway
92 affecting the wetland over time. Chair Flaherty thought that it would be negligible if applied
93 properly. If the salt is doubled or tripled and applied all at once, he said there would be harm, but
94 Councilor Chalice said that would be after the fact of this. Still, Mr. Therriault said the
95 Conservation Commission was making a recommendation to the Planning Board and could
96 recommend, for example, that it be classified as a no-salt zone. Chair Flaherty thought they could
97 discuss that when voting.

98
99 Mr. Bergman asked about the silt fence and asked if it would be fabric and just for the
100 construction phase. Mr. Joslyn said that was correct, it would just be in place until everything is
101 stabilized. Then, he showed how on many of the side slopes, they proposed to use a wildlife
102 conservation seed mix instead of grass; it is a mix of wildflowers that takes better on the slopes,
103 grows faster, and provides a little bit better buffer than just a lawn. Regarding snow removal, Mr.
104 Bergman asked if the owners anticipated using snow blowers or a plow and if so, where the snow
105 would be dumped. Mr. Joslyn said it is a plowable driveway and assumed the snow could be
106 dumped in the turnaround area or other spaces that are outside the 75-foot buffer.

107
108 Councilor Chalice asked, in the State of New Hampshire during the construction period, what the
109 on-center is for the silt fence stakes (e.g., every 12 inches?). Mr. Joslyn thought every 2 to 3 feet.
110 Then Councilor Chalice thought it would be possible to have coir roll on the lower side of the silt
111 fence during construction to ensure no silt goes underneath it. Mr. Joslyn said yes, and that they
112 always expect to tow the fence 6 inches into the ground as well, so silt slipping under would
113 likely not be much of an issue. They typically like to spec compostable silt socks vs. coir rolls.
114 Councilor Chalice said it was fine, noting that it would be great on the uphill side.

115
116 Mr. Bill asked whether the culvert will be maintained by the new owner and the asked the
117 potential for it to be clogged; it seemed like a lot of vegetation could wash into the culvert and he
118 wondered about putting a grate on it to keep that from being a problem. He had seen several bad
119 cases of culverts clogging, with poor results. In Mr. Joslyn's experience, grates make the
120 problem worse because the smaller holes allow clogging of items that would otherwise would
121 have passed through the culvert. He recommended the best solution would be riprap in front of it,
122 but that just adds more fill to the wetlands. Mr. Bill said there were no good solutions. Mr. Joslyn

123 replied that there really are not, however not much water runs through there, so there would not
124 be very high velocities unless during a 50-year storm and even then, the culvert would only fill
125 halfway. So, he did not anticipate many issues for clogging.

126
127 Vice Chair Richter asked if it would be crushed stone or an actual paved driveway. Mr. Joslyn
128 said he left that optional, which was why some details offered both. He showed paved and gravel
129 cross sections for the driveway. He noted that the berm would have a 4-inch reveal if pavement
130 and a 6-inch embankment berm if gravel instead.

131
132 Chair Flaherty asked if the applicant needed a statement from the Conservation Commission for
133 the State of New Hampshire and the City's Planning Board reviews. Mr. Joslyn said yes. Ms.
134 Brunner said typically they come in two separate forms, including a referral from the state for the
135 Wetlands Permit. However, she thought this was an after the fact permit and Mr. Joslyn agreed,
136 noting that in some towns the state is fine with a letter from the Conservation Commission on the
137 application, which Ms. Brunner said was an option. Chair Flaherty said yes, if everyone was in
138 favor of it.

139
140 First, Chair Flaherty wanted to do a straw poll to see how many voting Councilors were in favor
141 of the project, before making individual recommendations. Five of seven Councilors raised their
142 hands.

143
144 Councilor Chalice asked a clarifying question. She was not necessarily in favor of the
145 subdivision but felt they had the legal right to do so. She felt more comfortable being asked if
146 they met the legal requirements for the subdivision vs. being in favor of the project. With what
147 Chair Flaherty knew of the City's Zoning Ordinances, he said he looked over the plans and
148 believed they met the requirements, stating they were off the hook for a lot of things that a
149 commercial operation would be for a single family subdivision; they would not have to answer to
150 or address a lot of things. Ms. Brunner said she is not the staff person who reviewed this
151 application. She thought she heard Councilor Chalice asking for the straw poll to be about
152 whether they met all the subdivision regulations vs. personal preference. Councilor Chalice
153 agreed, stating that if the poll was about whether the applicant met all the requirements for the
154 subdivision she would vote yes. Chair Flaherty asked if that was the Planning Board's (PB)
155 decision about whether the applicant met all the requirements. Ms. Brunner said the PB would
156 ultimately decide on the application, and they would look to the Conservation Commission for
157 input on the Surface Water Protection Criteria specifically.

158
159 Chair Flaherty looked to the Commission for specific recommendations to the PB about the
160 application. Mr. White suggested light salt application on site or no salt because of the risk of
161 salt damage to the wetlands. He wanted some language in the guidance for how salt should be
162 used for snow removal. Vice Chair Richter thought there were best management practices for
163 salt application. Councilor Chalice thought so at the state level and wondered about requesting
164 that the homeowners follow those practices for salt use. Vice Chair Richter asked how to clarify
165 that. Ms. Pelletier asked how that recommendation would be enforced. Vice Chair Richter said it
166 would be a suggestion and hopefully informational, suggesting that the Conservation
167 Commission could provide a link to the best management standards for anyone who buys the
168 property. Unfortunately, she said there would be no recourse for not following it. Ms. Pelletier

169 said it should be a recommendation written onto the plan, not a requirement. Vice Chair Richter
170 said the Conservation Commission letter would have that recommendation. Chair Flaherty said
171 they could use something like calcium chloride too, which is not as damaging; there are
172 alternatives. Councilor Chalice asked if the Commission could request that it be written on the
173 plan and Ms. Brunner said they could recommend it to the PB.
174

175 Councilor Chalice recommended the seed mix that the applicant mentioned, calling it a great
176 idea and recommended using it during a particular time of year because of the tree cover and
177 amount of shade, so the seeds can establish. If seeded during the middle of summer, she said they
178 will not get enough sun to do anything. Councilor Chalice asked about the timing of the
179 construction, so that the seeds will have a chance to establish before leaf cover. Mr. Joslyn said
180 he typically expects to seed within the spring growing season. Councilor Chalice asked how
181 dense the tree cover and shade is where the road is proposed. Mr. Cyr replied that they do not get
182 sun at their home until 8:30 or 9:00 AM.
183

184 Mr. Bergman asked about the ultimate downstream dissemination of runoff from the lot: would it
185 mostly be percolating into the soil or going into a gully along the roadway, which then leads to
186 something bigger? Chair Flaherty said it depends on the time of year and how intense the storm
187 is. He said a lot of it will infiltrate when the ground is dry (e.g., August) but not other times of
188 year (e.g., April). Discussion ensued briefly about the proposed level spreader. Chair Flaherty
189 noted that under the existing conditions, the gravel there was fairly hard packed and almost as
190 impervious as pavement, so he did not see a lot of sedimentation for erosion, and thought the site
191 was pretty stable (with disturbance). Mr. Bergman added that the site is not near a major creek or
192 stream. Chair Flaherty thought the small stream would dry up in a normal year. Mr. Joslyn only
193 believed there is flow onto the neighbor's property, but he never followed it down. Ms. Pelletier
194 said that is something the PB would be looking at too, because the applicant cannot increase the
195 amount of runoff from the property. Ms. Brunner added that the City Engineer requested an
196 updated drainage report. Mr. Joslyn said he asked about an updated culvert calculation but had
197 not heard back from him for clarification. Ms. Brunner said she would follow up with the City
198 Engineer.
199

200 Chair Flaherty reviewed the recommendation about salt and added one more about being
201 attentive to invasive species and any soil that comes on and off site.
202

203 The following motion by Councilor Chalice was duly seconded by Mr. White, as amended. On a
204 vote of 7-0, the Conservation Commission recommends the Surface Water Conditional Use
205 Permit for PB-2025-21 with the following recommendations: (1) utilization of road salt best
206 practices on the driveway, (2) invasive species management during construction, and (3)
207 monitoring the silt dam weekly, with repairs as needed by the developer.
208

209 Homeowner Marguerite Cyr thanked the Commission and asked clarifying questions about what
210 happens with this at the state level. Discussion ensued briefly. Ms. Brunner spoke about the local
211 process and the Planning Board meeting on April 27, 2026, when the Conservation
212 Commission's motion with those recommendations will be shared with the PB. The Planning
213 Board may or may not incorporate those recommendations into their final approval, which is the
214 applicant's local approval. The state's process is separate. The City would normally write a letter

215 or an e-mail to the State, which includes the recommendations made by the Commission.
216 Discussion continued briefly, explaining the PB process to the homeowners. The PB could
217 provide either a conditional approval or final approval. It is usually a conditional approval unless
218 the applicant meets the PB's typical conditions ahead of time, which includes the submittal of
219 paper copies of the plans and owner's signatures on the plans, for example. They could try to
220 submit everything ahead of time for final approval the night of, but if the PB chooses to add a
221 condition, the applicant would have the risk of modifying the plans again. Mr. Cyr continued
222 asking questions about his specific PB application.

223
224 Councilor Chalice said the state's approval of the application is not tied to the local process. Ms.
225 Brunner said that is correct. Ms. Pelletier said the Planning Board needs to see the New
226 Hampshire Department of Environmental Services' approval first (prior to Final Approval of the
227 application). Vice Chair Richter said to pass the Conservation Commission motion on to Mr.
228 Joslyn to keep that process moving before the PB meeting.

229
230 Ms. Pelletier, Mr. Joslyn, and Ms. and Mr. Cyr left the meeting.

231

232 **4) Report-outs:**

233 **A) Greater Goose Pond Forest Stewardship Subcommittee**

234

235 Mr. Haynes said the Subcommittee met on April 10, 2026 and talked about a lot of what was
236 already covered in the March 2026 minutes. The Subcommittee had begun its normal spring
237 maintenance of cleaning out water bars and taking trees out of the way, etc. They also started on
238 one of the two trails that they wanted to focus on this year: the Mattson and the Lower Drummer
239 Trails. The Subcommittee started the more serious work on the Mattson Trail. Work is still
240 scheduled with the youth group in June 2026. Mr. Haynes reported that the representative from
241 the Harris Center was unable to come to the Subcommittee's last meeting. So, he said the
242 Subcommittee was just waiting in terms of the outreach portion with the Harris Center.

243

244 Mr. Haynes reported that there would be a ribbon cutting on the Goose Pond spillway bridge on
245 Saturday, June 6, 2026 at 10:00 AM. The Parks and Recreation Department would develop the
246 invitation list (i.e., donors and contributors, the Mayor). The Subcommittee discussed logistics
247 about people who might need a ride up the hill and other things like limited parking, so he said
248 that it was still in the works. Parks and Recreation would handle a fair amount of the logistics.

249

250 Mr. Bill mentioned that the ramp to the bridge may or may not be completed by the ribbon
251 cutting ceremony. Mr. Haynes agreed that the City Engineer felt the plan they considered would
252 be logistically too difficult because of the amount of gravel that would have to be hauled in on
253 the spillway to fill in the ramp area. So, Mr. Haynes said the ramp was on hold until some other
254 ideas develop, so it would not be completed before the ribbon cutting. However, the bridge is
255 totally functional; bikers can still just ride through the spillway, so that is not an issue for them.
256 At this point, he said this was a part of a bigger piece of making the pond accessible to all
257 people.

258

259 Mr. Bergman mentioned that the Subcommittee did not quite meet its fundraising goal. Mr.
260 Haynes said they were only a little short. The total goal for the project was \$20,000: Savings

261 Bank of Walpole (SBW) matched the Subcommittee’s fundraising dollar for dollar up to \$10,000
262 and they raised \$9,750. So, they were we were \$250 short in the individual goal of trying to
263 match the SBW dollar for dollar. He said the Subcommittee felt good about the fundraising as a
264 group of non-marketing people. Mr. Bergman asked the final bridge cost and Mr. Haynes said
265 \$22,653.60, which is split between materials and the Public Works Department, as well as a
266 standard fee for delineating the wetlands, and then design and construction. Mr. Bergman asked
267 if they were still accepting funds. As far as Mr. Haynes knew, there had not been a donation
268 since the push for initial fundraising, so someone could make a contribution at this point. He
269 noted some of the signage was still erected about “helping us build a bridge” but the bridge was
270 now completed.

271
272 **B) Invasive Plant Species**
273

274 Mr. Milliken met with Ms. Brunner and Councilor Williams to learn about all the invasive plant
275 species locations he had been monitoring and caring for, as well as upcoming dates for places
276 they had been to in the past. Mr. Milliken went out the week before this meeting and surveyed all
277 the locations except the Airport because it would require a boat to access the watercress. Mr.
278 Milliken provided the Commission with a report on what he found at the various locations (table
279 with locations, type(s) of invasives, and removal dates and aerial images of each site with
280 invasive plants circled in red). Sadly, he said a lot of the places were just marked by Councilor
281 Williams as Japanese knotweed sites, but Mr. Milliken found a lot of other invasives there too.
282 He referred to the new site near Ash Swamp behind Willowbrook, noting that it required a
283 machete to cut the multiflora rose and burning bush to access the knotweed. He said that it would
284 be a big site. He said that at the Old Stone Arch Bridge most of the knotweed had been
285 eradicated by this effort, which everyone agreed was great.

286
287 Councilor Chalice reported going down the Rail Trail and tried a technique of putting tin cans
288 with six-inch lawn stakes over the stumps of invasive plants that have been cut to prevent sun
289 from reaching the small sprouts. They agreed to see how well it would work. Mr. Milliken
290 reported successfully eliminating some glossy buckthorn in Vermont with just a tarp, noting that
291 it does work, so they would monitor this site. He thought about something to mark the cans, so
292 people do not collect them, thinking they are trash.

293
294 Mr. Milliken reported another good thing is that a large patch of Japanese knotweed in the
295 Willowbrook area could give the Commission an opportunity to try some different approaches in
296 managing this invasive effectively (e.g., covering with plastic or somehow disrupting the wood,
297 a mesh approach, etc.). He hoped to have maps soon to keep track of and actually watch all the
298 knotweed go away, similar to his work in VT, where you can see that the work is paying off; it
299 does take some time. Discussion ensued about how there is no way to spray the larger knotweed
300 near Willowbrook because it is a future well site. Ms. Brunner agreed that there will be well head
301 protection. Ms. Brunner clarified this location is along White Brook near the Willowbrook
302 Association; it is on City-owned land and there is no well there yet but it is a future site along the
303 Brook. Mr. Milliken discussed how difficult it was to access the site and there was a suggestion
304 of using a drone to survey. Discussion continued briefly on different access points (e.g., a gate at
305 Bent Court), but all of which require hacking through vegetation to access the site.

306

307 Mr. Milliken said he would start developing dates for the 2026 invasive species events and email
308 them to the Commission. It was still too early for a lot of things to grow. He visited Ladies'
309 Wildwood Park and all he saw was knotweed, which was dead. Others noted that the City had
310 sprayed the knotweed there, calling it a victory. Mr. Milliken did not see any regrowth at all.

311
312 Returning to the earlier conversation about accessing the site near Willowbrook, Mr. Therriault
313 suggested visiting the 4th hole about halfway up the fairway at Keene Country Club, where the
314 vegetation is a little thin, and there is a small fence. Mr. Milliken noted good news that a lot of
315 volunteers from Willowbrook want to go out and help, so he hoped to at least educate them on
316 pulling up knotweed and monitoring to really get a grip on what is out there. He thought the
317 Commission should look at the Bent Court area with multiple rows of burning bush because
318 nobody was complaining about that area.

319
320 Mr. Milliken also led a discussion about Robin Hood Park. He watched a Council meeting about
321 construction planned at the Park (e.g., fixing the pool). Right behind the pool, on the
322 embankment that goes to the pond, there is multiflora rose and bittersweet choking out the trees,
323 which have grooves in them from the invasives. He wondered if there was some way to revise or
324 write into that Robin Hood contract to pull those invasives out at the base. Councilor Chalice
325 was unsure whether that contract could be revised. Discussion ensued about whether doing that
326 would destabilize the slope down to the pond and whether the multiflora rose was planted for
327 stabilizing. Councilor Chalice thought the mature trees would still be enough to maintain the
328 slope. However, Mr. Milliken said a lot of those trees had serious choking from the invasives.
329 Councilor Chalice wondered how to make a request like this. Mr. Milliken heard during the
330 meeting that there was still extra money in the project. Councilor Chalice said the FOP
331 Committee and City Council approved the first part of the project. There would be a meeting at
332 the Park because the pool work is very specific, but there are other site things that have not been
333 decided. As one person at the upcoming meeting, Councilor Chalice said she would mention it
334 because she agreed that the City Manager mentioned there still being some leeway.

335
336 Mr. Milliken thought the previous Japanese knotweed work at Robin Hood Park was successful
337 because it was only a very small patch now. Vice Chair Richter agreed that there was progress
338 but said there were still some patches along the trails and she thought the Commission should
339 remain proactive with this site, especially with the pool construction, etc., otherwise it would be
340 too late in their planning process. She was unsure whether it meant writing a letter to City
341 Council to say that as a part of the Commission's review of site it has been monitoring and
342 controlling that it noticed the knotweed. Chair Flaherty asked if that would be doable. Ms.
343 Brunner said the Commission certainly could do that. They could also reach out directly to the
344 Parks and Recreation Director Carrah Fisk-Hennessey to see if that would be a quicker approach.
345 Mr. Milliken said he felt comfortable contacting the Parks and Recreation Director (copying
346 Councilor Chalice) and including all the photos he took. Councilor Chalice said she would
347 follow up with the site visit.

348
349 Mr. Bergman asked about the Norway Maple listed under Robin Hood Park; was that a mature
350 tree/trees or a small cluster? Mr. Milliken said he tried to find the "mother tree" (mature tree that
351 spreads seeds) but could not, and Councilor Williams could not remember where it was.

352 Councilor Williams thought it was the main one creating all the small ones, but Mr. Milliken did
353 not locate it. Everyone agreed to be on the lookout when active in the Park.

354
355 If seeking more information on knotweed, Mr. Haynes suggested that contacting the Ashuelot
356 River Park Advisory Board could be helpful; they had been managing a huge patch of knotweed
357 pretty well for a few years.

358
359 **C) Land Conservation / Easement Monitoring**

360
361 Vice Chair Richter had nothing to report but thought she would start easement monitoring in the
362 near future.

363
364 **D) Pollinator Updates**

365
366 Councilor Chalice reported on her article in the Monadnock Shopper News in the Woods and
367 Gardens Column, reminding the community about Keene's Bee City status. Mr. White said he
368 saw it. Councilor Chalice said it included a list of all the different spring and summer things
369 happening in the area that have any connection to pollinators in general, which bees are a part of,
370 both honeybees and native bees. She said there is a lot going on right now. Councilor Chalice
371 was also pleased to attend the Bee City USA Presentation for this region. She said there were
372 four/five presentations on other Bee Cities and projects; she called it fabulous. Most were
373 aligned with the universities in their areas and graduate students. She said there were wonderful
374 resources for signs. Councilor Chalice requested access to the great handouts on each type of
375 weed and what to do with them, so the Commission can use those in the future.

376
377 Councilor Chalice also reported that she would be attending the first part of the Monadnock
378 Food Co-Op Earth Fest on April 25, 2026, with information from the Xerces Society. She will be
379 right next to Mr. Therriault and his honeybees. She had a list of related activities to share in the
380 area and region, Ms. Brunner provided some of the activity materials that Xerces Society has for
381 children, and Councilor Chalice had handouts from the Xerces Society to share as well.

382
383 Ms. Brunner mentioned that when she was recently tabling at the Keene State College Earth
384 Festival for the Community Development Department, she had a great conversation with a young
385 bee enthusiast. Ms. Brunner let her know about the Monadnock Beekeepers Association and
386 apprenticeships. So, Ms. Brunner thought the Commission may be getting another inquiry and
387 said the woman was very excited.

388
389 Mr. Therriault noted that the Bee City USA sign had gone up in Ashuelot River Park. He
390 mentioned the proposed subdivision area and wetland discussed during the Planning Board
391 referral earlier in the meeting. He noted that one thing he did not see was any trees mature
392 enough to have wild beehives. If he had seen a couple of trees that were big enough to have wild
393 beehives, he would have wanted to go back on a day above 50 degrees to see if there was any
394 flight activity, so they could alert the developer that those trees should be taken down carefully
395 and a beekeeper should be consulted to rehome the colonies. Councilor Chalice asked whether
396 the Commission had completed that sort of tour for the red pine removal and Mr. Therriault

397 replied that none of those red pines are mature enough (the trees must be 60–75 years old and be
398 of a certain size).

399

400 **5) Discussion Items**

401 **A) Land Protection Criteria amended February 2026**

402

403 Discussion ensued about whether the Commission was voting on the amended Criteria or having
404 another Workshop. The Workshop planned for today was postponed because of the Site Visit.

405 Discussion continued about scheduling a Workshop on the amended Criteria before the next
406 meeting, because there would be another Site Visit. Ultimately, the Commission decided to
407 tentatively hold its next workshop on the amended Land Protection Criteria on Tuesday, May 19,
408 at 4:00 PM.

409

410 **B) Red Pine Scale – Harvesting and Replanting plan Informational Resources**

411 **i) Website: KeeneNH.gov/red-pine-scale-information**

412

413 Ms. Brunner said this was informational and provided a link to the website with a lot of details.

414

415 **ii) Letter Sent to Abutters of Dinsmoor Woods**

416

417 Parks and Recreation Director Fisk-Hennessey also shared a letter that was sent to all the
418 abutters to Dinsmoor Woods because they will be the most impacted. The letter explained the
419 project and rationale, and was provided in the Commission’s meeting packet. Councilor Chalice
420 wondered if the fact sheet provided to City Council was also provided to the Commission. Ms.
421 Brunner did not think so. Councilor Chalice wanted to share it because it included valuable
422 information and frequently asked questions. She would email it to Ms. Brunner to send to the
423 Commission. It is short enough to keep on hand and share with others because she said it will be
424 a traumatic project. Councilor Chalice noted that about 30 people came out one afternoon and
425 had a lot of questions. The project would commence the week after this meeting as soon as
426 spring break begins and Maple Avenue would be shut down. She said this would be a very harsh
427 visual change for people. She wanted to make sure everyone could have their questions
428 answered.

429

430 Mr. Bergman mentioned the knotweed on Maple Avenue too. Councilor Chalice said this project
431 would help to see what comes up in terms of invasives when the area is completely open and said
432 maybe that could be rolled into that in the future. Mr. Bergman wondered if something could be
433 added to the contract at this point in that regard and Councilor Chalice said no, hoping the area
434 may be disturbed enough to address the invasive. Mr. Therriault said nature abhors a vacuum;
435 anytime there is disturbed ground, if it is not overseeded with something, then nature will fill the
436 void. He said he would be happy to buy a bunch of wildflower mix and broadcast it; it would not
437 cost the City anything and would provide reasonable protection from worrying about what will
438 happen two years from now with invasives if too late. He said the best time to broadcast is right
439 after the ground is graded. Chair Flaherty agreed that it is the best time to stabilize. He asked
440 who to contact about permission to do this. Ms. Brunner said Director Fisk-Hennessey, who is
441 working with the forester that came up with the plan. Ms. Brunner was unsure whether they were
442 already planning for some type of reseeded. Councilor Chalice said she could very clearly tell

443 the Commission they were waiting to monitor what comes up because there is quite a bit of
444 understory already there. She said they were not thinking about the ground level and she would
445 love to see some type of seeds. So, Councilor Chalice suggested talking to Director Fisk-
446 Hennessey, as the Councilor thought it could be a fun project for the Commission.

447
448 **C) Vernal Pools on Lot 9 off Old Gilsum Road**
449

450 Chair Flaherty reported that he visited the lot off Old Gilson Road by the water tower (to a
451 location off the hiking trails that he described with maps to the Commission) about three weeks
452 before the meeting to look at vernal pools and the pools he looked at were still iced in. He went
453 one week later and they were cracking; there were a lot of wood frogs making noise. So, he
454 checked the physical location of these pools and said they met all the criteria of vernal pools.
455 Vice Chair Richter noted that it is important to protect vernal pools. Mr. Haynes said there are
456 some trails among the vernal pools, but they do not go to the vernal pools, and some were
457 diverted further away from the pools, so people do not walk through them. He said it is a part of
458 the maintenance. Chair Flaherty noted that you can register vernal pools with New Hampshire
459 Fish and Game, but he did not recommend it because upland vernal pools are extremely rare.
460 There are three. This is the lot off Old Gilsum Road the Commission purchased two or three
461 years prior. The Commission continued reviewing the map and adjacent parcels they had
462 purchased in recent years. Councilor Chalice asked if they appeared on the National Wetlands
463 Inventory and Chair Flaherty said this was just a City GIS map; Ms. Brunner added that it was
464 probably from City flyover data. The Greater Goose Pond Forest Stewardship Committee has
465 some components about vernal pools. Discussion ensued briefly about species that could exist at
466 these vernal pools. The Committee thanked the Chair for surveying the sites.

467
468 **D) Draft Letter to Keene Country Club re: Best Management Practices for Turf**
469 **Adjacent to Water Bodies**
470

471 Mr. Bill suggested removing the second paragraph that he felt was not relevant to the Keene
472 Country Club; he thought it had been fine for Bretwood Golf Club. There is no section in the
473 Ashuelot River anywhere near to the Keene Country Club course. Mr. Bergman asked about the
474 source of information for “long-term field studies conducted by a professor at Keene State
475 College on the dwarf wedge mussel.” He thought it referred to Cliff Lerner. Mr. Bill said several
476 things came up and as part of his geomorphology work, they worked in the Ashuelot River and
477 he noted during that work there were gravel beds (i.e., prime habitat) right by Bretwood Golf
478 Club. The Commission agreed it made sense to remove that part since it was not in reference to
479 Keene Country Club.

480
481 A motion by Mr. Bill to accept sending the letter to Keene Country Club, minus the second
482 paragraph, was duly seconded by Mr. Bergman. The motion carried unanimously.

483
484 **6) Amendments to the Rules of Procedure: Vote on Draft Rules of Procedure**
485 **Presented at the March 16 Meeting**
486

487 Ms. Brunner noted that it requires a two-thirds majority of the voting Commissioners to adopt
488 Amendments to the Rules of Procedure, which the Commission reviewed at its March 2026

489 meeting. Mr. Bill thought that #18 should say “These rules may be amended or new rules
490 adopted by a two-thirds vote of all *voting* members appointed.” Ms. Brunner also noted an
491 update to #3, that minutes are due within five *business* days.

492
493 A motion by Mr. Bill to adopt the Rules of Procedure, as amended, was duly seconded by Mr.
494 White. The motion carried unanimously on a vote of 7–0.

495
496 **7) Correspondence:**

497 **A) Northeast Vegetation & Mosquito Control - Mosquito Control Program**
498 **Notice Letter**
499

500 Mr. Bill asked if they are required to post that public areas have been sprayed. Ms. Brunner knew
501 very little about it and would have to get back to him. Mr. Therriault knew that at Surrey Dam
502 they post when they spray, but he could not say they do that everywhere. As a registered
503 beekeeper, he is notified by certified mail whenever the City of Keene is going to do any insect
504 control. He received a letter from the company saying that they are using a granular *Bacillus*
505 *thuringiensis* (Bt) in the tax ditches and in the areas that require treatment; there would be no
506 aerial spraying to broadcast the granules, which dissolves and kills larvae. Mr. Bergman asked if
507 that is the bacterium itself or just their toxic product, and Mr. Therriault was unsure. He said
508 nothing the beekeepers do would be harmful to bees.
509

510 Mr. Bill’s question was about whether a member of the public using Ashuelot River Park or
511 another treated area would know per a sign. Chair Flaherty and Councilor Chalice said private
512 contractors usually post signs whenever they spray. However, Mr. Therriault noted that Bt is not
513 harmful to humans and there would be no aerial spraying. Mr. Bill thought the letter left it open
514 to other treatment too. Mr. Therriault said the letter he received only spoke about granular
515 application. Mr. Bergman quoted the letter in the meeting packet: “Additional products have
516 been permitted should the need arise but are not anticipated.” Mr. Bill said if he had kids playing
517 there, he would want to be aware there had been some treatment; on public/City property, he
518 thought it should be required. Vice Chair Richter noted that there was a contact person listed on
519 the letter for questions and a City Councilor could probably reach out. Discussion continued
520 about how licensed applicators of conventional biocides usually have to post under conditions,
521 but Mr. Bergman said this is a different kind of material being disseminated and very narrowly
522 targeted. Councilor Chalice agreed to reach out to the contact on the letter to ask whether they
523 have a notification procedure.
524

525 **B) Society for the Protection of NH Forests – Annual Membership Renewal**
526 **Request**
527

528 The Commission discussed that there was no specific request for annual renewal made by the
529 Society for the Protection of NH Forests. Ms. Brunner thought some years were normally \$125
530 or \$150, she would have to look back. Mr. Haynes was unsure the Commission had donated
531 during some years. Mr. Bill suggested reviewing past minutes. Councilor Chalice recalled she
532 still wanted to use some of the Commission’s Budget to purchase seeds. Chair Flaherty noted
533 there should still be funds remaining after a donation of \$100 or so. He added not wanting to

534 over buy seed either because of its shelf life. Mr. Haynes suggested tabling this until next month
535 to see what the Commission's precedent in the past was.

536
537 Ms. Brunner reported \$700 remaining from the Commission's Budget of \$2,000; the Budget will
538 expire if not used by June 30, 2026. The Commission had used its Fiscal Year Budget to date on
539 the Bee City Sign, the Bee City Membership renewal, and New Hampshire Association of
540 Conservation Commission dues. She said there had not been any honorariums yet this year and
541 Mr. Haynes did not envision any. So, Ms. Brunner said it seemed there might be more money
542 left over this year than normal. The Commission agreed to table this donation and budgeting
543 until the May 2026 meeting.

544
545 **C) NH Turtle Rescue – Turtle Road Crossing Education and Resources**

546
547 Mr. Bill wondered if there would be a way to post their contact number on the City's website
548 somewhere in case a member of the public has an issue. Ms. Brunner would ask about posting it
549 on the Conservation Commission webpage, but she thought it would probably be better on social
550 media. Councilor Chalice suggested both and Vice Chair Richter noted they have a great website
551 to link. Discussion ensued briefly about whether there should be a link to them on Nature
552 Groupie, but Vice Chair Richter explained Nature Groupie is not a bulletin board, it is specific to
553 volunteer days and events. She thought this would be great for the Conservation Commission
554 webpage for anyone learning about big turtles. Chair Flaherty would be attending a Turtle
555 School in Walpole, New Hampshire, in May 2026.

556
557 **8) New or Other Business**

558
559 A motion by Mr. White to have Gary Flaherty and Bob Milliken serve as alternates on the
560 Greater Goose Pond Forest Stewardship Subcommittee was duly seconded by Councilor Chalice.
561 The motion carried unanimously. Mr. Haynes said this will provide the option for quorum
562 backup in case he or Mr. Bill are absent.

563
564 Mr. Haynes presented a parcel to the Commission along the Greater Goose Pond Forest, driving
565 up Timberlane Drive just off Elm Street, where there is a fairly large clear-cut 13.1-acre lot that
566 was proposed for development. He said it is for sale now, appraised at \$130,000, and the price on
567 it is \$799,000. It says that it has been approved for 36 units, with six buildings approved, and all
568 they are waiting for is drawings. His sense was that it was not really accurate information. Mr.
569 Haynes knew the lot was approved at one time, but they did not follow through. Ms. Brunner
570 said that developers still had a Conditional Use Permit that would expire on April 22, 2026 and
571 they could submit an extension. It was approved as a Cottage Court development; it was
572 originally proposed as a Conservation Residential Subdivision, but they changed it to a Cottage
573 Court after getting three extensions for the former. She said the development originally came to
574 the City approximately six years ago. Mr. Haynes said he was putting it out there, noting the
575 Commission did not have the funds for it. Councilor Chalice asked if it was a property that was
576 just logged and Mr. Haynes said no, this is in the Drummer Hill area.

577
578 Mr. Therriault said that with the Bee City USA Sign going up and the Annual Report, he hoped
579 to have the Commission meet during the summer for a group photo in front of the sign. Chair

580 Flaherty suggested that anyone good with photoshop could place in any Commissioners who
581 could not be present; Mr. white said his wife is. Councilor Chalice suggested doing it during
582 Pollinator Pallooza at Ashuelot River Park in June 2026. Mr. Bergman suggested matching t-
583 shirts.

584
585 Mr. Bill mentioned the concept of the Greater Goose Pond Forest Stewardship Committee
586 becoming a larger committee, noting that if it wanted money, then those members would bring
587 that to the Conservation Commission, but it could still involve people, which was a part of the
588 goal—to have others besides the Conservation Commission involved on it. Mr. Haynes thought
589 about discussing it at the next meeting. Vice Chair Richter thought the Commission discussed
590 that it is okay to have advisors on the Subcommittee who are not members, as a part of the
591 amended Rules of Procedure. Ms. Brunner quoted an email from Deputy City Manager Andy
592 Bohannon, who was a part of creating the Subcommittee: “When we established it, Rhett and I
593 agreed that it was to be led by the Parks and Recreation Director, as they would be overseeing all
594 the projects, meaning the Parks and Recreation Department. They just need to capture a minimal
595 minutes, they are acting on the Stewardship Plans only, and all the funding is coming from Parks
596 and Recreation.” So, Ms. Brunner said the group is not handling any money or making decisions
597 about funding. It is basically an advisory committee to the Conservation Commission. They
598 report out at every meeting to the Conservation Commission, and they work with Parks and
599 Recreation to implement the Plan that was adopted by Council. She had some conversations with
600 the City Attorney and in Ms. Brunner’s opinion, doing something else would overcomplicate it
601 because if it is anything other than a Subcommittee, it has to be appointed by City Council. She
602 thought it was working well right now. So, her advice was to remain as a Subcommittee,
603 knowing they are technically supposed to be taking minutes and posting agendas. Mr. Haynes
604 noted they added a couple of alternates if needed. So, he thought they were in fine shape to carry
605 on as they had been, following guidelines. Vice Chair Richter recalled they can add non-
606 Conservation Commission member advisors to the Subcommittee.

607
608 Mr. Bill said he toured the Wastewater Treatment Plant (so did others) and said they probably
609 spent two hours with the visitors talking in detail. He talked to the Public Works Director, who
610 said the Commission could come as a group sometime and it would not have to be during regular
611 hours. They told Chair Flaherty the same thing.

612
613 **9) Adjourn – Next meeting: Monday, May 18, 2026**

614
615 There being no further business, Chair Flaherty adjourned the meeting at 6:09 PM.

616
617 Respectfully submitted by,
618 Katryna Kibler, Minute Taker

619
620 Reviewed and edited by,
621 Mari Brunner, Senior Planner



CITY OF KEENE
NEW HAMPSHIRE

Planning Application

Project Number:	PB-26-11	Date Submitted:	April 17, 2026
Project Name:	GMS - Parking Lot Expansion	Zoning:	IND
Project Address:	30 PRODUCTION AVE.	Parcel Size:	33252
Parcel Number:	110006000000000		

Owner Information

GMS REALTY LLP <i>Name</i>	356 RATHE RD <i>Address</i>	COLCHESTER VT 05446 <i>City/State/Zip</i>
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Applicant Name

John Noonan

Applicant Phone

6036725456

Authorized Agent Name

Chad E. Branon

Authorized Agent Phone

603-672-5456

Project Description

Green Mountain Electric Supply is looking to expand the rear parking lot of the existing site at 30 Production Ave and improve drainage. They are looking for more parking spaces and area to unload supply trucks. The rear parking lot has been designed to pitch to the rear of the lot and improve drainage at the rear of the building.

Attachments

Narrative & Plan Set

Narrative	Submitted
Location Map	Submitted
Existing Conditions Plan	Submitted
Proposed Conditions Plan	Submitted
Grading Plan	Submitted
Landscaping Plan	Exemption Requested
Lighting Plan	Exemption Requested
Elevations / Renderings	Exemption Requested

Technical Reports

Drainage Report	Submitted
Traffic Report / Analysis	Exemption Requested
Soil Analysis	Exemption Requested
Historic Evaluation	Exemption Requested
Screening Analysis	Exemption Requested
Architectural Analysis	Exemption Requested
Other Reports / Analyses	N/A

Is the proposed use or activity allowed within the Surface Water Protection buffer?*

Yes - Permitted with a CUP ▼

✔ Updated

⚠ Additional Information

This question appeared based on your answer to: "Surface Water Protection"

🗨 Note from Reviewer

Please fill out this field.

Are you proposing a buffer reduction?

No ▼

✔ Updated

⚠ Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

What is the area of buffer impact, in square feet?*

9875

✔ Updated

⚠ Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

Please describe the size, character, and quality of the surface water.*

The surface water is a delineated wetland that follows the City Tax Ditch system across the rear of the property.

✔ Updated

⚠ Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

Please describe the characteristics of the surface water buffer being encroached upon.*



The area to be impacted is currently a mix of trees and brush that have grown in behind the business and following the tax ditch. The poorly drained soils adjacent to the tax ditch system have formed a wetland. These areas fall within the City easement for maintaining the tax ditch system in the area.

 Updated

 Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

Can the proposed use or activity be located to avoid encroachment?*



No, the stormwater system cannot avoid being in the buffer. It has been located to avoid any impacts to the wetland resource itself, however, the buffer will be impacted by lowering the grades and constructing the rain garden. Ultimately the rain garden is a manmade wetland.

 Updated

 Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

How has the buffer encroachment been minimized?*

↶ ↷ **B** *i* U ~~S~~ ☰ ▾ ☰ ▾ 🔗 🖼️

The rain garden was designed to be very narrow and long to minimize impacts to the buffer and ensure that the wetland was not impacted by the stormwater practice. The intent is to provide a lower elevation to receive stormwater and provide volume for the stormwater and floodwaters in this area.

✔ Updated

⚠ Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

How will adverse Impacts to the Surface Water be avoided?*

↶ ↷ **B** *i* U ~~S~~ ☰ ▾ ☰ ▾ 🔗 🖼️

The runoff from the parking lot will run into the rain garden, be treated by the amended soil layer and rain garden plantings. Any water that flows over the berm of the rain garden will be treated water to ensure that direct runoff from the paved areas does not flow directly into the wetland resource.

✔ Updated

⚠ Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

Please describe whether and to what extent the surface water buffer will be left in a natural state, and how disturbed areas will be revegetated.*



The area of the wetland buffer impacted by the construction of the rain garden will be replanted with water loving plant species, along with seeding with a conservation mix on the berm of the rain garden. Silt fencing will be used during construction to ensure sediment does not flow into the adjacent wetland. It should be noted that the Keene Public Works is looking to dredge and perform maintenance to the tax ditch system. This maybe coordinated at the same time as this rain garden is being constructed.

✓ Updated

⚠ Additional Information

This question appeared based on your answer to: "Is the proposed use or activity allowed within the Surface Water Protection buffer?"

Application Submission Requirements

Further information about required submittal items can be found in Article 26 of the Land Development Code. Open this link to view the Land Development Code. (<https://keenenh.gov/community-development/land-development-code/>) (https://www.youtube.com/watch?v=3D4_kTILoys)

Plan Sets & Supporting Documentation

Mailing Labels (2 sets)

Location Map of Proposed Improvements

—

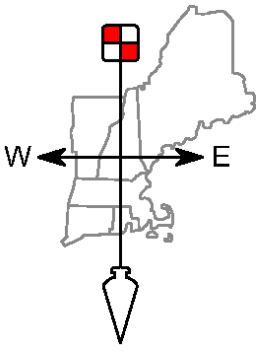
Submitted

Existing Conditions Plan

Proposed Conditions Plan

Submitted

Submitted



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

GMS Realty, LLP
Parking Lot Expansion
Site Plan Narrative

GMS Realty, LLP
Tax Map Parcel 110, Lot 6
30-42 Production Avenue, Keene, New Hampshire

April 17, 2026

Project Narrative:

Fieldstone Land Consultants, on behalf of Green Mountain Electric Supply, Inc. and GMS Realty, LLP, is submitting a Site Plan application for Planning Board review. The proposal consists of expanding the rear parking lot on Tax Map Lot 110-006 located at 30-42 Production Avenue. The applicant would like to increase the parking and improve truck access to the rear of the existing building.

The existing Tax Map Parcel 110-006-000 has 3.12 +/- acres with 370.0 feet of frontage along Production Avenue. The lot is located in the Industrial District and is currently developed with a three-tenant building, parking lot, and rear loading docks. The property is used by three businesses within the building; Green Mountain Electric Supply, Pathway Book Service, and Fastenal. There are 25 parking spaces at the front of the building that utilize two curb cuts onto Production Avenue. The access to the rear of the building is used for material deliveries to the three buildings with loading docks. The rear parking lot has a very narrow driveway around the northwest unit (30 Production Ave.), which has posed issues with deliveries to each of the tenants. The rear parking lot also drainage issues, where the owner has reported standing water within a large section of the paved area.

The proposal is to expand the rear parking lot to make it more user-friendly and provide more space for the multi-tenant building to accept deliveries by large trucks. The parking lot will have a total of 24 new parking spaces, where the increase is less than the 100% threshold where 25 existing parking spaces exist. The northern driveway is shared by Parcel 110-005 and the subject property, where the driveway follows the property line and is on both lots. There is an existing right-of-way in the deed that allows for both parties to cross this area for access.

The loading docks currently have small concrete dolly pads, which are planned to be replaced and made larger at each loading dock location. The propane tanks in the rear parking lot will be relocated to provide for the expanded parking lot and be out of the way from vehicle traffic. The rear parking lot grades will be reconstructed to pitch away from the building and toward the east. Along the eastern edge of the parking lot a long rain garden basin will be constructed to provide stormwater management and improve the drainage situation. The basin will be constructed partially into the 100-year floodplain, however, the grades will only be lowered and no fill is proposed in the floodplain. The rain garden will also impact the wetland buffer; however these will only be for stormwater management and erosion control measures. There are no permanent structures or impacts within the

GMS Realty, LLP SPR
Tax Map Parcel 110-006
Production Ave. Keene, NH

wetland buffer and no wetland resource impacts associated with the project.

Site Development Standards (Article 21 of the LDC):

21.2. Drainage & Stormwater: The site currently has drainage issues in the rear parking lot/loading dock area, which drove the need for the project improvements. The rear parking lot will be expanded and graded to the east, where a proposed rain garden basin will be constructed. The raingarden will provide stormwater treatment and retention of rainstorm runoff waters. The rain garden spillway elevation is at the 100-Year Flood Elevation (471.0) to control flow out of the basin during large storm events. There will be plantings within the amended soil in the rain garden for plants to absorb stormwater and provide treatment for the runoff from the rear parking lot. There is a stormwater summary included with the application.

21.3 Sediment & Erosion Control: Temporary erosion control measures consisting of silt fencing and a stabilized construction entrance to be used during the construction process.

21.4 Snow Storage & Removal: Snow will be stored on site adjacent to the parking areas, similar to the existing condition.

21.5 Landscaping: The existing landscaping will remain. There will be plantings within the rain garden to facilitate stormwater treatment.

21.6 Screening: The perimeter of the site will have trees maintained for natural screening from the public way. The HVAC equipment for the buildings will be placed behind the buildings to not be visible from the public way. The transformers for the development will be screened by evergreen shrubs. There is vegetated buffer between Court Street and the site, as well as a fence that is placed along Court Street which will provide overall screening for the development.

21.7 Lighting: There are existing building mounted lights that will remain unchanged. There are no proposed light fixtures.

21.8 Sewer & Water: Sewer and water are municipal services, and will not change.

21.9 Traffic & Access Management: Access will continue to be off Production Avenue with truck access being improved around the building. The overall business traffic is not anticipated to change and Production Avenue will not be adversely impacted by this improvement.

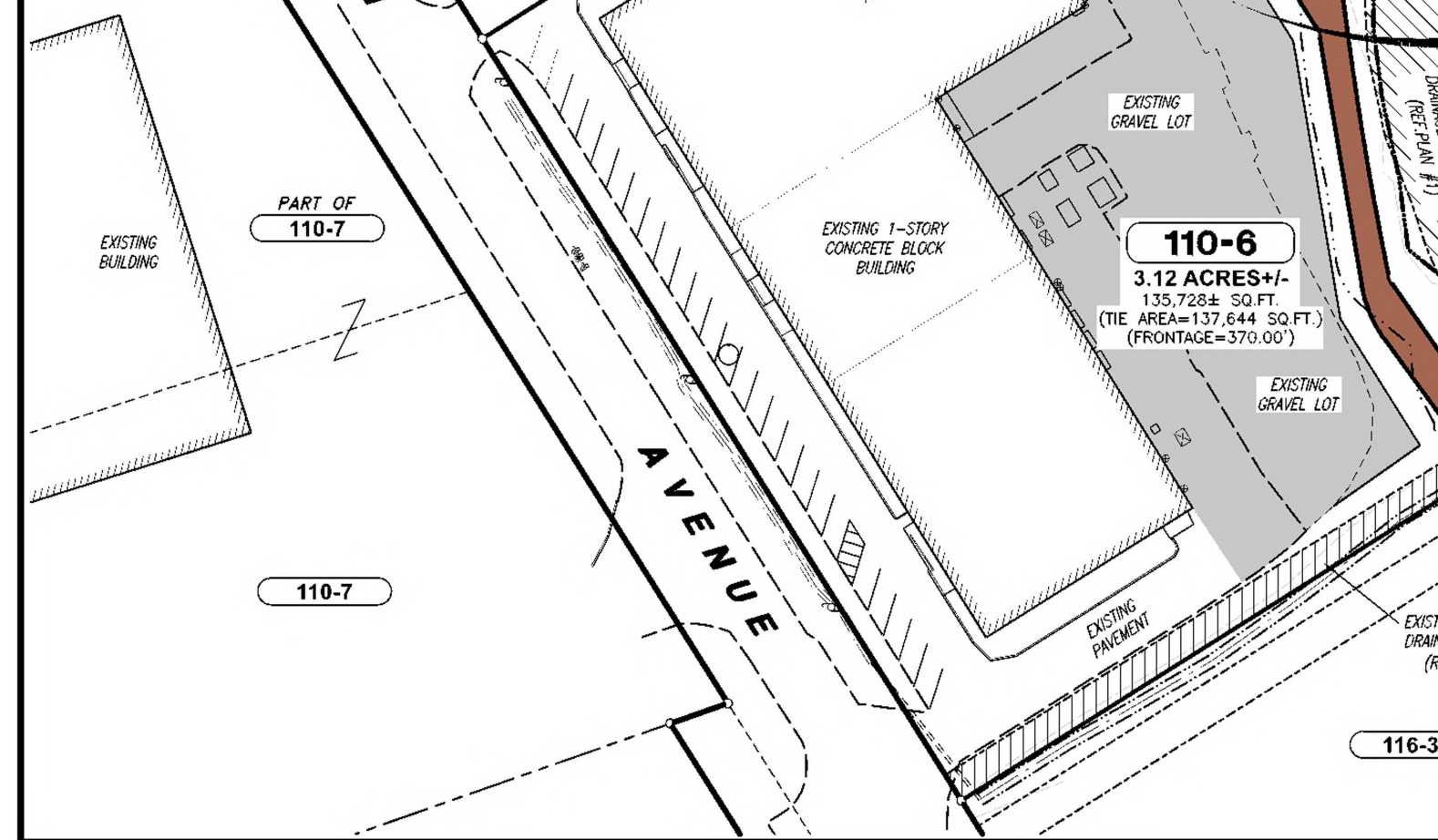
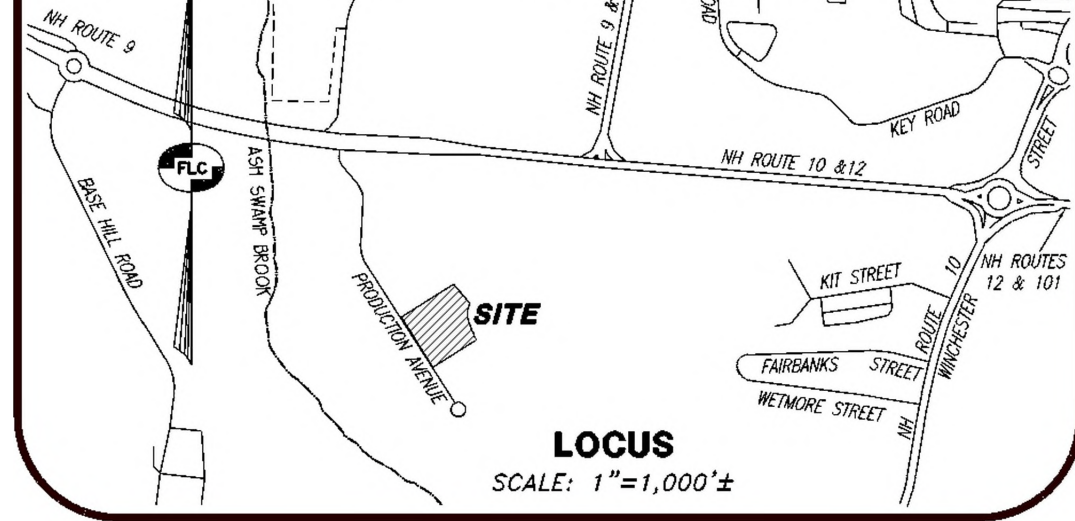
21.10 Filling & Excavation: The proposed grading will require removal of material to construct the rain garden basin. This will not be a substantial amount of material and certainly under the 50 truck limit.

21.11 Surface Waters & Wetlands: There is a wetland along the eastern boundary following the City Tax Ditch system. The impacts to 30' wetland buffer will be for the construction of the stormwater management system, the rain garden. There are no wetland resource impacts.

21.12 Hazardous & Toxic Materials: There are none associated with this project.

21.13 Noise: Noise will not change from the existing condition. There will be short term construction noise associated with the site improvements, but will not impact abutters.

21.14 Architecture & Visual Appearance: The architecture of the building will not change.



SCALE: 1" = 60'

PREPARED FOR:
GREEN MOUNTAIN ELECTRIC SUP

356 RATHE ROAD, COLCHESTER, VT 05446

LAND OF:

GMS REALTY, LLP

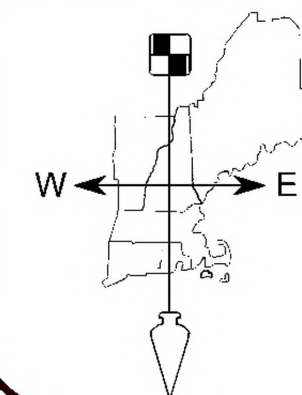
356 RATHE ROAD, COLCHESTER, VT 05446



1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS
 PRIOR TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 811
 KNOW WHAT'S BELOW

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Design



FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 45 Roxbury Street, Keene, NH 03431
 Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

EXISTING BUILDING

PART OF
110-7

110-6
3.12 ACRES+/-
135,728± SQ.FT.
(TIE AREA=137,644 SQ.FT.)
(FRONTAGE=370.00')

110-7
(25 PRODUCTION AVENUE)
LIDA REALTY LLC
6 BLACKJACK CROSSING
WALPOLE, NH 03608
BK.3278 PG.1175

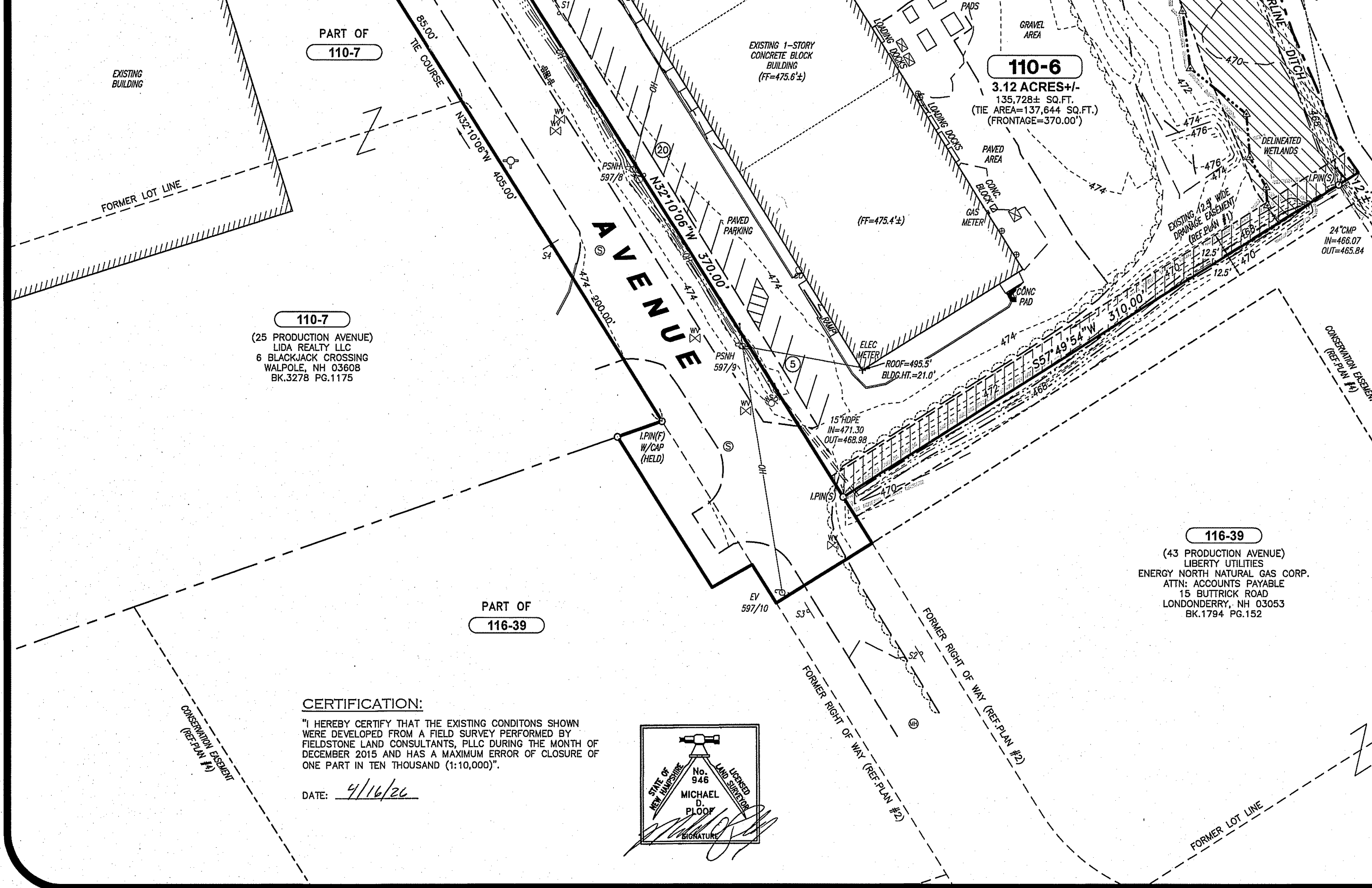
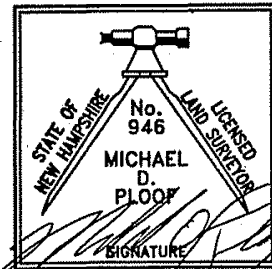
PART OF
116-39

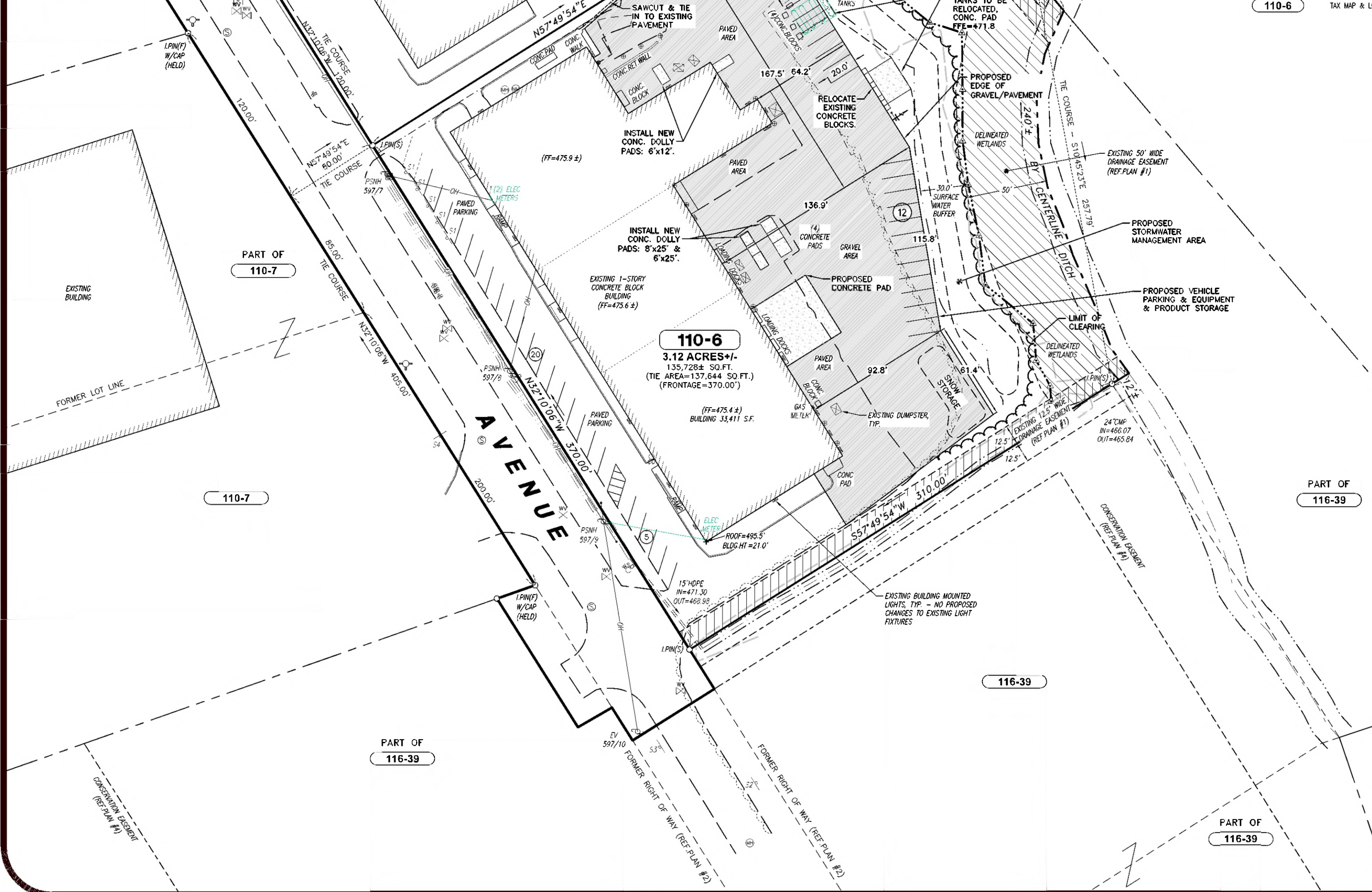
116-39
(43 PRODUCTION AVENUE)
LIBERTY UTILITIES
ENERGY NORTH NATURAL GAS CORP.
ATTN: ACCOUNTS PAYABLE
15 BUTTRICK ROAD
LONDONDERRY, NH 03053
BK.1794 PG.152

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING CONDITONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF DECEMBER 2015 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)".

DATE: 4/16/26





PART OF 110-7

110-6
 3.12 ACRES+/-
 135,728± SQ. FT.
 (TIE AREA=137,644 SQ. FT.)
 (FRONTAGE=370.00')

110-7

PART OF 116-39

PART OF 116-39

116-39

PART OF 116-39

AVENUE

EXISTING BUILDING MOUNTED LIGHTS, TYP. - NO PROPOSED CHANGES TO EXISTING LIGHT FIXTURES

EXISTING 50' WIDE DRAINAGE EASEMENT (REF. PLAN #1)

PROPOSED STORMWATER MANAGEMENT AREA

PROPOSED VEHICLE PARKING & EQUIPMENT & PRODUCT STORAGE

PROPOSED EDGE OF GRAVEL/PAVEMENT

LIMIT OF CLEARING

CONSERVATION EASEMENT (REF. PLAN #1)

FORMER RIGHT OF WAY (REF. PLAN #2)

FORMER RIGHT OF WAY (REF. PLAN #2)

CONSERVATION EASEMENT (REF. PLAN #1)

FORMER LOT LINE

I.PIN(F) W/CAP (HELD)

(FF=475.9±)

(FF=475.4±) BUILDING 33,411 S.F.

24" CMP IN=466.07 OUT=465.84

ROOF=495.5' BLDG HT=21.0'

15" HDPE IN=471.30 OUT=468.98

EXISTING DUMPSTER, TYP.

(4) CONCRETE PADS

INSTALL NEW CONC. DOLLY PADS: 6'x12'

INSTALL NEW CONC. DOLLY PADS: 8'x25' & 6'x25'

EXISTING 1-STORY CONCRETE BLOCK BUILDING (FF=475.6±)

RELOCATE EXISTING CONCRETE BLOCKS.

SAWCUT & TIE IN TO EXISTING PAVEMENT

30.0' SURFACE WATER BUFFER

DELINEATED WETLANDS

DELINEATED WETLANDS

EXISTING 12.5' WIDE DRAINAGE EASEMENT (REF. PLAN #1)

DELINEATED WETLANDS

DELINEATED WETLANDS

DELINEATED WETLANDS

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DELINEATED WETLANDS

EXISTING BUILDING

110-7

EXISTING 1-STORY CONCRETE BLOCK BUILDING (FF=475.6 ±)

(FF=475.4 ±) BUILDING 33,411 S.F.

ROOF=495.5' BLDG. HT =21.0'

15" HDPE IN=471.30 OUT=468.98

INSTALL TEMP GRAVEL CON EXIT (TYP.)

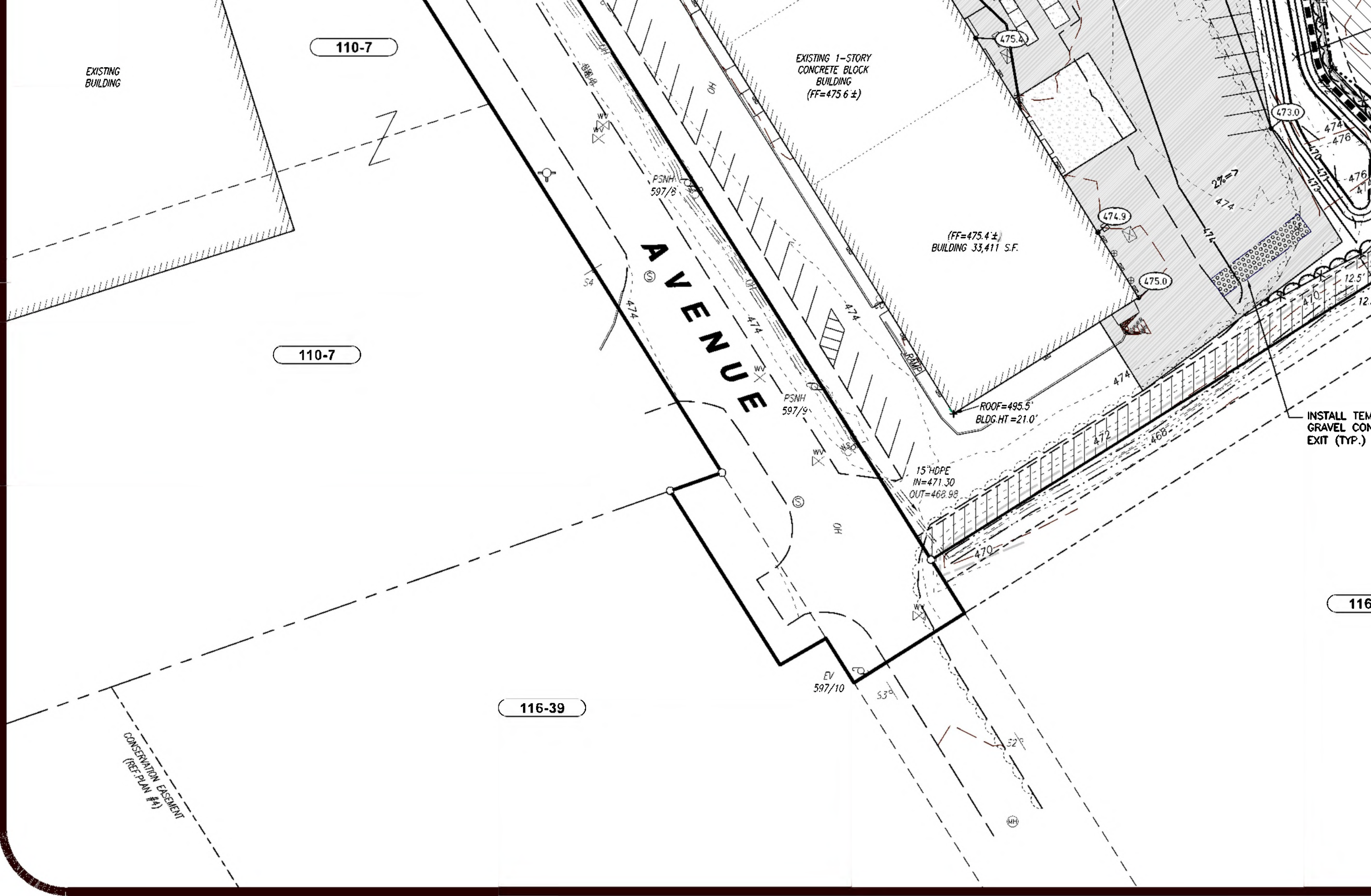
110-7

AVENUE

116-39

CONSERVATION EASEMENT (REF PLAN #4)

116



AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15

B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1-1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

16. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

17. CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.

18. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.

19. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.

20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.

21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

22. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES

1
DT-1

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

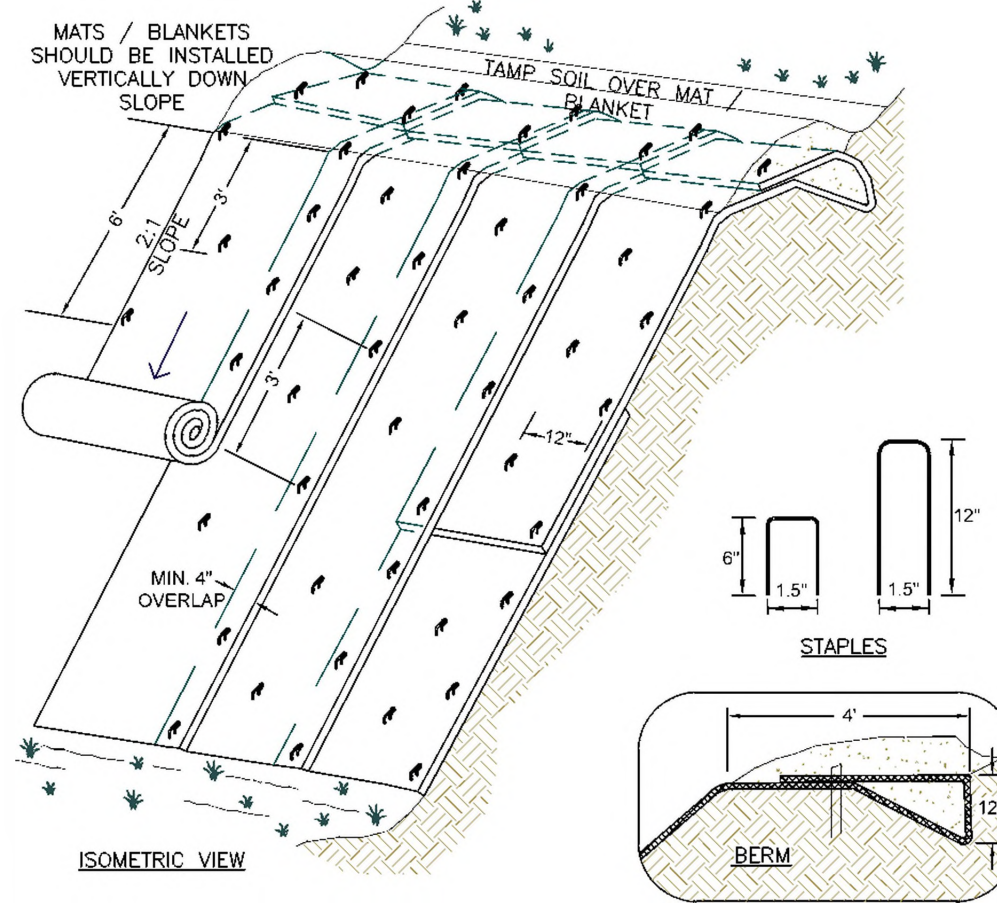
WINTER CONSTRUCTION NOTES

2
DT-1

8. Refer to the New Hampshire Stormwater Manual, Volume 3 for alternative sediment trap options.

SEDIMENT TRAP

3
DT-1



- NOTES:
- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN BIONET SC150BN SHORT TERM BIODEGRADABLE DOUBLE-NET STRAW BLANKET OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
 - THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 - THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.
 - THERE SHALL BE NO PLASTIC FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED. THIS DOES NOT APPLY TO TURF REINFORCEMENT MATS.
 - TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

EROSION BLANKETS - SLOPE INSTALLATION

4
DT-1

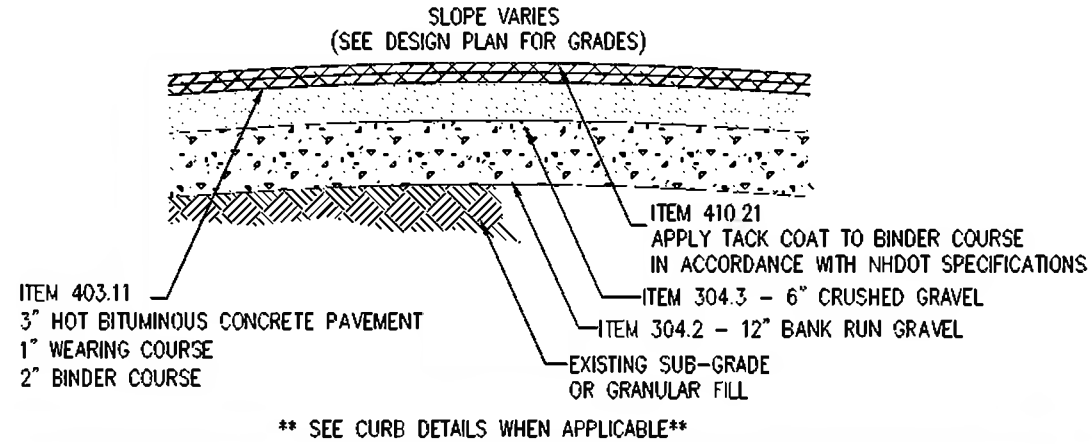
NOTE:

THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

ACCEPTABLE SUBGRADE AS DETERMINED BY THE ENGINEER (PROOF ROLLED TO 92% COMPACTION BY ASTM D-1557 METHOD C)

PAVEMENT TRENCH PATCH

2
DT-2



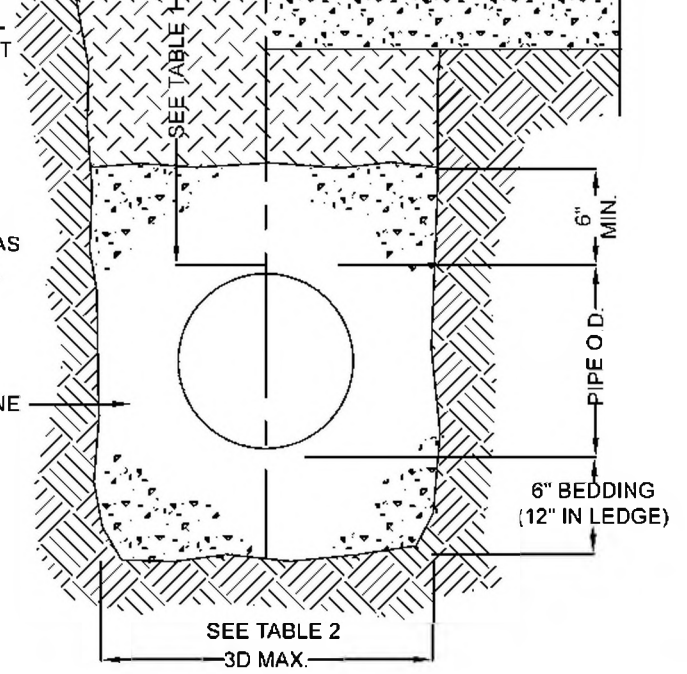
PAVEMENT SECTION

3
DT-2

SUITABLE MATERIAL (3" MINUS) COMPACT IN 12" LIFTS

NOTE:
SHEETING OR SHORING AS REQUIRED PER FEDERAL SAFETY REGULATIONS

3/4" CRUSHED STONE

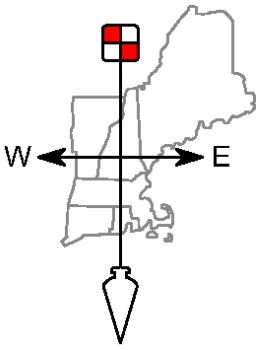


LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
UNPAVED ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

INSIDE DIAMETER	TOTAL WIDTH
12" TO 24"	I.D. + 24"
OVER 24"	2 x I.D.

DRAINAGE TRENCH (TYPICAL)

5
DT-2



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Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

**STORM WATER MANAGEMENT NARRATIVE
TAX MAP PARCELS 110, LOT 6
GREEN MOUNTAIN ELECTRIC SUPPLY, INC.
30-42 PRODUCTION AVENUE
KEENE, NEW HAMPSHIRE**

Prepared for:
GMS Realty, LLP

April 17, 2026

I) INTRODUCTION

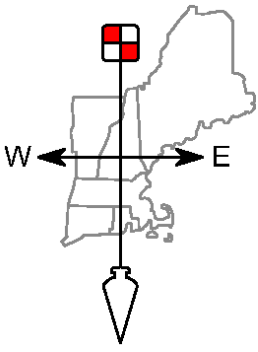
On behalf of our client, GMS Realty, LLP, we are submitting this narrative to explain the drainage improvements that will be completed as part of the project. The subject lot is located at 30-42 Production Avenue in Keene, New Hampshire. The project consists of expanding the existing pavement at the rear of the building to provide more parking spaces, improve truck unloading areas, and improve the drainage of the loading dock areas.

The project will add 24 new parking spaces to the rear of the building with approximately 30,000 square feet of pavement and widening the parking lot by 30 feet to the east. The existing concrete dolly pads at the loading docks will be removed and replaced to improve the function of the loading docks for tractor trailer deliveries.

Our client has found that the rear parking lot does not drain well and has many puddles that remain after rainstorm events. The intent of the project was to improve truck deliveries and improve the drainage at the rear of the existing building.

II) DRAINAGE DESIGN

In accordance with the City of Keene LDC, we are proposing a low-impact design to improve the drainage at the rear of the existing building. The entire rear parking area will be regraded and paved to drain away from the loading docks, and sheet flow into a proposed rain garden/bioretention basin. The bioretention basin will treat stormwater via the landscaping and the soil mixture in the bottom of the basin. This basin will hold the 25-Year storm event and the spillway is set at the 100-year storm elevation. The outlet spillway is 34-feet wide and will act as a level spreader that outlets towards the wetlands and the City Tax Ditch to the east. This system will improve the qualitative and quantitative impacts of the stormwater runoff to address the existing drainage issues on site and meet the City's requirement of LDC Section 21.2 for Drainage & Stormwater Management.



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www.FieldstoneLandConsultants.com

Megan Fortson
Community Dev. Planner
City of Keene
3 Washington St – 4th Floor
Keene, NH 03431

May 11, 2026

**RE: Response to Staff Review 1
PB-26-11: 30 Production Ave.
GMS Parking Lot Expansion**

Ms. Fortson:

On behalf of our client, Green Mountain Electric Supply, Inc., we are hereby submitting revised plans based on the staff review, dated 5/01/2026. The comments and our responses are listed below:

1. **CUP Sign.** *Per Section 26.14.6 of the Land Development Code (LDC) – “On-Site Posting of Public Hearing,” a sign shall be posted on the site providing notice of the use applied for and the date and time of the public hearing. A sign for on-site posting can be obtained from the Community Development Department. The office can be contacted at 603-352-5440 to schedule a time to pick up the sign. Please be aware that it is the responsibility of the applicant to post the sign at least 10 days prior to the public hearing and return the sign to the department no later than 10 calendar days after completion of the public hearing.: The sign will be picked up and posted on site by the applicant.*
2. **Conservation Commission Referral.** *Per Section 11.6.3.A of the LDC – “Referral to the Conservation Commission,” all applications for a surface water protection conditional use permit shall be forwarded to the Conservation Commission a minimum of 5-business days prior to the Commission’s next regularly scheduled meeting. The next regularly scheduled Conservation Commission meeting is Monday, May 18th at 4:30 pm in Room 22 at the Parks & Recreation Center. In addition, the Conservation Commission will conduct a site visit of the property on that date at 3:30 pm. 1. Please, confirm that a representative for this project is able to attend both the Conservation Commission site visit at 3:30 pm and the meeting at 4:30 pm on Monday, May 18th.: We will attend the site visit and meeting on Monday, 5/18.*
3. **Narrative.** *Please correct the information under the screening section of the narrative. This appears to be related to another project.: The narrative on screening has been revised.*

4. **Plan Set.** *Please make the following modifications to the proposed conditions plan.*
 1. *The plan needs to be stamped by a certified wetlands scientist licensed in the state of NH.: The Existing Conditions Plan, EX-1, has the wetland certification and stamp by the wetland scientist (Christopher A. Guida).*
 2. *Show the location of the two parking lot trees that are required to be planted per Section 9.4.5.A of the LDC.: The two trees have been added to the rear parking lot.*
 3. *Add a note to the plan stating that snow cannot be pushed into or stored within the 30' surface water buffer.: The note has been added to SP-1, note #13.*
 4. *Show the approximate extent of shared pavement on the adjacent parcel to the north at 22-24 Production Ave (TMP #110-005-000).: The existing easement allows both parcels to use the drive aisle between TMP 110-005 and 110-006. The easement lines have been added to the SP-1 sheet, showing the 12' into each lot as a right-of-way.*
 5. *Show the proposed location for the concrete blocks and propane tanks currently located near the northeastern corner of the site. Please be aware that if the propane tanks will be visible from an adjacent property or the public right-of-way, they will need to be screened in accordance with Section 21.6 of the LDC.: The proposed location of the propane tanks and blocks is currently shown on the plan, moved southeast of the existing location, see SP-1.*
 6. *Label the width of the travel aisle between the dumpster at the southeastern corner of Unit #30 and the closest parking space to the east.: The aisle width has been dimensioned at 35'.*
5. **Floodplain.** *The existing and preliminary FEMA floodplain maps show the portions of the site are and will continue to be located within special flood hazard areas. Please contact Mike Hagan, Certified Floodplain Manager, to determine if a Floodplain Development Permit will need to be obtained for the proposed project.: Correct, portions are within the floodplain and shown on the plans. During the preliminary review, we discussed the project with Mike Hagan and a Floodplain Development Permit was not required. The impacts within the 100-year floodplain are to lower the existing grades for the stormwater management. This will not add any fill to the floodplain or add a structure into the floodplain area.*
6. **Conditions of Approval.** *Please be aware that the conditions of approval for this application may include the following: The conditions are understood by the applicant.*
 1. *Owner's/owners' signature(s) appear(s) on the plans.*
 2. *Submittal of five (5) full sized paper copies and a flattened PDF version of the final plan set.*
 3. *Submittal of a security to cover the cost of landscaping, sediment and erosion control measures, and as-built plans in a form and amount acceptable to the Community Development Director.*
 4. *Prior to the commencement of site work, the Community Development Department shall be notified when all erosion control measures have been installed and the 30-ft surface water buffer is flagged by a surveyor licensed in the state of NH. Community Development Staff shall inspect the erosion control measures and wetland flagging to ensure compliance with the approved plans and all City of Keene regulations.*

5. *Following the installation of landscaping, the Community Development Department shall be contacted to perform an initial inspection.*
6. *One year following the installation of all landscaping, the Community Development Department shall be contacted to perform a final landscaping inspection.*

FIRE

Propane pad location will need to be one foot above base flood elevation...: The propane pad elevation has been revised to be one-foot above BFE. It should be noted that the propane pad is located just outside of the 100 Year Floodplain boundary.

We believe that the above responses and revised plans have addressed the items outlined in your review. If you have any questions or need further clarification, please do not hesitate to contact me at jenoonan@fieldstonelandconsultants.com or (603) 672-5456.

Best Regards,
Fieldstone Land Consultants, PLLC



John Noonan
Project Manager



May 4, 2026

Keene Country Club
c/o Jay Leonard
775 West Hill Road
Keene, NH 03431

Mr. Leonard:

The Keene Conservation Commission is writing to share resources regarding best management practices for turf on golf courses like yours that are in close proximity to natural bodies of water and other sensitive natural resources. The Keene Country Club is a treasured recreational asset in Keene, and we believe that it is possible to both protect White Brook, which flows into the Ashuelot River, and achieve healthy turf for the continued success of your business.

In addition to its proximity to White Brook, the golf course is near the well for Dusty Dog Farm and an auxiliary well just north of hole #4, which raises concerns about impacts to water quality. To manage pests and diseases in an environmentally friendly way, we recommend adopting Integrated Pest Management (IPM) and organic turf management practices, which reduce or eliminate reliance on chemical pesticides while maintaining course quality. The Vineyard Golf Course provides a successful example of this approach. We have included several resources as links or attachments to this letter that may be helpful for this purpose.

Please do not hesitate to reach out to me or the Conservation Commission with any follow-up questions. We look forward to working with you to ensure the continued success of the Keene Country Club while protecting Keene's aquatic habitat and drinking water resources.

Sincerely

Gary Flaherty, Chair
Keene Conservation Commission

Resources:

1. Fact Sheet. "Lawn Care within the Protected Shoreland." New Hampshire Department of Environmental Services. Attached.
2. Fact Sheet. "New Hampshire's Turf Fertilizer Law - What You Should Know." UNH Cooperative Extension. Attached.
3. Document. "Organic Insect Management at the Vineyard Golf Club," by Jeff Carlson, CGCS. Attached.
4. Book. *Landscaping at the Water's Edge: An Ecological Approach*. University of New Hampshire Cooperative Extension. (See Chapter 6: Environmentally Friendly Lawn Care). Available online at <https://extension.unh.edu>
5. Article. "The Vineyard Golf Club: A new sheriff in town." Golf Course Superintendents Association of America, January 2018. Available online at <https://www.gcmonline.com/course/environment/news/vineyard-golf-club>

ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • www.des.nh.gov

SP-2

2026

Lawn Care within the Protected Shoreland

How you care for your lawn impacts the ecosystem in and around your waterbody. This fact sheet describes the restrictions on lawn care and fertilizer imposed by the Shoreland Water Quality Protection Act (SWQPA). It also includes many tips on how to maintain a healthy and yet low-impact, and low-maintenance, lawn.

Expanding the size of existing lawns

Stormwater runoff is water from rain or melting snow that does not soak into the ground. Plants help remove the oils, salt, heavy metals, fertilizers, and other contaminants from stormwater runoff before they enter our lakes and rivers. Native plants slow down, absorb and purify much more stormwater than plants with shallow roots typically found in lawns. The SWQPA restricts the removal of native plants in proximity to the water in order to preserve this natural benefit. This restriction includes the conversion of native vegetation into lawn, especially within 50 feet of the shoreline.

Within 50 feet of the reference line of public waterbodies, vegetation composed of trees, shrubs or native ground cover may not be converted to lawn. Between 50 and 150 feet from the reference line, at least 25% of the area must be managed as "natural woodland," where all existing native ground cover, shrubs and trees are allowed to grow. Before expanding existing lawns or creating new lawns, ensure that you meet these requirements. Consult the "Vegetation Management for Water Quality" fact sheet for more information.

Fertilizers and the shoreland water quality protection act

Phosphorus and nitrogen are used in fertilizers because they promote plant growth. Unfortunately, when these nutrients leach into waterbodies, they continue to promote growth and may trigger algal blooms (Figure 1). In turn, algal blooms **have a negative impact to water quality by reducing water clarity, reducing water oxygen levels, and ultimately threatening the survival of fish and other aquatic life.** The proper use and application of a fertilizer is therefore extremely important.

The SWQPA prohibits the use of fertilizers within 25 feet of the reference line of public waters. This includes organic products.

Between 25 and 250 feet from the reference line, ***only slow or controlled release fertilizer may be used.*** Slow or controlled release fertilizer means fertilizer that is guaranteed, as indicated on the package label, to contain:

- At most 2% phosphorous.
- A nitrogen component which contains at least 50% slow release nitrogen.

No Chemicals, including organic pesticides, can be applied within 50 feet of the reference line, except by a professional licensed for pesticide application by the State of New Hampshire.



Figure 1 - Phosphate and nitrogen leaching into waterbodies trigger algal bloom.

Proper lawn care within the protected shoreland

Landowners can take several measures to reduce the impacts of their lawn care on the environment:

- **Grass Variety:** Choose grass varieties well-adapted for your area. Contact the [University of New Hampshire \(UNH\) Cooperative Extension](#) or another horticultural professional for recommendations.
- **Water:** Grass does need water, but improper watering can cause problems for lawns, such as diseases and shallow roots. Moreover, lawns with shallower roots are more susceptible to drought and erosion. Overwatering may also lead to nutrients leaching into waterbodies. A healthy lawn typically requires one good soaking of up to an inch of water per week.
- **Fertilizer:** Quick release fertilizers and pesticides can produce a green lawn in a short time. However, they may also disturb the natural chemical and biological balance of your lawn. The SWQPA only allows for the use of slow release, low phosphate fertilizer within the protected shoreland. Fertilizer may be applied no closer than 25 feet from the reference line. A single application of slow release, low phosphate **fertilizer** at the beginning of fall is adequate in most cases. To help protect the environment and reduce fertilization costs, it is recommended to have your soil tested to determine if fertilization is necessary for your lawn. You can have your soil tested by UNH labs or at several local garden centers.
- **Soil aeration:** Soil can naturally contain clay or be packed down. In these circumstances it is difficult for water and air to penetrate the soil. The best method for aerating your soil is to use a machine that removes small cylindrical cores of soil from the lawn, allowing it to receive proper amounts of water and nutrients.
- **Mowing:** Leaving grass three inches or higher will encourage deeper roots and reduce fertilizer needs. Deeper roots enable the grass to tap into large volumes of nutrients and moisture. Longer grass will also shade and discourage weeds and helps a lawn survive heat and drought. Never cut more than one third of the height of the grass. If after mowing, the tips of grass blades are jagged or uneven, the lawn mower blades are dull and should be sharpened. Well sharpened blades reduce the fuel used by a mower.
- **Grass clippings:** Mulch your grass as you mow your lawn. This is the best and most efficient way to fertilize your lawn as it naturally adds nutrients like nitrogen and potassium. Moreover, it will cut your mowing time by an average of 38% and will reduce the amount of solid waste in landfills. Thatch is a layer of undecomposed stems

and roots that accumulates near the soil surface. Grass clippings on lawn that is not overwatered or over fertilized typically does not contribute to thatch accumulation.

- *Surround with trees:* A shaded lawn requires less watering because grass is shielded from the sun's heat and will resist drying during the summer. Keeping a healthy, well distributed stand of trees will therefore benefit your lawn and the environment. Grass seed mixes are available that are tolerant of lower light conditions.
- *Consider alternatives:* Use native ground cover, like Partridge-berry (*Mitchella repens*), as an alternative to grass. Ground cover can be hardier than grass, usually has a longer root system, and often stays healthier without the use of fertilizers.

For more information

For more information, please visit www.des.nh.gov. You may also contact the Wetlands Bureau by phone at [\(603\) 271-2147](tel:6032712147), via email at shoreland@des.nh.gov, or by mail at 29 Hazen Drive; P.O. Box 95 Concord, NH 03302-0095.



New Hampshire's Turf Fertilizer Law - What You Should Know

Introduction

Nitrogen and phosphorus are nutrients essential for the growth of plants. However, an overabundance of these nutrients can cause pollution in waterways. In New Hampshire, more than half of the nitrogen pollution to Great Bay can be traced back to urban and suburban nonpoint source pollution, including fertilizer runoff. Nonpoint source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many different sources. NPS pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and transports natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters and ground waters.

Once in our waterways, fertilizers designed to make our lawns lush and green may cause harmful algae blooms and degrade aquatic ecosystems. As algae grow and then decompose, they block sunlight from reaching aquatic plants, rob the water of oxygen, and threaten underwater life. Algae blooms also reduce water clarity which can lead to fewer opportunities for fishing and swimming.

When fertilizers, either synthetic or organic, are applied in the proper amounts at appropriate times during the growing season, lawns will thrive and the risk of fertilizer nutrients entering our waterways will be reduced. Because of concerns over lawn fertilizer runoff, the New Hampshire legislature passed a bill in 2013 regulating the use of nitrogen and phosphorus in turf fertilizers that are sold at retail.¹ The goal is to help homeowners maintain healthy lawns without applying unnecessary fertilizer. Golf courses, parks, athletic fields and sod farms are exempt from the restrictions.

All fertilizers sold in New Hampshire are labeled with a guaranteed analysis consisting of three numbers such as 22-0-3. These numbers stand for the percent, on a dry weight basis, of nitrogen, phosphorus (as phosphate), and potassium (as potash) contained in that fertilizer. These three nutrients are not available in sufficient quantities in many existing soils so we add them to the soil in the form of fertilizer. Nitrogen is associated with leafy green growth,

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Nitrogen Summary¹

When applied according to the label, no turf fertilizer sold at retail shall

- exceed 0.7 pounds per 1,000 square feet of *soluble* nitrogen per application
- exceed 0.9 pounds per 1,000 square feet of *total* nitrogen per application
- exceed an annual application of 3.25 pounds per 1,000 square feet of total nitrogen

phosphorus is essential for root growth, and potassium helps regulate water movement within the plant as well as increasing the grass plant's ability to withstand stress.

Did You Know?

Most NH soils provide all the phosphorus that a home lawn needs. Phosphorus fertilizers should be used only on newly established or repaired lawns, or on lawns testing deficient in phosphorus. Annual applications may not exceed a rate of 1 pound per 1,000 square feet of available phosphate.

Nitrogen Applications

The amount of nitrogen a lawn needs can depend on many factors. The age of the lawn, its intended use, grass species, soil properties, and local conditions can all affect your nitrogen needs. If an unfertilized lawn has been acceptable, then there may be no need to fertilize. Many lawns however, need at least a yearly application of nitrogen because few soils can supply enough nitrogen throughout the growing season to produce a healthy, dense lawn capable of resisting weed invasion. To reduce the amount of nitrogen fertilizer needed, return clippings from mowing to the lawn. If clippings from mowing are returned to the lawn, the amount of nitrogen fertilizer needed can be reduced by 50%.² This means that only half of the amount recommended on the fertilizer bag need be applied. New lawns or lawns less than ten years old may need the full amount of recommended nitrogen.

New Hampshire State Statute¹ (RSA: 431) as modified in 2013 states that no turf (lawn) fertilizer sold at retail shall exceed 0.9 pounds per 1,000 square feet of total nitrogen per application when applied according to the instructions on the label. Furthermore, no turf fertilizers sold at retail shall exceed 0.7 pounds per 1,000 square feet of soluble nitrogen per application when applied according to the label. This new law applies to synthetic (manufactured) fertilizers, natural inorganic fertilizers (from a mineral nutrient source), and natural organic fertilizers (derived from either plant or animal products).



The guaranteed analysis of a lawn fertilizer is listed on the product label. Nitrogen sources and their solubility are listed individually. Water-soluble nitrogen (WSN) is quickly and readily available to the plant. Slow-release nitrogen (SRN) sources become available to the plant over a period of approximately 8 to 12 weeks. Slow release nitrogen sources include water-insoluble nitrogen (WIN) and various engineered sources of nitrogen called controlled release nitrogen (CRN). Most turf fertilizers are manufactured with a combination of WSN and SRN so that a percentage of the nitrogen is readily available to the plant and the rest is available slowly over time. A minimum of twenty percent of the nitrogen should be in slow-release form, but some experts suggest fifty percent or even more be provided in slow-release form.³

The law also states that no turf fertilizer sold at retail shall exceed an annual application rate of 3.25 pounds per 1,000 square feet of total nitrogen when applied according to the instructions on the label. Look on the bag for the amount of fertilizer recommended for the area of your lawn. When purchasing fertilizer, try to buy only enough fertilizer for the size of your lawn.⁴

You also need to know about additional local and state laws related to fertilizer application. For example, under the Shoreland Water Quality Protection Act⁵, it is illegal to apply any fertilizer within 25 feet of the reference or high water line of many water bodies in New Hampshire. Only lime can be applied within 25 feet of the reference line. Beyond 25 feet but within 50 feet, only low phosphorus and slow release nitrogen (SRN) fertilizers may be used. Also check local ordinances as some cities and towns have additional restrictions.

Phosphorus Applications

Established lawns do not have a high phosphorus requirement; simply leaving grass clippings on the lawn will often supply sufficient phosphorus. Most lawn fertilizers for sale now contain little or no phosphorus because phosphorus run-off into New Hampshire's lakes, streams and ponds has had a negative impact on water quality. Phosphorus concentration is naturally low in our waterways, and even the addition of small amounts can stimulate the growth of algae and undesirable aquatic plants. Phosphorus contamination in fresh waters results in lakes and ponds that are unsuitable for swimming, fishing and other recreational activities.

New Hampshire law (RSA:431) states that no fertilizer sold at retail that is intended for use on turf (lawn) shall exceed a content level of 0.67% available phosphate unless specifically labeled for establishing new lawns, for repairing a lawn, for seeding, or for use when a soil test indicates a phosphorus deficiency. In addition, no fertilizer sold at retail that is intended for use on newly established or repaired lawns, or for lawns testing deficient in phosphorus shall exceed an application rate of 1 pound per 1,000 square feet annually of available phosphate.

For those who want to maintain a lawn using natural organic lawn fertilizers there are several blended organic fertilizers available that do not contain phosphorus. When using organic lawn fertilizers you need to be vigilant, because it is easy to over-apply phosphorus. Many organic turf fertilizers tend to contain lower nitrogen concentrations than synthetics. This means that the total fertilizer amount needed to meet the nitrogen requirement can result in over-application of phosphorus. Get a soil test to determine what is needed in these situations. All lawn fertilizers registered and sold at retail for use in New Hampshire have product labels that are reviewed by the New Hampshire Department of Agriculture, Markets, and Food for compliance with the law.

The amounts of nitrogen and phosphorus in retail turf fertilizers under the new law are the suggested maximum amounts to maintain healthy lawns while considering water quality impacts from fertilizer run-off. As stated above, lower amounts or even no lawn fertilizer may be needed, depending on the individual situation.

Soil Testing

Get a soil test before seeding a new lawn and at least once every three years following establishment. The University of New Hampshire Cooperative Extension provides soil analysis and nutrient recommendations for home lawns that are in compliance with the new law. You can submit a soil sample for analysis by downloading the Home Grounds and Garden or the Commercial Landscape soil test forms and following the directions.⁶ The UNHCE soil test will measure the soil pH (acidity), as well as phosphorus, potassium, calcium, magnesium and lead levels in order to provide you with the best fertilizer and lime recommendations for your soil.

UNHCE does not test for nitrogen. Nitrogen can be very mobile in the soil environment, making the use of

a soil test impractical as a basis for application due to the lag time between sample collection and test result delivery. Nitrogen recommendations are based on turfgrass needs and the client's desired maintenance level.

Timing fertilizer applications properly can help reduce the potential for fertilizer runoff. Don't apply turf fertilizer if heavy rains (1 inch or more in 24 hours) or thunderstorms are predicted, especially if the lawn is on a slope. The late August/early September (approximately Labor Day) fertilization period is the most important for cool season grasses. Fall lawn fertilizer applications should be complete before September 15 in northern New Hampshire and by October 1 in southern New Hampshire.

Unused lawn fertilizer should be returned to its original container and stored in a safe place for future application. Weighing the bag and recording the weight prior to storage will aid in determining how much area the remaining fertilizer will cover. Applying the right fertilizer at the right rate at the right time in the right place will help preserve the health of our waterways for future generations.

References

¹ [NH Fertilizer Law](#), RSA 431, 2013.

² Rutgers Cooperative Research Extension Fact Sheet 633, [Fertilizing the Home Lawn](#), 2003.

³ New England Interstate Water Pollution Control Commission (NEIWPCC): [Regional Clean Water Guidelines for Fertilization of Urban Turf](#). Final Report to the New England and New York State Environmental Agency Commissioners, 2014.

⁴ UNH Cooperative Extension Fact Sheet, [Calculating Lawn Fertilizer Rates](#), 2018.

⁵ [Shoreland Water Quality Protection Act](#), RSA 483-B, 2008.

⁶ [UNH Extension Soil Testing Services](#), 2018.

Updated November 2018

**Cathy Neal, Extension Professor and Specialist
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**Original fact sheet written by Margaret Hagen,
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ORGANIC INSECT MANAGEMENT AT THE VINEYARD GOLF CLUB



Jeff Carlson, CGCS
Superintendent
The Vineyard Golf Club
Edgartown, MA

The Vineyard Golf Club, a private 18-hole Donald Steel designed course, opened for play during May 2002. The golf course's construction on Martha's Vineyard was subject to agreements and conditions required primarily by The

Martha's Vineyard Commission, an authority established by the state to protect the land and waters on the island. The course's developers also worked with the Sheriff's Meadow Foundation to obtain additional approvals for the golf club focusing on the agreements to protect the environment.

One of the conditions of approval for the course was that it be managed organically, which was defined as "... derived from plant materials or biological organisms or mined from natural deposits". While it is important to keep in mind that the course was required to use organic maintenance practices, the club's members have enthusiastically embraced the organic mandate even through times when playing conditions are not visually perfect.

Communication between the golf course superintendent and the membership is critical at an organic golf course, because golfers' expectations seem to include a preference for "Augusta-like" or visually appealing playing conditions; regardless of the course's budget, location or environmental restrictions. Communications with members at the Vineyard Golf Club include:

- publishing an article from the maintenance department within every club newsletter that includes project updates and conditions on the course
- playing golf with members throughout the season
- hosting an annual "open meeting" at the club during August
- initiating impromptu visits with members on the course
- encouraging feedback at all times
- seeking out members who may have voiced concerns about the course

These communication efforts are very important when dealing with pests, any corresponding turfgrass damage, and the specific organic maintenance practices we use on the golf course. Specifically, during the fourth and fifth years of operation, the maintenance department has dealt with grubs and predators that feed upon the grubs, including crows and skunks.

We first noticed grub damage during the fall of 2004 and we contacted the Entomology Department at the University of Massachusetts (UMASS) for assistance. We continued our only organic treatment using *bacillus popilliae* (Milky Spore) and repaired the damaged areas every morning before play.

This organic treatment was a time consuming task that started in late August, occurred weekly until the middle of October, and accounted for more than 120 man-hours per week. This work made a difference to our players and minimized their concerns. A smooth, tamped out and seeded portion of a tee, collar or fairway does not affect play and greatly reduces the visual shock of predator damage. If damage was excessive and in a high profile area (ex. #1 white tee), we would sod the area immediately. The grubs rarely went after the new sod probably because they (the grubs) were feeding below the sod's root system.

During the peak of disease damage, grubs had attacked significant portions of tees, fairways and roughs. In an effort to quantify the extent of the damage, we measured the total areas of damage and compared that to the total unaffected areas of the tees, fairways or rough. We found that less than 1% of the managed turf areas were damaged and yet it was clear that the overall turfgrass "look" was unacceptable.



Each year during the height of grub damage, we have had little or no damage to any of our greens. In some cases the damage would occur up to the edge of the green. We think this phenomenon may be related to the construction of the greens. Each green is lined with a plastic liner that is located between the greens mix and the sub soil. During the winter of 2003, we had a severe cold spell, freezing the ground to a depth of 2-feet in the open areas. The severity of the

frost was confirmed by the extensive irrigation breaks we had to repair the following spring. Since the total greens mix and stone above the liners totals 18-inches, it is conceivable that the grubs simply froze to death during this winter event. Liners might

provide interesting control in areas of the country where the frost routinely goes to 2-feet or deeper.



Keeping the members informed of these pest issues and our “organic” approach helped to establish a better understanding of the situation. Their level of understanding and support was demonstrated when the “grub” foraging predators appeared on the course. Immediately members came forward and suggested the club hire a retired “local fisherman” who specialized

in skunk removal at their summer homes.

Walter, the fisherman, arrived the next day and for the past three years has removed skunks, crows and raccoons from the course. He set dozens of traps baited with white bread that had barbeque sauce slathered on, cheese crackers, or unshelled peanuts. He displayed dead crow decoys in an effort to discourage their return. The members were now participants in the management program; waving me down to call attention to trapped skunks, point out new areas for Walter set traps, or to regale me with the latest tales of their own backyard battles with skunks.

Mother Nature also got involved during the time of peak beetle activity with the arrival of a dozen or more seagulls that camped out on the fairways and devoured adult beetles by the hour. They (the seagulls) disappeared as suddenly as they appeared when the Beetles began burrowing underground.

In addition to trapping the predators and using scare tactics, a more scientific approach was required to attack the food source for these predators, the Oriental Beetle Grub. As soon as we identified the grub and isolated the infected areas, we initiated the nematode research and mating disruption programs on the course with Pat Vittum Ph.D. from UMASS to identify the best system of organic control. We kept the membership informed of our plan.

The beetle mating disruption program was implemented by Pat Vittum, Ph.D., who worked with Albrecht Koppenhofer, Ph.D. from Rutgers University on the project. In our geographic area, the beetles’ mating cycle occurs during the summer beginning just after the 4th of July and continuing for two weeks through the third week in July. During year one, pheromone traps were scattered throughout the course to determine areas of intense grub activity. Our staff would empty the traps and then count, bag, date and freeze the captured beetles. After the areas of intense activity were located; a special

scent was placed in the traps and they were positioned within one acre square plots. Again beetle activity was monitored in the traps by counting the samples.

Mating disruption scents are placed throughout the course in pheromone traps to confuse the male beetles so that everything including plants, twigs, and grass appear as female beetles. The hope is that these exhausted males will not successfully mate. This research is on-going and the results will be reported through UMASS and Rutgers. Our staff was very involved in this research, taking samples from the traps and counting beetles by the hundreds.



In addition to the beetle mating disruption research, we chose a nematode (Hb2) and treated all 69 acres of managed turf during the summer 2007. It is difficult to obtain enough nematodes to treat large turf areas for two reasons:

- The law of supply and demand; because of the availability of effective insecticides there is very little demand for beneficial

nematodes. Therefore, there is limited nematode production, especially in the quantities that golf courses demand.

- The second reason is the difficulty of transporting “live” products.

It appears that the researchers are ahead of the manufacturers at this time, but hopefully that will change soon because, as well as the nematode Hb2, there is a bacteria named “buibui” that has done very well at eliminating Oriental Beetle.

Nematode applications are similar to synthetic insecticide applications in that it is important to understand the life cycle of the target and equally important to thoroughly water in at the proper time. Nematodes are live organisms that require refrigeration and have a storage limit of 30 days. We lost one shipment of nematodes that sat on a terminal in the August sun too long awaiting delivery to the Island.

Once the nematode is on site, an application should be made during a rain storm and two weeks after the beetles have pupated to larvae (early August for us). This application is made after 90% of the rain has fallen (pre-wet is key) and watered in with the remaining 10%. Imagine, for a minute, being able to predict not only when it rains but when 90% of the rain has fallen. We also have to consider the effect of soaking the turf in mid-August; our peak fungus disease time. Because we deal with live organisms that have finite life spans, organic management is often this kind of a balancing act: peak disease time coincides with optimum pesticide management application.

The organic insect management program has demonstrated four important aspects of our management program: member participation; non-traditional turf management programs; utilization of research; and measurable progress. While the initial insect damage was discouraging, it was not surprising; it just occurred a year or two earlier than expected. The members were not only supportive, but helpful in the early stages. They were the ones who encouraged us to hire Walter (the skunk man) and vouched for his effectiveness. Walter's approach to controlling insect damage was unique and "in your face", but without question mitigated damage in the early years. Our program has been the recipient of extensive research (on the golf course) with beneficial nematodes and bacterium and has provided test sites for studies in mating disruption of adult beetles. Following-up this research, we were able to acquire sufficient quantities of live nematodes to treat the entire area of managed turf this season and have observed a drop-off in damage this fall. That progress is very encouraging and has given us hope that we have a program in place to address insect damage without the benefit of traditional synthetic pesticides.

From: [Kenneth Bergman](#)
To: [Mari Brunner](#); [Gary Flaherty](#)
Subject: airport wildlife fence
Date: Monday, May 4, 2026 11:57:50 AM

Mari and Gary,

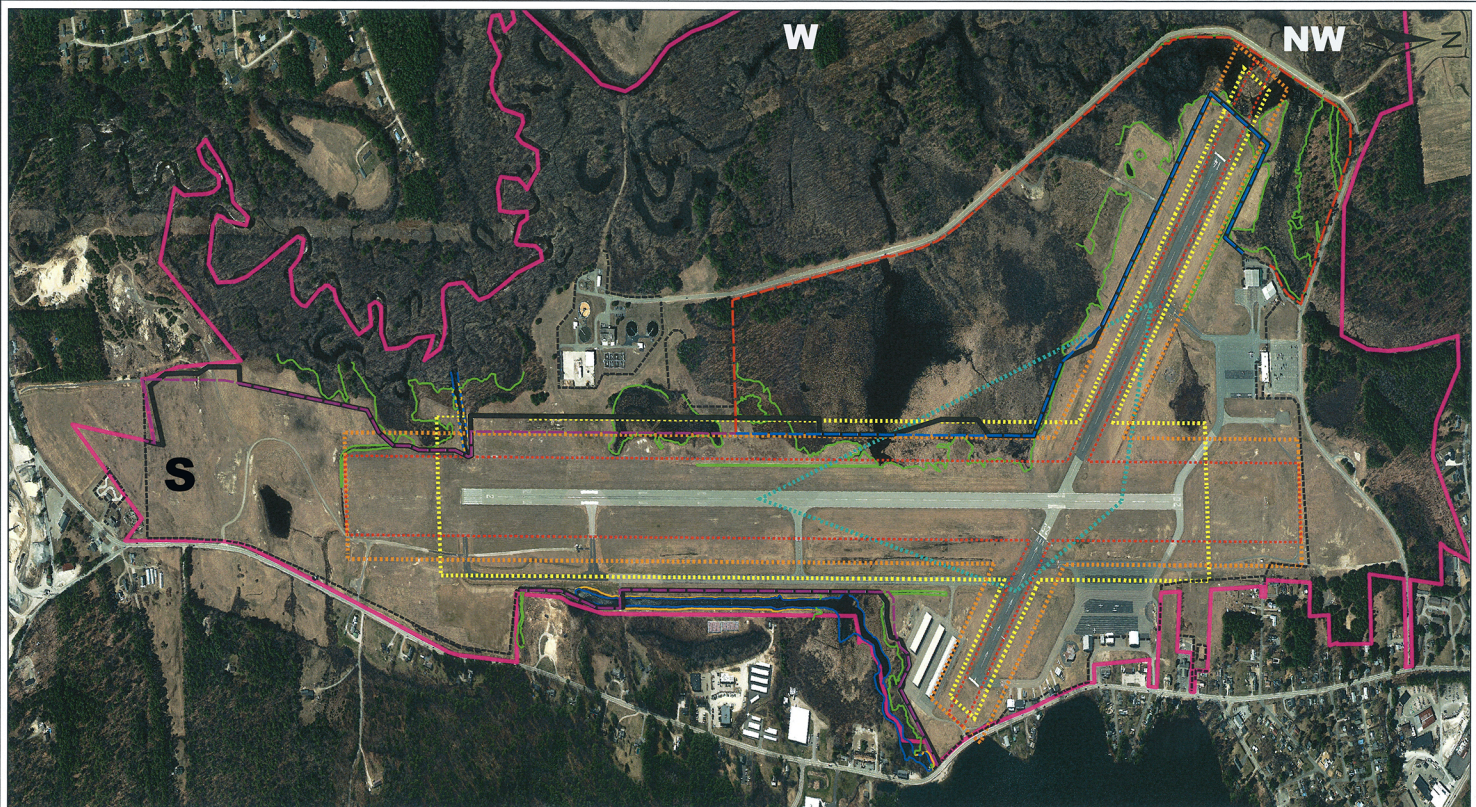
Airport Director Ryan Cooley invited me to this afternoon's meeting (May 4) of the Swanzey Conservation Commission where he will present the latest planning for the wildlife protection fence for Dillant-Hopkins Airport. He'll be accompanied by the representative from McFarland=Johnson who helped him submit the request for funding to NH DOT. The State has now committed to funding the project sufficiently to assure completion in one year. I believe that fence will follow the course recommended by both Keene and Swanzey CC's in 2024 and approved by the FAA (which is to avoid placing it along Airport Road). I was with director Hickley and the M-J representative when they made their last presentation to the Swanzey Commission, after I helped refine that proposal and authored the letter from the Keene CC in support of the Mr. Hickley's plan.

I will not purport to speak on behalf of the current Keene CC but will, if asked, confirm our commission's past support for this fencing plan, and indicate that I am there to learn the current status of the plan, including the construction schedule and expected seasonal wetland disruption, and to report back to the Keene CC.

I therefore request that you place this topic on the agenda for this month's CC meeting.

Thanks.
Ken Bergman

K:\Kearney\118995_08 Wildlife Perimeter Fence Plan Drawings\Alternatives Analysis\EA, ROFA & Airport Road, Alts and 60 Percent Alignment.mxd



- EEN Airport Property Boundary
- 60% Design Fence Alignment
- Existing Fence
- EA Alternative 2: ROFA Alignment
- EA Alternatives 2 & 3: Shared Alignment
- EA Alternative 3: Airport Road Alignment

- RSA
- ROFA
- Primary Surface
- RVZ

- Keene Delineated Wetlands (MJ 2024)
- Keene Delineated OHW (MJ 2024)
- Keene Delineated OHW-TOB (MJ 2024)
- Keene Delineated TOB (MJ 2024)

E

Service Layer Credits: USGS NH 2021\2022
6-inch Orthophotos (RGB)



KEENE DILLANT-HOPKINS AIRPORT PHASE II - FINAL DESIGN & PERMITTING WILDLIFE PERIMETER FENCE PROJECT - SWANZEY, NEW HAMPSHIRE		
60% DESIGN FENCE ALIGNMENT OVERVIEW		
SCALE: 3" = 800'	DATE: May 2026	FIGURE: 1

Ashuelot River Local Advisory Committee

Washington Lempster Marlow Gilsum Sullivan Surry Keene Swanzey Winchester Hinsdale
April 29, 2026

Keene Conservation Commission
3 Washington Street
Keene, NH 03431

RE: Ashuelot River monitoring program

Dear Conservation Commissioners:

This past year another successful river monitoring season was completed by 19 volunteers May through September. The Ashuelot River, classified as "Class B," meaning that it is considered suitable for fishing, swimming and other recreational uses, continues to maintain its designation for **Dissolved Oxygen, Chloride, Turbidity, and Total Phosphorus.**

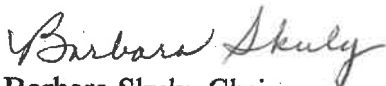
pH remained below (more acidic) the required standard at all sites except in Hinsdale in July at 6.58 and Aug at 6.68, and Thompson Covered Bridge site in Swanzey at 6.5 in Aug. **Specific Conductance** shows moderate to high impact in Keene and downstream in July through Sept. especially with the drought conditions. Similar effects were seen in 2025 when we had unseasonably low flows. While **Chloride** levels also increased July through Sept, they remained within Class B standards. Initial looks at individual readings of **E.coli** showed acceptable readings. However, when considering **E. coli** geometric means which imposes a stricter limit, impacts appear mid-river from Keene and into Swanzey, a pattern seen in 2025.

Non-point source pollution along with low **pH** remain the areas of concern for our river. The **pH** is most likely related to the river corridor's natural lack of buffering ability of the acid deposition from rainfall. Increase in **pH** as we move downstream may reflect the addition of dissolved substances from run-off. ARLAC continues to advocate for measures to improve the quantity and quality of stormwater in the watershed. All collected data is used by the NHDES in assessing the status of the river, and its reporting to the USEPA.

The Ashuelot River Local Advisory Committee thanks you for your past support enabling us to continue our surveillance of E.coli in the River. Your support shows you value the river as an important asset to your community. We plan to continue our full schedule this season, monitoring monthly May through September. With this in mind, ARLAC will appreciate your continued support of \$125 once again assuring that our bacteria monitoring continues.

Our season starts May 26th and we hope we can count on your support! If you are interested in joining as a volunteer, let me know, we'd love to see you!

Sincerely,



Barbara Skuly, Chairman
bskuly@ne.rr.com