



KEENE PLANNING BOARD
Council Chambers, Keene City Hall
June 22, 2026
6:30 PM

A. CALL TO ORDER & ROLL CALL

B. MINUTES FROM PRECEDING MEETING

1. May 26, 2026

C. EXTENSION REQUESTS

D. FINAL VOTE ON CONDITIONAL APPROVALS

1. Applications Ready for Final Approval

E. BOUNDARY LINE ADJUSTMENT

F. CONTINUED PUBLIC HEARINGS:

1. **PB-26-12 - - Major Site Plan & Cottage Court Conditional Use Permit** - Applicant Fieldstone Land Consultants, on behalf of owner Nuevo Transfers LLC, proposes to construct four townhouse buildings with a total of 14 units on the parcels at 0 Carroll St; 0 Elm St; and 225 Elm St (TMP#s 536-049-000; 536-050-000; 536-055-000 & 536-056-000). The parcels are ~.75-ac in total and are located in the Medium Density District.

G. PUBLIC HEARINGS

1. **PB-26-15 - Major Site Plan & Surface Water CUP - Eversource L163 Transmission Line** - Applicant Normandeau Associates Inc., on behalf of owner Public Service Company of New Hampshire (d/b/a Eversource Energy), proposes to replace five existing utility structures along the L163 Transmission Line. The proposed work area is located ~1 mile north of the entrance to Old Gilsum Rd from Timberlane Dr. A Surface Water Protection CUP is requested for ~1,930-sf of impact within the 75-ft surface water buffer to allow for the installation of timber matting and a temporary gravel access road.

H. OTHER BUSINESS

I. STAFF UPDATES

J. NEW BUSINESS

UPCOMING DATES OF INTEREST

- Joint Planning Board and PLD Committee - July 13, 2026, 6:30 pm
- Planning Board Steering Committee — July 14, 2026, 12:00 pm
- Planning Board Site Visit — July 22, 2026, 8:00 am - To be confirmed
- Planning Board Meeting — July 27, 2026

K. MORE TIME ITEMS

ADJOURNMENT

City of Keene
New Hampshire

PLANNING BOARD
MEETING MINUTES

Tuesday, May 26, 2026

6:30 PM

Council Chambers,
City Hall

Members Present:

Harold Farrington, Chair
Roberta Mastrogiovanni, Vice Chair
David Bergeron
Michael Hoefler
Kenneth Kost
Councilor Molly Ellis

Staff Present:

Mari Brunner, Senior Planner
Evan Clements, Planner / Zoning Administrator
Megan Fortson, Planner

Members Not Present:

Andrew Madison
Mayor Jay V. Kahn
Stephon Mehu, Alternate
Tammy Adams, Alternate
Joseph Cocivera, Alternate

A. CALL TO ORDER & ROLL CALL

Chair Farrington called the meeting to order at 6:30 pm and a roll call was taken.

B. MINUTES FROM PRECEDING MEETING – April 27, 2026

A motion was made by Roberta Mastrogiovanni that the Planning Board approve the April 27, 2026 meeting minutes. The motion was seconded by Kenneth Kost and was unanimously approved.

C. FINAL VOTE ON CONDITIONAL APPROVALS

Chair Farrington stated as a matter of practice, the Board will now issue a final vote on all conditionally approved plans after all of the “conditions precedent” have been met. This final vote will be the final approval and will start the 30-day appeal clock. The Chair asked whether there were any items ready for final approval.

Megan Fortson, Planner stated there is one application ready for final approval this evening – PB-2024-20, which is for an Earth Excavation Permit Major Amendment and Hillside Protection

29 Conditional Use Permit for two properties at 21 and 57 Route 9. There were six conditions
30 precedent that needed to be met including:

- 31
- 32 1. Owner’s signature appearing on the plan sets;
 - 33 2. Submittal of five full size paper copies and a digital copy of the final plan;
 - 34 3. Submittal of security to cover the cost of sedimentation and erosion control measures,
35 stormwater management and reclamation for the first permit period of work to be
36 completed: Payment for all outstanding third party consultant fees;
 - 37 4. Submittal of all required state and federal permits;
 - 38 5. Addition of approval numbers on the plan sets;
 - 39 6. Addition of all waivers and conditional use permits with approval numbers added to the
40 final plan set.
- 41

42 The applicant has met all those conditions precedent. Staff recommends final approval.

43
44 A motion was made by Roberta Mastrogiovanni that the Planning Board issue final approval for
45 PB-2024-20. The motion was seconded by Kenneth Kost and carried on a unanimous vote.

46
47
48 **D. PUBLIC HEARINGS**

- 49
- 50 1. **PB-26-10 - Habitat for Humanity Duplex, Cottage Court Conditional Use Permit**
51 **— Applicant SVE Associates, on behalf of owner Monadnock Habitat for**
52 **Humanity, proposes to construct a 1,364 sq-ft duplex at the property located at 0**
53 **Grove St. (TMP# 585-057-000). The parcel is ~0.11 ac and is located in the**
54 **Residential Preservation District.**

55
56 A. **Board Determination of Completeness**

57
58 Planner Megan Fortson stated the applicant has requested exemptions from submitting a drainage
59 report, traffic analysis, and soil analysis. Planning Staff have made the preliminary determination
60 that granting the requested exemptions would have no bearing on the merits of the application and
61 recommend that the Board accept the application as “complete.”

62
63 A motion was made by Roberta Mastrogiovanni that the Planning Board accept this Application
64 as complete. The motion was seconded by Kenneth Kost and was unanimously approved.

65
66 B. **Public Hearing**

67
68 Ms. Liza Sargent of SVE associates addressed the Board representing Habitat for Humanity. Ms.
69 Sargent stated this application is for a duplex. She indicated the site is almost entirely paved and
70 is a parking lot. She noted that City Side Apartments are located to the north, One Hundred Nights
71 to the northeast, and there are various residences to the southeast and west. This is a proposed
72 development with the duplex more or less in the center of the parcel. There will be two separate
73 entrances for each unit. A proposed shed will be located at the corner of the site for mechanical

74 and garden storage. The rest of what was formerly asphalt would be green space. There will be
75 municipal water and sewer connections.

76
77 Mr. William Holtz, Architect with Bensonwood Unity Homes, addressed the Board next. He noted
78 the duplex structure has two entry points, one from a driveway on Water Street and the other from
79 a driveway on Grove Street. He indicated they have adjusted the shape of the building to conform
80 to the unique constrained aspect of the lot. The units are slightly offset from each other. There will
81 be a private entry for each unit and a private driveway for each unit.

82
83 He explained this duplex would be located in a transitional zone between the apartment building
84 and 100 Nights (both located on Water Street) and the more residential aspect in historical context
85 neighborhood on Grove Street.

86
87 Mr. Holtz went on to say the finishes for the elevation have not been completely defined yet as the
88 project is still evolving, but they are looking for this duplex to fit within the neighborhood context
89 and fit with the other structures that exist in the neighborhood.

90
91 Chair Farrington asked if the exterior would be vinyl. Mr. Holtz stated it is likely to be vinyl, but
92 it also could be fiber cement or some other kind of exterior composite.

93
94 Mr. Kost asked for explanation of the parking configuration. Mr. Holtz stated cars will be parked
95 one behind the other and the driveways will be 12 feet wide.

96
97 Chair Farrington asked whether there are individuals chosen to occupy these homes. Mr. Michael
98 Conway of Habitat for Humanity stated they are still in the process of reviewing applications and
99 have not selected the families that will be owning the units. He added in order to accommodate
100 joint ownership there will also be a condominium document; they will own the lot in common but
101 own their individual units.

102
103 Staff comments were next. Ms. Fortson addressed the Board. Ms. Fortson stated this parcel has
104 been vacant for almost 40 years at this point. It is a paved lot and used to be a parking lot for a
105 shoe factory that was located across the street.

106
107 She went on to say that the site itself is surrounded by a variety of density when it comes to
108 residential uses, as well as a few commercial uses. This parcel is about 1/10 of an acre, and it is
109 located in the Residential Preservation District.

110
111 In terms of the Cottage Court criteria, it will be a single property managed by a condominium
112 association. One of the suggested conditions of approval relates to the submittal of condominium
113 documents, as well as any other legal instruments that would be necessary to be created as part of
114 the application.

115
116 Ms. Fortson continued, stating that the Cottage Court Overlay allows buildings to be sited closer
117 to the road than the district normally allows in order to match an established building line along
118 the road. Because this is a corner lot in the Residential Preservation District, typically, it would be
119 held to a 15-foot front set back requirement and a 20-foot side set back requirement. A diagram

120 presented in the application indicates that the average building lines along the streets for the corner
121 lot would be just over 12 feet for the side setback and the front set back would be just over 13 feet.
122

123 Ms. Fortson stated the applicant did have to seek a variance from the Zoning Board for the rear set
124 back because the structure is encroaching into the rear set back along the southern property line on
125 the western side. This was granted by the Zoning Board.
126

127 In terms of the dwelling unit sizes, the Cottage Court standards allow for a maximum of 900 square
128 feet of footprint per unit and the applicant is proposing a 576 square feet of footprint per unit. This
129 complies with the standard. You can have up to a 1,250 square foot gross floor area and the
130 applicant is proposing about 1,152 square feet per unit (interior). Both of these standards are met.
131

132 With parking again, there is a maximum of one space per bedroom and a minimum of one per unit.
133 The driveways that are proposed can accommodate roughly one to two cars per driveway, which
134 complies with the standards. The site will have two curb cuts, one along Water Street and one
135 along Grove Street. This complies with the requirement in the land development code for street
136 access. Staff have requested that the applicant add a note to the plan stating that any future
137 modification to either of those driveways can be reviewed by the City Engineer's office. If that
138 note is not on the plan, the applicant would be required to come before the Board to make a change
139 to their driveway. That standard appears to be met.
140

141 Building separation will be addressed as part of the building permit process.
142

143 In reference to screening, Ms. Fortson noted the project narrative states that the proposed two-
144 story duplex is not more intense than the adjacent building types. Hence, they are not proposing
145 any screening.
146

147 In terms of architectural guidelines – this has been addressed by the applicant. They are not
148 proposing a specific color scheme as part of the application, but what the Board is reviewing
149 tonight is the design of the building. When a building permit is submitted in the future, planning
150 staff will review that building permit to make sure what was submitted complies with what was
151 approved by the Board.
152

153 Ms. Fortson next reviewed the site development standards:
154

155 Impervious Surface is going to be reduced on the site from 95% to 60%. Stormwater currently
156 sheet flows to the catch basins along Water Street and Grove Street. Following redevelopment of
157 the site, the stormwater is either going to infiltrate on the new green space or sheet flow to the
158 existing catch basin. That standard is met.
159

160 For Sediment and Erosion Control, there are going to be some catch basin inlet filters and straw
161 waddle or silt fencing installed around the perimeter of the parcel during construction. That
162 standard appears to be met.
163

164 For Snow Storage and Removal, the applicant shows two snow storage areas on the south and west
165 of the building. If necessary, excess snow will be removed from the site. That standard is met.

166
167 There is no landscaping proposed to be installed and it is not required because this a two-unit
168 building.

169
170 For screening, two compressors are going to be installed adjacent to the entry stairs for each unit.
171 They will be screened from view using wooden fencing, which can be seen in the proposed
172 elevations. That standard appears to be met.

173
174 Because this is a two-family residence, the Lighting standard is not applicable.

175
176 For Sewer and Water, the applicant proposes to connect to the existing City infrastructure adjacent
177 to the site. The City Engineer felt that the proposed calculations and utility plans that were
178 submitted by the applicant are sufficient. That standard is met.

179
180 Because these are just two units, significant traffic impacts are not expected.

181
182 For Filling and Excavation, the grade of the site will increase slightly from 472 to 473 feet above
183 elevation and will then drain, but nothing that is significant.

184
185 With respect to Surface Waters or Wetlands, Hazardous or Toxic Materials, and Noise, Ms.
186 Fortson stated these are not applicable to this proposal.

187
188 Ms. Fortson reviewed the outlined conditions of approval.

189
190 The Chair clarified what is indicated in the staff report regarding a revised plan, which has been
191 reviewed by the City Engineer. Ms. Fortson answered in the affirmative and agreed it has been
192 reviewed by the Engineer

193
194 Mr. Kost suggested perhaps a rain garden to reduce the runoff and felt this could be a nice addition
195 to that corner. Ms. Fortson stated this is something that would need to be discussed with the
196 applicant. She added landscaping is not shown on the plan because under normal circumstances, a
197 two-family use would be exempt from the planning review process. However, because of the
198 district this site is located in, that is the reason it is before the Board for review. She felt landscaping
199 is something that would need to be discussed with the applicant.

200
201 The Chair referred to the questions raised by Engineering outlined in the Staff Report. Ms. Fortson
202 stated these questions have either been addressed by the applicant through the updated plans that
203 were submitted or is something included by the City Engineer as informational.

204
205 Vice-Chair Mastrogiovanni referred to the reduction in the setback requirement and asked whether
206 this would back up against someone's property and whether it matters that a reduction in the rear
207 setback is being requested. Ms. Fortson stated because this is a corner lot, the frontage is measured
208 using the shortest distance along the public right-of-way. The Cottage Court standards allow for
209 flexibility along the road frontage if other properties are closer to the road. The only portion within
210 the rear setback is a small corner of the building that encroaches into the setback by about 3 feet.

211

212 Mr. Hoefer asked how the curbing along Grove Street will be addressed – would this be the City’s
213 responsibility. Ms. Fortson noted earlier this year the Planning Board had to vote to amend the
214 right-of-way along Grove Street because the City gave a portion of Grove Street back to Habitat
215 for Humanity which made the lot slightly larger. There is no sidewalk being proposed along that
216 side of the property. In terms of the Water Street side, any impacts that are made to City sidewalks
217 that are existing or construction of any new sidewalks have to be constructed using City standards.
218

219 The Chair asked for public comment next.
220

221 Councilor Chalice stated she was not familiar with the Cottage Court standards and noted she did
222 not hear any reference to exterior lighting and whether any exterior lighting fixtures would be
223 downlit only to meet dark sky requirements. Mr. Holtz stated they would be downlit fixtures and
224 dark sky compliant.
225

226 The Councilor stated she did not hear energy efficiency discussed in the review. Mr. Holtz stated
227 they are envisioning this to be a high-performance building. The walls are approximately 12 inches
228 thick, triple glazed windows; higher than code minimum standards in terms of both energy
229 efficiency, building performance, insulation levels, as well as building tightness.

230 There will also be an internal heat recovery ventilation system in each building.
231 They will be state-of-the-art within the constraints of affordability.
232

233 Mr. Carl Babbit of 152 Carroll Street stated he is a proud owner of a Habitat for Humanity house.
234 He stated with reference to runoff, he has installed a drain system in his yard, which helps with
235 this issue. He commended the energy efficiency his home enjoys and if not for Habitat for
236 Humanity he would not be able to afford his home.
237

238 With no further comment, the Chair closed the public hearing.
239

240 C. Board Discussion and Action
241

242 A motion was made by Roberta Mastrogiovanni that the Planning Board approve PB-26-10 as
243 shown on the plan set identified as “Proposed Duplex; 0 Grove, St Keene, NH” prepared by SVE
244 Associates at a scale of 1 inch = 10 feet on May 31, 2026 and last revised on May 4, 2026, and in
245 the elevations identified as “Monadnock Habitat for Humanity; 0 Grove St, Keene, NH” prepared
246 by Bensonwood Unity Homes at varying scales on March 23, 2026 and last revised on May 6,
247 2026 with the following conditions:
248

- 249 1. Prior to the final approval and signature of the plans by the Planning Board Chair, the
250 following conditions precedent shall be met:
251 a. Owner’s signature appears on the plans.
252 b. Submittal of five (5) full sized paper copies and a flattened PDF version of the final
253 plan set and elevations.
254 c. Submittal of an updated proposed conditions plan with the ZBA approval number
255 listed.

- 256 d. Submittal of draft written documentation of any easements and/or other necessary legal
257 instruments required for this application, which shall be subject to review by the City
258 Attorney.
- 259 2. Subsequent to final approval and signature of the plans by the Planning Board Chair, the
260 submittal of recorded easements and/or any other legal instruments necessary for this
261 application to the Community Development Department.

262
263 The motion was seconded by Kenneth Kost.

264
265 Councilor Ellis commended reuse of this property, which has been vacant for many years

266
267 Mr. Kost stated it would be great to have two new homeowners in this neighborhood and felt this
268 was a good example of how to construct good projects in the future.

269
270 Mr. Bergeron felt there was no regional impact from this project.

271
272 Chair Farrington stated he too was in favor of this project and it was great the City is able to change
273 its code to permit these Cottage Court developments to increase density to provide more housing.

274
275 The motion made by Roberta Mastrogiovanni carried on a unanimous vote.

- 276
277 2. **PB-26-9 - Froling Energy Site Modifications, Major Site Plan** – Applicant and
278 owner 560 Main Street LLC proposes to create two curb cuts on Manchester St.,
279 demolish an existing ~590-sf building, replace the siding on the principal building,
280 and improve an existing gravel area at 20 & 37 Manchester St. (TMP#s 114-012-
281 000 & 114-003-000). The parcels are located in the Commerce & Industrial
282 Districts.

283
284 A. Board Determination of Completeness

285
286 Planner Evan Clements stated the applicant has requested an exemption from submitting a lighting
287 plan, elevations, and all technical reports. After reviewing the exemption requests, staff have
288 determined that granting these exemptions will have no bearing on the merits of the application
289 and recommend that the Board accept the application as complete.

290
291 A motion was made by Roberta Mastrogiovanni that the Planning Board accept this Application
292 as complete. The motion was seconded by David Bergeron and was unanimously approved.

293
294 B. Public Hearing

295
296 Mark Froling, owner of 560 Main Street and Froling Energy, addressed the Board. He stated they
297 recently purchased this property and did not have access to the property from Manchester Street.
298 It was two properties when he purchased it and has now been combined into one lot, now known
299 as 37A.

300

301 He stated his proposal is to install a path between the two properties and gain access through the
302 new driveway. He added access via Manchester Street would only be for small vehicles, not for
303 tractor trailers, and noted they have access through the Tire Warehouse site for tractor-trailer
304 access.

305
306 Staff comments were next.

307
308 Planner Evan Clements addressed the Board and began by explaining that 20 Manchester Street
309 is Froling Energy's existing operation site. Two warehouses are 37A and 37B Manchester Street.
310 53 Manchester Street contained a small shed, which has since been demolished, and that parcel
311 has been merged with 37 Manchester Street.

312
313 Mr. Clements went on to say the first subject parcel at 20 Manchester Street is 9.9 acre in size and
314 contains an existing biomass (wood chip) processing facility. The parcel is located directly south
315 of NH 101 at the end of Manchester Street and is in the Industrial District. Access to the site is
316 from Main Street via a 40-foot-wide easement that connects to the west end of Manchester Street.

317
318 The second subject parcel at 37 Manchester Street is two acres in size and contains two existing
319 warehouse buildings. Access to the lot is from Main Street via an access easement that crosses
320 over the adjacent property at 492 Main Street. Both parcels are owned and operated by Froling
321 Energy and utilized as part of their operation.

322
323 This site plan is designed to update the existing Froling Energy site by formalizing the operation
324 over both parcels. New street access for 37 Manchester Street is proposed with a parking area,
325 building facade refresh as well as identifying some outdoor rental storage areas on 20 Manchester
326 Street to rent to tenants for outside storage. Lastly, this site plan is eliminating phase two of the 20
327 Manchester Street original site plan as that is no longer needed with the incorporation of 37
328 Manchester Street.

329
330 Regarding regional impact, Mr. Clements stated staff has made a preliminary evaluation that this
331 project does not appear to have the potential for regional impact. The Board will need to make that
332 final determination.

333
334 He next reviewed the site development standards

335
336 Drainage: The applicant states that the existing drainage pattern will not be altered. There are
337 changes to 37 Manchester Street to reduce impervious surface and the applicant is expecting an
338 increase in infiltration and net decrease in runoff. This standard has been met.

339
340 Sediment & Erosion Control: The applicant is proposing erosion control measures including silt
341 fencing and straw wattles around the perimeter of the working area as an extra precaution as the
342 area is relatively flat. This standard appears to be met.

343
344 Snow Storage & Removal: There are areas identified on the plan for snow storage. This standard
345 appears to be met.

346

347 Landscaping: Section 9.4.4 of the LDC requires that any parking area visible from the public right-
348 of-way be screened with a perimeter landscape area as depicted in Figure 2 of the staff report.
349 Section 9.4.5 requires one tree for every ten parking spaces. The applicant proposes to install five
350 American Sycamore trees around the new parking area as well as a 6-foot stockade fence around
351 the perimeter. The applicant is requesting the Planning Board approve an alternative screening
352 design which is allowed in Section 9.4.4 of the LDC.

353
354 Screening: Due to the parking area in relation to the existing residential uses, staff is suggesting
355 that the Board review whether the screening being proposed is sufficient.

356
357 Lighting: No new lighting is proposed with this application. The new parking area is not proposed
358 to be illuminated in any way. This standard is not applicable.

359
360 Sewer & Water: No new water or sewer connections are proposed. This standard is not applicable.

361
362 Traffic & Access Management: The applicant proposes to install a 24-foot-wide street access on
363 Manchester Street where the former 53 Manchester Street structure was located. As was indicated,
364 this street access would be used for passenger vehicles and occasional box truck deliveries. Due
365 to the narrow width of Manchester Street, larger trucks will continue to use the easement over 492
366 Main Street to access the property from Main Street. A truck-turning exhibit shows that the Keene
367 Fire ladder truck can navigate the site. A 12-ft wide connector between both subject properties is
368 proposed to provide one-way access between the sites (Figure 3). The access way is designed to
369 conform with the requirements of section 9.4.2.A.1 of the LDC. The applicant states that this
370 internal access should reduce the traffic on Manchester Street associated with the Froling Energy
371 operation transiting between the subject properties. This standard appears to be met.

372
373 Filling & Excavation: No significant filling or excavation is proposed with this application. They
374 also have a clear access to Route 101 should there be a need for truck access. This standard appears
375 to be met.

376
377 Surface Waters & Wetlands: There are no wetlands on 37 Manchester Street and no proposed work
378 on 20 Manchester Street where some wetlands exist. This standard is not applicable.

379
380 Hazardous & Toxic Materials: No hazardous or toxic materials are proposed with this application.
381 This standard is not applicable.

382
383 Noise: There are no proposed changes to the operation of either subject parcel. The applicant is
384 expecting a consistent noise pattern as with an Industrial or Commerce zone. This standard is not
385 applicable.

386
387 Architecture & Visual Appearance: The applicant is proposing some minor façade changes for the
388 37A lot by replacing the existing painted steel siding with vertical wood siding, as shown in the
389 submitted renderings. No additional changes to the site are being proposed.

390
391 Mr. Clements next reviewed the proposed motion language. He noted there is a construction trailer
392 inadvertently placed on 20 Manchester Street on the side setback which has been identified by

393 staff and the owner. Mr. Clements stated staff intends to work with the owner to move that trailer
394 out of the set back so that the site can then be conforming with zoning. A condition included in
395 the suggested motion language indicates that, before any of the security for the landscaping or the
396 erosion control can be returned to the applicant, that trailer needs to be moved out of the set back.

397
398 This concluded staff comments.

399
400 Chair Farrington referred to page 61 of the Board packet and clarified the location of the parking.

401
402 Ms. Brunner stated an item flagged by staff when reviewing this application is that the parking lot
403 standards in Article 9 require a perimeter of landscaping around the area for screening. However,
404 there is an option for an alternative to be approved by the Planning Board; hence, the reason it is
405 being flagged for the Board to review. The screening that is proposed is not the landscaping that
406 is required in Article 9, but rather a six-foot tall stockade fence.

407
408 The Chair clarified the fence would be between the abutting property. Ms. Sargent answered in
409 the affirmative.

410
411 The Chair asked for public comment. With no comments from the public, the Chair closed the
412 public hearing.

413
414 C. Board Discussion and Action

415
416 A motion was made by Roberta Mastrogiovanni that the Planning Board approve PB-26-9 as
417 shown on the plan set prepared by SVE Associates at variable scales prepared on March 30, 2026
418 and last revised on May 7, 2026 with the following conditions:

- 419
- 420 1. Prior to the final approval and signature of the plans by the Planning Board Chair, the
421 following conditions precedent shall be met:
 - 422 b. Owner's signature appears on the plans.
 - 423 c. Submittal of five (5) full sized paper copies and a flattened PDF version of the final
424 plan set.
 - 425 d. Submittal of a security to cover the cost of landscaping and erosion/ sedimentation
426 control in a form and amount acceptable to the Community Development Director.
 - 427 2. Subsequent to final approval and signature of the plans by the Planning Board Chair, the
428 following conditions shall be met:
 - 429 a. Prior to the commencement of site work, all sediment and erosion control measures
430 shall be installed and inspected by the Community Development Director or their
431 designee.
 - 432 b. Following the installation of landscaping, the Community Development Department
433 shall be contacted to perform an initial landscaping inspection.
 - 434 c. One year following the installation of all landscaping, the Community Development
435 Department shall be contacted to perform a final landscaping inspection.
 - 436 d. Prior to the release of any financial security, the construction trailer located in the side
437 yard setback of rental area #2 shall be moved out of the setback and verified by
438 Community Development staff.

439 The motion was seconded by Kenneth Kost.

440

441 Mr. Hofer felt the stockade fence would be better screening compared to traditional landscaping
442 and meets the spirit of providing screening.

443

444 Mr. Bergeron stated due to the nature of the facility, which is a commercial facility, the stockade
445 fence would be a good screening option. It is reliable and will be year-round. He also did not feel
446 there was any regional impact from this application.

447

448 The motion made by Roberta Mastrogiovanni carried on a unanimous vote.

449

450 **3. PB-26-11 - GMS Parking Lot Expansion - Major Site Plan & Surface Water**
451 **Protection Conditional Use Permit - Applicant Fieldstone Land Consultants, on**
452 **behalf of owner GMS Realty LLP, proposes to expand the rear parking lot and**
453 **install stormwater management infrastructure within the 30-ft surface water buffer**
454 **on the lot at 30 Production Ave. The property is ~3.1 ac and is in the Industrial**
455 **District.**

456

457 A. Board Determination of Completeness

458

459 Planner Megan Fortson stated the applicant requests exemptions from submitting a landscaping
460 plan, lighting plan, elevations/renderings, a traffic analysis, soil analysis, historic evaluation,
461 architectural & visual appearance analysis, and a screening analysis. Planning Staff have made the
462 preliminary determination that granting the requested exemptions would have no bearings on the
463 merits of the application and recommend that the Board accept the application as “complete.”

464

465 A motion was made by Roberta Mastrogiovanni that the Planning Board accept this Application
466 as complete. The motion was seconded by David Bergeron.

467

468 Mr. Kost asked whether stormwater management is going to be discussed – he noted this does get
469 included in landscaping to a certain extend. Ms. Fortson there is still landscaping information on
470 the plan; it is not a separate landscape plan.

471

472 The motion made by Roberta Mastrogiovanni regarding completeness carried on a unanimous
473 vote.

474

475 B. Public Hearing

476

477 Mr. John Noonan of SVE Associates addressed the Board. Mr. Noonan stated this site has a lot of
478 issues with trucks unloading. He referred to Production Avenue on the plan as well as Granite
479 State Electrical and Fastenal – both these sites have access off Production Avenue on each end of
480 the building. Business parking is along the front for customers of all units. Tractor-trailers and box
481 trucks deliver to the rear of the building. The issue the customer has is with unloading of trucks
482 and not having enough parking for employees. He noted the rear of the site used to be gravel with
483 some pavement, but the truck traffic has turned it into a mud pit. Grading in the rear varies from
484 8% to 5%. Ultimately, the applicant is looking to expand the parking lot, adding 24 parking spaces

485 at the rear, raising the grade and making it a level 2% grade. There will be designated concrete
486 dolly pads, where the tractor-trailers would sit when they unload which would improve truck traffic
487 access at the rear.

488
489 The applicant is also proposing a rain garden following the entirety of the parking lot along the
490 edge which would cause encroachment into the 30-foot wetland set back. In order to construct the
491 rain garden along that area and improve the drainage, they are impacting the buffer along this area
492 but won't be impacting the wetland resource itself.

493
494 Mr. Noonan noted there is an easement for the City to access the rear of the lot due to the tax ditch
495 system.

496
497 He went on to say that they did not submit a landscape plan but have two trees to meet the parking
498 requirement. There will also be a bike rack installed and a concrete tank for the propane tanks
499 (elevated one foot above flood plain).

500
501 There are no changes being proposed to the building or to the lighting.

502
503 The Conservation Commission conducted a site visit, and the applicant was at the Commission's
504 last meeting. The Commission is requesting a change to the tree species, which the applicant agrees
505 to. There are also three large trees behind the propane tank and the Commission requested that
506 those trees be maintained. He noted the existing conditions don't have any drainage or stormwater.
507 What is being proposed would greatly improve this site. This concluded Mr. Noonan's comments.

508
509 Chair Farrington asked whether the applicant agrees with the recommendations proposed by the
510 Conservation Commission with the only issue being the porous asphalt to be used at the rear. Mr.
511 Noonan stated the soils at the rear and truck traffic won't work for porous asphalt and it would be
512 likely to fail.

513
514 Mr. Kost asked whether the encroachment might actually be protecting the wetland due to the
515 construction of the rain garden. Mr. Noonan agreed it would.

516
517 Chair Farrington asked what a tax ditch was. Mr. Noonan explained that the tax ditch system is
518 comprised of multiple drainage ditches throughout the City. axes were collected to create the
519 ditches that would be maintained by the City to drain Keene. Ash Swamp Brook is one of those
520 ditches, Water Street near Beaver Brook is another tax ditch.

521
522 Staff comments were next

523
524 Ms. Fortson addressed the Board and stated the reason this proposal is coming before the Board is
525 because the installation of drainage structures within a surface water buffer requires the submittal
526 of a surface water protection conditional use permit, which requires Board review. Additionally,
527 the amount of impervious surface that is being added, which is roughly 30,000 feet is also another
528 trigger that brings the project up to the level of requiring Planning Board review.

529

530 In terms of regional impact, Ms. Fortson stated staff did not feel there was the potential for regional
531 impact, but a final determination will need to be made by the Board.

532
533 The only staff comment that was received on this application is that Engineering staff is requesting
534 that the start of construction be coordinated with their office so they could complete maintenance
535 on the tax ditch at the same time as the work is happening on this project. The applicant agrees
536 with this.

537
538 Ms. Fortson reviewed Article 11 where the surface water protection standards are outlined. The
539 first standard relates to the *relocation of the proposed use or activity*. The applicant is proposing
540 to almost double their proposed number of parking spaces from 25 at the front to a total of 49, with
541 24 new spaces at the rear.

542
543 The narrative states that *“the rain garden was designed to be narrow and long to minimize impacts*
544 *to the surface water buffer and ensure that the wetlands would not be impacted by stormwater*
545 *runoff.”* The detention area is at a lower elevation to receive stormwater and provide storage space
546 for stormwater and floodwaters in the area, which is relatively flat.

547
548 In terms of adverse impacts, addressed under item 2C in the staff report, the narrative states
549 *“runoff from the parking lot will be directed to the rain garden and treated by an amended soil*
550 *layer and rain garden plantings. Any water that flows over from this area is going to be treated to*
551 *ensure that direct runoff from the paved areas does not flow directly into the wetland.”*

552
553 Ms. Fortson added silt fencing is going to be installed along the eastern boundary of the proposed
554 rain garden to protect the actual wetland resource during the course of construction and any
555 disturbed areas are going to be planted and seeded following construction for stabilization.

556
557 Ms. Fortson stated staff recommends the Board include a condition of approval related to the
558 flagging and inspection of the surface water buffer prior to the commencement of site work.

559
560 Ms. Fortson next reviewed the five recommendations made by the Conservation Commission:

- 561
- 562 1. Submittal of a revised site plan that shows the installation of one, 3-inch caliper American
563 Linden tree and one 3-inch caliper Swamp White Oak in place of the proposed Red Maple
564 trees that are currently shown on the plan.
 - 565 2. Addition of a note on the plan stating that the Best Management Practices described in an
566 NH DOT Publication shall be utilized during construction.
 - 567 3. Submittal of a new design for the rain garden that preserves three mature trees on the north
568 end of the site which were previously proposed to be removed.
 - 569 4. Submittal of a salt reduction plan that includes operation protocols to prevent unwanted
570 chemical going into the rain garden.
 - 571 5. Submittal of a revised site plan showing pervious pavement for the rear parking spaces.

572
573 As mentioned previously, item 5 is the only item the applicant does not agree to.

574
575 Ms. Fortson next reviewed the site development standards.

576
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With respect to snow storage and removal, the applicant does show a snow storage area at the southeastern corner of the parking area and they have also added a note to the plan stating that no snow can be pushed into or stored within the 30-foot surface water buffer, which is a requirement in the site development standards.

For landscaping, staff recommends that the Board include a condition of approval related to the submittal of a security for sediment, erosion control and landscaping, as well as conditions related to staff performing initial and final landscaping inspections to ensure the health of all plantings.

For screening, typically a parking lot such as this would require screening from any adjacent properties or the public rights of way. However, because this parking is located behind a building and there is farmland adjacent to it, it is not of concern.

There is no new lighting proposed to be installed.

Sewer and water are not proposed to be changed.

For Traffic and Access Management, there is no new traffic that is going to be generated, only improvements to existing traffic circulation on the site.

Ms. Fortson stated there will be some filling and excavation, but not enough to warrant a truck route submittal.

There are no hazardous and toxic materials.

No concern regarding noise.

As Mr. Noonan has mentioned, there are no changes to the actual exterior of the building or front part of the site.

Ms. Fortson reviewed the conditions of approval as outlined in the Board packet.

Mr. Hoefler asked whether gravel is considered to be impervious. Ms. Fortson answered in the affirmative.

This concluded staff comments.

The Chair asked for public comment.

Councilor Chalice stated she speaks as an environmental landscape educator and designer. She stated she has heard the entire testimony and has been part of the Conservation Commission's discussions. She stated she is saddened by these types of developments. Keene has a tax ditch system that we rely upon to not flood.

621 She felt the narrow rain garden which has a spillway and when the water runs into it with all its
622 contaminants will enter the tax ditch. She stated perhaps a scheduled maintenance of the tax ditch
623 system was in order to better manage this system. She questioned the need for this number of
624 parking spaces and raised concern about this amount of pavement next to these water resources.

625
626 With no further comment the Chair closed the public hearing.

627 The Chair asked for discussion on the Conservation Commission's recommendations.

628

629 Mr. Bergeron stated he has been involved in some projects where there were areas of pervious
630 pavement. Some have worked well and others have failed. Part of the reasons why they have failed
631 in the past is in situations with heavy truck traffic that can cause them to break apart. He stated he
632 agrees with Mr. Noonan that this is not a good location for that type of pavement.

633

634 Mr. Kost wondered whether, following up on Councilor Chalice's comment without impacting the
635 operation and movement of trucks, is there a way to pull back the amount of paved surface being
636 used. This question was posed to Mr. Noonan. Mr. Noonan stated that, in trying to maximize truck
637 turning and being able to back up to the loading docks they would not want to shorten that area up
638 as they want sufficient room for traffic to move both ways. He stated he would like to move
639 forward with the plan as is.

640

641 Ms. Brunner added in talking to the applicant at the Conservation Commission site visit, parking
642 in front gets filled up pretty quickly by customers and so they are having a hard time finding
643 enough parking spaces for their employees. Hence, the parking spaces would be very beneficial
644 for their operation. She added that the Conservation Commission at the site visit requested that the
645 large trees be saved and the plan be redesigned to accommodate those trees and the applicant was
646 willing to do that, and they have already gone through a revision to accommodate the Conservation
647 Commission's wishes. She indicated from staff's view, she wasn't sure how the applicant could
648 meet their objectives while reducing the pavement.

649

650 Councilor Ellis asked whether there was a system in place for maintaining those ditches. Ms.
651 Brunner stated this is referred to as storm water channel maintenance program in the budget and it
652 is part of the ongoing operations of the City. Vegetation maintenance is the main activity as well
653 as dredging and other activities that go along with that.

654

655 Mr. Bergeron stated he has been to this site and what they are proposing is a much better solution
656 than what exists today. Even though there may be expanding into the buffer right now, there is no
657 storm water control at the site currently; what is being proposed would improve what exists.

658

659 Ms. Mastrogiovanni felt it was a valid point to suggest that the ditch should be maintained
660 regularly, especially in following up on this project.

661

662 Mr. Noonan noted the City Engineer had requested that, if this project was approved, the applicant
663 work in conjunction with Public Works to access the tax ditch and clean out the ditch.

664

665 Mr. Hoefler stated this project represents good parts of the permitting process. There is a large
666 expanse of impervious surface that is going to be improved and brought up to modern standards

667 and felt this would improve the environment in the area compared to what exists. In terms of Item
668 H of the proposed motion, he would take Mr. Noonan’s assessment that pervious payment is not
669 an appropriate option.

670
671 Chair Farrington asked Mr. Noonan how large of an area the paved area would be. Ms. Fortson
672 stated the approximately 30,000 square feet of additional pavement is being added. Mr. Kost
673 clarified the pervious pavement being requested was just for the parking area being proposed at
674 the rear of the site. Ms. Brunner agreed it is only for the parking stalls, however, he sadded the
675 soils under the stalls was still an issue. Mr. Noonan stated the soil in this area won’t be able to
676 support pervious pavement.

677
678 C. Board Discussion and Action
679 A motion was made by Roberta Mastrogiovanni that the Planning Board approve PB-26-11 as
680 shown on the plan set identified as “Site Development Plans, Green Mountain Electric Supply”
681 prepared by Fieldstone Land Consultants, PLLC at a scale of 1 inch = 40 feet on April 17, 2026
682 and last revised on May 11, 2026 with the following conditions:

- 683
- 684 1. Prior to final approval and signature of the plans by the Planning Board Chair, the following
685 conditions precedent shall be met:
 - 686 a. Owner’s signature appears on the plans.
 - 687 b. Submittal of five (5) full size paper copies and a flattened PDF version of the final plan
688 set.
 - 689 c. Submittal of a security to cover the cost of erosion and sediment control measures, as-
690 built plans, landscaping, and a conservation seed mix in a form and amount acceptable
691 to the Community Development Director.
 - 692 d. Submittal of a revised site plan that shows the installation of one 3-inch caliper
693 American Linden tree and one 3-inch caliper Swamp White Oak in place of the two
694 proposed red Maple trees.
 - 695 e. Addition of a note to the plan stating the Best Management Practices described in NH
696 DOT's publication “*Best Management Practices for the control of invasive and noxious*
697 *plant species, 2018*” shall be utilized during construction.
 - 698 f. Submittal of a new design for the rain garden that preserves the three mature trees on
699 the north end of the site.
 - 700 g. Submittal of salt reduction plan that includes operational protocols such as pre-wetting,
701 plowing prior to de-icing, plowing snow away from the wetland buffer, monitoring of
702 pavement surface temperatures, etc. for the rear parking area.
 - 703
 - 704 2. Subsequent to final approval and signature of the plans by the Planning Board Chair, the
705 following conditions shall be met:
 - 706 a. Prior to the commencement of site work, the Community Development Department
707 shall be notified when all erosion control measures and tree protection fencing has been
708 installed, and the 30-ft surface water buffer is flagged by a surveyor licensed in the
709 State of NH. Community Development Staff shall inspect the erosion control measures
710 and wetland flagging to ensure compliance with the approved plans and all City of
711 Keene regulations.

- 712 b. Following the installation of landscaping, the Community Development Department
713 shall be contacted to perform an initial inspection.
714 c. One year following the installation of all landscaping, the Community Development
715 Department shall be contacted to perform a final inspection.
716

717 The motion was seconded by Michael Hoefer
718

719 Mr. Kost raised a concern as to whether the City is looking at the cumulative impacts for all such
720 development on the City's fragile wetland and buffer systems.
721

722 The motion carried on a unanimous vote.
723

724 **4. PB-26-13 - George St. Cottage Court Conditional Use Permit - Applicant A. Eli**
725 **Leno, on behalf of owner NH Home Buyers LLC, proposes to convert a detached**
726 **garage into a dwelling unit on the single-family property located at 135 George St.**
727 **(TMP# 534-002-000). The property is ~.26 ac and is in the Low Density District.**
728

729 A. Board Determination of Completeness
730

731 Planner Evan Clements stated the applicant requests exemptions from submitting a grading plan,
732 landscaping plan, lighting plan, and all technical reports. Staff have made the preliminary
733 determination that granting these exemptions will have no bearing on the merits of the application
734 and recommend that the Board accept the application as complete.
735

736 A motion was made by Roberta Mastrogiovanni that the Planning Board accept this Application
737 as complete. The motion was seconded by David Bergeron and was unanimously approved.
738

739 B. Public Hearing
740

741 Attorney Eli Leino and applicant Kim Cardello addressed the Board. Attorney Leino stated they
742 are before the Board for a conditional use permit under the new Cottage Court ordinance. He stated
743 in replacing this 400 square foot garage which is in poor condition, the applicant is proposing a
744 1,200 square foot building.
745

746 The plan is to "condominiumize" the two buildings, resulting in two single-family homes for two
747 new families in Keene. He indicated the building is placed further back than where the garage was
748 located to meet setback requirements.
749

750 Attorney Leino added that this proposal is not intrusive to the neighborhood compared to
751 constructing an ADU. Going through the cottage court process allows unrelated parties to own
752 these two starter homes. He added the goal is to keep these at an affordable market rate. This
753 concluded the applicant's comments.
754

755 Mr. Hoefer clarified the existing home would remain. Attorney Leino stated that the house has
756 been reconstructed and will remain.
757

758 Staff comments were next.

759

760 Mr. Clements stated the subject property is an existing 0.26-acre residential lot located on the south
761 side of George Street between Charles Street to the east and Sullivan Street to the west. The
762 property contains an existing 800-sf single-family residence and driveway. The house was built in
763 1905 and is legally non-conforming with respect to the front and side setbacks. The site used to
764 contain a detached garage that was located on the property but was recently demolished as it was
765 in poor condition. The property is in the Low Density District and is adjacent to single-family uses
766 to the north and west, a duplex to the east, and forested cemetery land to the south.

767

768 As the applicant just described, they are seeking a Cottage Court Conditional Use Permit to place
769 a second detached single-family residence on the property within the approximate location of the
770 detached garage which was demolished; however, they are shifting it slightly over so that it will
771 conform to all dimensional requirements of the Low Density District. Staff does not believe this
772 application rises to the threshold of regional impact.

773

774 Mr. Clements next reviewed the Cottage Court Conditional Use Permit Criteria:

775

776 It is permitted as a single-family dwelling in the Low Density District per Table 17-1 in the Land
777 Development Code. This standard has been met.

778

779 The development will remain a single parcel with an added second dwelling unit. The units will
780 be sold separately as condominiums. This standard has been met.

781

782 The proposed building footprint and gross floor area of the dwelling unit is 804 square feet. The
783 building footprint is calculated excluding the garage and porches, and the unit size is calculated
784 excluding garages. Since the proposed porches are covered but not enclosed by walls, these are
785 also excluded from the unit size calculation. This standard is met

786

787 Each unit will have one exterior parking space. This standard is met.

788

789 Each building has more than 5 feet of separation. This standard is met.

790

791 Driveways: Both units will utilize existing driveways and street access points. No new street access
792 or driveways are proposed. This standard is met.

793

794 Screening - The single-family residence is not greater in intensity than surrounding uses. As a
795 result, no additional screening required. This standard is met.

796

797 Architectural Guidelines: The applicant proposes a single-story cottage-style bungalow that
798 appears to utilize traditional building materials and architectural practices common throughout the
799 City. The Board will need to determine if this standard is met

800

801 Mr. Clements stated if the Board is inclined to approve this application tonight, it is ready for final
802 approval. This concluded staff comments.

803

804 The Chair asked for public comment.

805

806 Councilor Chalice addressed the Board and stated she is glad the City is finding ways to create
807 small homes for people with a moderate income with minimal environmental impact such as this
808 site plan shows. She stated she wanted to express her support for this application.

809

810 With no further comment, the Chairman closed the public hearing.

811

812 C. Board Discussion and Action

813

814 A motion was made by Roberta Mastrogiovanni that the Planning Board grant final approval for
815 PB-26-13 as shown on the plans prepared by Associated Designs Inc. at a scale of ¼ inch =1 foot
816 on January 21, 2026 and on the plans prepared by Smith & Pospesil Land Surveying Company,
817 PLLC at a scale of 1 inch =10 feet on May 2, 2026 with the following conditions:

818

819 1. Subsequent to final approval and signature of the plans by the Planning Board Chair, the
820 following conditions shall be met:

821

822 a. Prior to the commencement of site work, the erosion and sediment control measures
823 shall be inspected by the Community Development Department to ensure compliance
824 with this application and all City of Keene regulations.

825

826 b. Submittal of recorded easements and/or any other legal instruments necessary for this
827 application to the Community Development Department.

828

829 The motion was seconded by Councilor Molly Ellis.

830

831 Mr. Bergeron stated this application has no potential for regional impact.

832

833 Councilor Ellis stated she was in favor project and it looks like a great home.

834

835 Chair Farrington stated he too was in favor of this project.

836

837 The motion carried on a unanimous vote.

838

839 **5. PB-26-12 - Elm-Carroll Cottage Court - Major Site Plan & Cottage Court**
840 **Conditional Use Permit - Applicant Fieldstone Land Consultants, on behalf of**
841 **owner Nuevo Transfers LLC, proposes to construct four townhouse-style**
842 **multifamily buildings with a total of 14 units. The property is ~.75 ac and is in the**
843 **Medium Density District.**

844

845 A. Board Determination of Completeness

846

847 Planner Megan Fortson stated the applicant requests exemptions from submitting a traffic analysis,
848 soil analysis, historic evaluation, architectural and visual appearance analysis, and a screening
849 analysis. Planning Staff recommend that the Board grant the requested exemptions and accept the
application as “complete.”

850 A motion was made by Roberta Mastrogiovanni that the Planning Board accept this application as
851 complete. The motion was seconded by David Bergeron and was unanimously approved.

852
853 B. Public Hearing

854
855 Mr. John Noonan of Fieldstone Land Consultants here on behalf of Nuevo Transfers LLC
856 addressed the Board and stated this application utilizes the Cottage Court Overlay Development
857 District. He noted the various streets that surround this property on a plan: Elm Street, Carroll
858 Street, Spruce Street, and High Street.

859
860 The site consists of four undeveloped lots and the applicant is looking to merge the lots into one
861 lot. The combined size of all parcels is ~0.75-ac. The frontage is on Elm and Carroll Streets.

862
863 He noted the proposal is for four buildings, two with three units and two with four units. The units
864 would be three stories high, ~34.5-ft in height, which is under the 35-ft maximum height allowed
865 for the building. The buildings will be constructed in a townhouse style. The bottom floor is the
866 garage and mechanicals and then the upper two floors are living space.

867
868 Parking spaces are provided in front of each unit's garage, and then the additional parking spaces
869 would be in the garage, they can accommodate up to two cars per unit.

870
871 He referred to the snow storage areas and noted that there will be curbed landscaping islands
872 located between each unit. A drive access aisle 24-ft in width would connect between Elm and
873 Carroll Streets allowing for traffic to enter or exit either way, thereby reducing any impacts from
874 traffic.

875
876 There will be five feet of separation between buildings and the lots have been centered as much as
877 possible. They will be providing a stockade fence along the northern and southern boundaries to
878 keep the backyards somewhat private from adjacent properties.

879
880 He went on to say that they have submitted a grading and drainage plan where they are utilizing a
881 rain garden design. There will be small drainage swales on either side of the drive aisle coming
882 into a grass treatment swale to an 18-in deep rain garden. There will be plantings around this rain
883 garden with a mixture of shrubs. There will also be trees along the road frontage.

884
885 A catch basin and underdrain will also be provided so soil in the rain garden goes through a filter
886 layer and the underdrain will take away treated water and run it into the catch basin. Higher storm
887 events would build up in the top section of the basin and spill over into a grate in the catch basin
888 and then ultimately tie into the City drainage infrastructure. This is mirrored on both sides of the
889 site.

890
891 Utility Plan - As required by cottage court standards, the development has to tie into municipal
892 sewer and water utilities. This is being done by connecting between Elm and Carroll Streets. This
893 will maintain pressure throughout the neighborhood and on-site and will also improve water
894 quality where you have a looped water system.

895

896 Sewer is going to be a single trunk line with all units tied into the sewer infrastructure with a pump
897 station pumping up to a gravity main and then tying into City infrastructure.

898
899 Electricity will come off utility poles along the roadside.

900
901 The utilities on site will be owned and maintained by a Condominium Association. However, the
902 City will be granted a blanket easement for utilities in case water or sewer was ever needed to be
903 accessed by the City. This was a request from the City Engineer.

904
905 Condominium documents would call out that easement, and also how ownership and maintenance
906 is done on drainage and utilities on site including water, sewer, and electrical. Due to the number
907 of units, these condominium will also be required to go to the State Attorney General's Office for
908 review.

909
910 Landscaping Plan – The application provides for trees in the middle of the parking areas to meet
911 parking requirements. Additional trees are also being proposed along the frontage of the streets as
912 per request from the Steering Committee and staff's recommendation. Originally, fencing was
913 proposed along the entire boundary of the property. However, the amount of fencing along the
914 street-facing facades has been decreased and place they will be installing some trees, shrubs and
915 ornamental trees to break up the massing of the larger building.

916
917 Roof runoff would go into stone infiltration trenches around the building. Once those overflow,
918 the they would go into the rain gardens.

919
920 Lighting would be wall-mounted lights full cut-off fixtures; downcast to be dark skies compliant
921 and provide light just within the driveway areas, not out onto the street or within the middle part
922 of the site.

923
924 Mr. Noonan noted that sediment and erosion control notes have been provided.

925
926 Sampson Architects has done the design of the buildings. They are proposing two-bedroom units
927 with a garage on the first floor with room for mechanicals. Colors have not been chosen for the
928 building except that they would be neutral colors and they would look similar to homes in the
929 neighborhood. The buildings would be finished vinyl siding, vinyl trim, and cedar shake siding.

930
931 This concluded the applicant's comments.

932
933 Mr. Kost referred to Section 21.14 of the Land Development Code, where it says, "*The following*
934 *standards govern visual and architectural character and development of the City to ensure new*
935 *and redeveloped buildings blend aesthetically with the City's historic character and are consistent*
936 *with the prevailing scale, orientation, and design of the City. All principal buildings located on*
937 *lots shall be oriented towards the public right-of-way. Orientation of structures on a site shall*
938 *conform to the parallel or orthogonal pattern in relation to the City pattern.*"

939
940 Mr. Kost stated he appreciates the creation of 14 units, but it looks like we are creating the
941 equivalent of a gated community on a City street. He asked why the houses were not oriented

942 north-south instead of east-west, which would locate the parking behind the buildings. He didn't
943 feel this development fits in with the context of the neighborhood.

944
945 Mr. Noonan in response stated they worked through many iterations of the site layout and what is
946 before the Board provided for a central driveway instead of driveways connecting each unit to the
947 road. The gabled roofs would be oriented towards the street. He added that not all houses in the
948 area line up in that direction.

949
950 Mr. Hofer referred to the fencing along the two streets and asked whether this was for the purpose
951 of meeting the screening standard. Mr. Noonan agreed and added that after reviewing the proposal
952 with staff and the Planning Board Steering Committee, the amount of fencing along the street was
953 reduced and replaced with landscaping.

954
955 Ms. Brunner in response to Mr. Kost's concern about the buildings not being oriented towards the
956 street, noted that in the past the Board has approved an alternative design. In one instance, it was
957 townhomes on Pearl Street where the gable ends were facing the road with the doors not facing
958 the road and the Board asked for landscaping in that instance. In other instances, the Board has
959 requested the addition of secondary egress doors to create the look and feel of a door facing the
960 road.

961
962 Chair Farrington asked whether the applicant would be amendable to adding a side door. Mr.
963 Noonan did not think the applicant would have any issue with a side door or window.

964
965 Staff comments were next. Ms. Fortson stated these are four lots proposed merged into one. Staff
966 does not feel there is any potential for regional impact.

967
968 For departmental comments on the application, the Zoning Administrator has requested that as a
969 condition of approval, the Board include an item related to pinning of the foundation corners due
970 to the close proximity of the building to the setbacks to ensure that there is no violation of the side
971 yard setbacks.

972
973 The City Engineer had very specific questions related to sewer and water utilities. The applicant
974 has submitted updated plans and those comments have all been addressed to the satisfaction of the
975 City Engineer.

976
977 In terms building and fire-safety code compliance, once a building permit is submitted, it will be
978 reviewed for compliance with all necessary building codes and life safety measures.

979
980 Article 17 of the Land Development Code, which outlines the Cottage Court criteria, states that
981 the construction of duplexes and triplexes is allowed in the Medium Density District through the
982 issuance of a Cottage Court CUP from the Planning Board. That standard has been met.

983
984 The four lots are proposed to be combined into one parcel through a Voluntary Merger, so staff
985 has included the completion of that Voluntary Merger as a recommended precedent condition of
986 approval as well as the submittal of condo association documents because the development is

987 going to consist of privately owned units managed by a common entity. That standard appears to
988 be met.

989
990 Dimensional Standards - The proposal complies with all specific dimensional requirements
991 outlined both in Article 17 as well as the Medium Density requirements outlined under the
992 beginning part of the Land Development Code. That standard is met.

993
994 Each unit is going to have a 1,100 square foot gross floor area where a maximum of 1,250 square
995 feet is allowed. Additionally, a 616 square foot footprint per unit is proposed where a maximum
996 of 900 square feet is allowed. That standard is met.

997
998 The proposal complies with the parking requirements as one to two parking spaces are going to be
999 provided per unit. A minimum of 14 spaces are proposed and maximum of 28 could be
1000 accommodated through stacked parking with one vehicle in the garage and one in the driveway.

1001
1002 Driveways – There are two driveways proposed, one along Elm Street, one along Carroll Street.
1003 Both are designed to accommodate two-way traffic. That proposal complies with all necessary
1004 driveway standards.

1005
1006 Screening – Landscaping is shown along the east and west sides of the site in place of the six-foot
1007 tall fencing previously proposed. The Board would need to determine if this is acceptable to satisfy
1008 the screening requirements. Ms. Fortson noted that this is going to be a three-story almost 35-foot-
1009 tall building where the surrounding homes are one- to two-stories in height.

1010
1011 Architectural Guidelines - Mr. Noonan described that it is going to be vinyl siding with a variety
1012 of designs including the shake siding as well as horizontal vinyl siding.

1013
1014 Drainage - Rain gardens are going to be located at the rear of each building. Staff recommend that
1015 there be an inspection completed of those swales.

1016
1017 Same thing with the sediment and erosion control. Staff recommend inspection of the erosion
1018 control measures prior to the commencement of site work.

1019
1020 Snow storage and removal was explained by Mr. Noonan. There are two snow storage areas
1021 identified on the proposed conditions plan and any additional snow will be removed from the site
1022 if necessary. That standard is met.

1023
1024 Landscaping – Due to the number of parking spaces that are proposed, the applicant is required to
1025 provide a perimeter landscape area as outlined under Section 9.4 of the Land Development Code
1026 (LDC); however, the LDC also gives the Board the authority to approve an “alternative
1027 landscaping plan” that they believe meets the intent of these standards. For this project, the
1028 applicant has proposed an alternative landscaping plan, which is shown in the updated plan set.
1029 The Board will need to determine if this proposed landscaping meets the intent of the perimeter
1030 landscaping standards.

1031

1032 Screening - The only mechanical equipment on the site is going to be the two transformers along
1033 the rights-of-way and those are proposed to be screened with shrubs.

1034
1035 Lighting – All light fixtures are going to comply with the lighting standards. They will be full cut-
1036 off fixtures with the appropriate color temperature and color rendering index.

1037
1038 Sewer and Water - Comments from the City Engineer have been addressed by the applicant
1039 through the submittal of updated plans and staff recommends a condition of approval related to
1040 the of a security to cover the cost of the as-built plans.

1041
1042 Traffic and Access Management - The applicant has stated that the anticipated traffic demand for
1043 the development is 81 vehicle trips on a weekday and 79.4 trips on a weekend day. For PM peak
1044 hours, 7.3 vehicle trips are expected in the afternoon and 6.2 trips are expected during morning
1045 hours. All those figures were taken from the most recent edition of the Institute for Traffic
1046 Engineers (ITE) Trip Generation Manual and the City Engineer did not express any concerns about
1047 these estimates as part of his review of the application materials.

1048
1049 Filling and Excavation - There is going to be filling and excavation happening on the site, but not
1050 in excess of 50 vehicle trips of material entering or exiting the property. Any excavation within
1051 the public right-of-way will be reviewed by and permitted through the Public Works Department.

1052
1053 Surface Waters & Wetlands – There are no surface waters and wetlands present on the site. This
1054 standard is not applicable.

1055
1056 Hazardous or toxic materials – None.

1057
1058 Noise – The proposed development is anticipated to generate noise levels typical for a residential
1059 use. This standard appears to be met.

1060
1061 Ms. Fortson reviewed the outlined conditions of approval. This concluded staff comments.

1062
1063 Chair Farrington referred to Page 91 (Drainage) and asked whether the applicant was waiting to
1064 hear from the City Engineer. Ms. Fortson stated all comments have been addressed and updated
1065 plans have been submitted.

1066
1067 Mr. Hoefler referred to the note that “excess snow must be removed from site.” he asked whether
1068 this becomes the responsibility of the Condo Association. Ms. Fortson answered in the affirmative
1069 and added it would be similar for waste removal; it won’t be the responsibility of the City.

1070
1071 The Chairman asked whether there were issues with stormwater runoff currently on this site. Ms.
1072 Fortson stated she did not believe so but referred the question to Mr. Noonan. She added this is
1073 currently an undeveloped site with a curb cut or two along Elm and Carroll Streets. It will be
1074 different if it is paved and has 14 new units located on it.

1075
1076 Ms. Brunner referred to the drainage report and noted most of this site has soils that are referred
1077 to as mucky peat. She stated the reason she brings this up is because this site was previously owned

1078 by a different owner who had been planning to build a more traditional type of building for this
1079 area and was issued a stop work order from the City because as they were drilling for the
1080 foundation, the land was literally turning into “jello.” She added that this site is not easy site to
1081 develop. One of the development constraints is that they have to drive pilings for the foundation
1082 down approximately 80 feet into the ground. This is the reason they turned to the proposed Cottage
1083 Court Development as an option. Ms. Brunner stated this site is not located in the wetlands but is
1084 a poorly drained site because of the soils.

1085
1086 The Chair asked for public comments.

1087
1088 Mr. Andy Holt of Forest Street addressed the Board and stated he lives about a block from this
1089 proposed project and walks by the site regularly. He stated he was excited when he saw this
1090 proposal and was more excited that 14 units are being proposed. He felt this application is a much
1091 better use of this site compared to a similar lot size in the neighborhood. He felt this would help
1092 with the City’s housing crisis. He stated this type of housing is what is necessary in this
1093 community.

1094
1095 With respect to the parking minimum, Mr. Holt stated the minimum requires 14 and the developer
1096 is choosing to offer 28 spaces. He felt the City should keep this in mind as more evidence that
1097 requiring parking minimums is unnecessary and at worst causes an excess burden on development
1098 and poor use of land. He stated he would rather see parking maximums in the City. He felt for the
1099 development fewer parking spots and less paved space would be prudent and tenants could rely on
1100 Elm Street for parking for some of the units, which he felt would slow traffic down in the area.

1101
1102 For screening, Mr. Holt stated he agrees with the change to have softer landscaping as an option
1103 instead of fencing as he did not feel this development should be treated like a separate walled off
1104 neighborhood. It should be incorporated into the neighborhood.

1105
1106 With reference to architectural standards, Mr. Holt stated he does not like the idea of fake doors.
1107 He stated he has seen in communities where end units have doors open to the side. This would
1108 have the units facing towards Elm and Carroll Street and have them more part of the neighborhood.
1109 He added however, he did not want this to be something that prevents this development from
1110 moving forward.

1111
1112 Mr. Carl Babbitt of 152 Carroll Street (2 houses from this project) stated his concern is drainage
1113 and stated if he didn’t have the drainage system he has on his property with this past storm, his
1114 house would have been flooded. He stated traffic on this street is bad and also questioned the
1115 timeframe for when this project would be completed.

1116
1117 Ms. Tia Zehnbauer of Elm Street was the next speaker. Ms. Zehnbauer stated when they
1118 constructed their home they were required to maintain a third of an acre of bare land in the rear for
1119 drainage purposes. She stated she could not understand how 14 units are going to fit on this soggy
1120 lot. She felt this was too many units for this property.

1121
1122 Ms. Paige Taylor, of 125 Carroll Street, stated she lives across from this site. Ms. Taylor stated
1123 she was opposed to this many units on this property. She felt it would not be in keeping with the

1124 rest of the properties in the neighborhood. She felt if the Board approves this proposal the Board
1125 is giving preference to someone who is new in town and not to those who have lived in this
1126 neighborhood for years. She asked that the City look at more open land, for instance the property
1127 located on Optical Avenue rather than use these lots located in the middle of neighborhoods for
1128 development.

1129
1130 Ms. Taylor went on to say that in 2019 when she purchased her property this land was wooded and
1131 attracted many types of wildlife. Five years later, they took out the trees and started bulldozing the
1132 land, which caused her house to shake and crack her foundation, which cost her \$34,000 in repairs.
1133 She added she had a company called Groundworks who evaluated her property and concluded the
1134 work across the street is what caused issues on her property. She added her property has sunk and
1135 was severely damaged and further work could see further damage to her property. She asked that
1136 the Board consider this issue. Ms. Taylor added traffic on the street is currently at its peak.

1137
1138 Mr. Brian Miller of 119 Carroll Street stated the term “Cottage Court” does sound charming. He
1139 stated the previous proposal to construct five units would have fit well with the neighborhood. He
1140 felt there was no room on this lot to place the number of parking spaces being proposed by the
1141 applicant and raised concern about street parking that is inevitably going to happen if someone
1142 should have a function, such as a birthday party.

1143
1144 Mr. Miller added another such project is being planned on a property right behind Ms. Taylor’s
1145 property. He added people are going to be living with 30 units in their backyard as well as the
1146 proposal which calls for structures that are three stories high looking down onto abutting
1147 properties. He stated this proposal does not match anything in this neighborhood. He added he
1148 agrees with the need for housing, but it does not have to be at the cost of people who have already
1149 invested in the neighborhood. He felt the Board’s role is to protect those who already live in the
1150 neighborhood but did not feel placing this development in the neighborhood would accomplish
1151 that.

1152
1153 He addressed snow storage – Mr. Miller stated he did not feel the area being allocated for snow
1154 would be an area that could accommodate snow, which is going to be another issue for the
1155 neighborhood.

1156
1157 Mr. Will Croteau of 104 Carroll Street addressed the Board next. Mr. Croteau stated he lives two
1158 houses from this property and is opposed to this development. He stated the lack of notice to
1159 neighbors was alarming; he heard about this meeting from his neighbor. He stated he had learned
1160 from members of the Conservation Commission and the Council that there had been efforts to
1161 locate a park on this lot but because of how wet it is, those plans had failed. Mr. Croteau stated
1162 Carroll Street is sinking; he recently had to replace his sewer line because of back fill. He noted
1163 he lives 30 feet down from this development and the estimate sewage usage after this development
1164 goes in is around 3,400 gallons per day, which is going to end up in his basement – problems that
1165 he is already dealing with. He added this development does not mesh with the neighborhood – it
1166 is far too large. He referred to Carroll Street as a parking lot as it is always lined with cars and felt
1167 14 more units would exacerbate this issue.

1168

1169 He referred to the “no more than 50 loads of truck of material being hauled on/off the site,” and
1170 asked whether this includes the truckloads they have already moved. He added increased housing
1171 is necessary but did not feel this was the solution.

1172
1173 Councilor Chalice stated she is a fan of increased density and smaller units and felt the City will
1174 be seeing more of these types of developments being proposed in difficult parts of the City. Ms.
1175 Chalice questioned how the City balances the soil issue that exists. She suggested perhaps re-
1176 orientation of the building to keep with the neighborhood, which would mean fewer units. She
1177 stated she does not support this application even though she supports smaller unit properties.
1178 Further study was prudent so that a larger burden is not placed on the rest of the neighborhood.
1179 Ms. Chalice also added that the term “Cottage Court” also refers to buildings facing towards a
1180 green area and this development faces into a parking area.

1181
1182 With no further comment, the Chairman closed the public hearing.

1183
1184 C. Board Discussion and Action

1185
1186 A motion was made by Roberta Mastrogiovanni that the Planning Board approve PB-26-12 as
1187 shown on the plan set identified as “Multi-Family Residential Development; Tax Map 536 Lots
1188 49, 50, 55 & 56; Elm City Commons” prepared by Fieldstone Land Consultants, PLLC at varying
1189 scales on April 17, 2026 and last revised on May 19, 2026, and in the elevations identified as “Elm
1190 City Commons; Elm and Carroll Streets; Keene, NH 03431” prepared by Sampson Architects at
1191 varying scales on April 14, 2026 with the following conditions:

- 1192
1193 1. Prior to the final approval and signature of the plans by the Planning Board Chair, the
1194 following conditions precedent shall be met:
- 1195 a. Owner’s signature appears on the title page and proposed conditions plan.
 - 1196 b. Submittal of five (5) full size paper copies and a flattened PDF version of the final plan
1197 set and elevations.
 - 1198 c. Submittal of a recorded Voluntary Merger for the four (4) subject parcels.
 - 1199 d. Submittal of a security to cover the cost of sediment and erosion control measures,
1200 landscaping, and as-built plans in a form and amount acceptable to the Community
1201 Development Director.
 - 1202 e. Submittal of draft written documentation of any easements or/or other necessary legal
1203 instruments required for this application, which shall be subject to review by the City
1204 Attorney.
- 1205 2. Subsequent to final approval and signature of the plans by the Planning Board Chair, the
1206 following conditions shall be met:
- 1207 a. Prior to the commencement of site work, a preconstruction meeting will be scheduled
1208 with Community Development Staff.
 - 1209 b. Prior to the commencement of site work, the erosion and sediment control measures
1210 shall be inspected by the Community Development Department to ensure compliance
1211 with this application and all City of Keene regulations.
 - 1212 c. Prior to the installation of building foundations, the building corners shall be pinned by
1213 a surveyor and inspected by Community Development Staff to ensure compliance with
1214 the required setbacks.

- 1215 d. Submittal of recorded easements and/or any other legal instruments necessary for this
- 1216 application to the Community Development Department.
- 1217 e. Following the installation of landscaping, the Community Development Department
- 1218 shall be contacted to perform an initial inspection.
- 1219 f. One year following the installation of all landscaping, the Community Development
- 1220 Department shall be contacted to perform a final landscaping inspection.

1221
1222 The motion was seconded by Councilor Ellis

1223
1224 Councilor Ellis stated she lives in this neighborhood and is excited about this project as long as it
1225 is feasible. She felt it would be good to hear more information about the pilings that will need to
1226 be installed. Ms. Brunner stated the last applicant felt the cost of drilling the pilings was more than
1227 what they wanted to spend on this project. However, she added that getting the pilings deep enough
1228 in the ground would allow the project to happen from a technical standpoint. The Councilor stated
1229 that as long as it is technologically feasible, she is in favor of this project.

1230
1231 Mr. Kost referred to language from Cottage Court Overlay District regulations in the LDC: “*The*
1232 *purpose of the Cottage Court Overlay district is to promote infill development and redevelopment*
1233 *within existing neighborhoods that is built at a scale and character consistent with existing*
1234 *development patterns.*” Mr. Kost stated this development does not do that at all. He felt it could be
1235 designed differently. He stated if the houses were oriented in a north-south pattern along Carroll
1236 and Elm Streets, then there are seven houses on Carroll Street and seven houses on Elm Street.
1237 This design could make it more palatable for people who live there and would also require the
1238 parking to be located behind the buildings.

1239
1240 Mr. Kost went on to say that as a City, we do have to consider protecting the urban design of our
1241 streets and neighborhoods. You can have development, but it has to be development that ties into
1242 our existing neighborhoods and not create something brand new that doesn’t exist.

1243
1244 Mr. Hoefler questioned whether the pilings are going to disturb any bedrock. Mr. Noonan stated
1245 the owner has hired a geotechnical engineer who has put together plans. He stated there are
1246 different options; one compacts the soil horizontally versus vertically, relying on friction. He stated
1247 this option has been used in Keene in many different instances. He recalled a building next to the
1248 Keene State Alumni Center where they drove pilings down 200 feet. He added they place sensors
1249 (particularly for homes with stone foundations) nearby the site and will continuously monitor them
1250 while they are driving the pilings. He added that in Railroad Square, the tallest buildings were
1251 done with steel pilings, driven again about 220 feet in the ground. He added that because of the
1252 soil types in Keene, what is being proposed is not rare and you are rarely hitting bedrock. Mr.
1253 Hoefler asked whether the building permit processing period is the time when issues with
1254 foundation for the neighborhood would be addressed. Mr. Noonan agreed it would be.

1255
1256 Mr. Hoefler stated this is the type of Cottage Court development he has seen in other areas around
1257 the country. He suggested breaking up the 30-foot expanse of wall to fit in with the neighborhood.

1258
1259 Mr. Bergeron stated he had the same concern with the pilings because of work that he has done
1260 previously. He felt that before any work is done, the abutting property owners should have some

1261 type of assurance documented as to what the current conditions are to make sure there are no
1262 changes in their properties based on work that is going to happen on this site.

1263
1264 Vice-Chair Mastrogiovanni stated it is difficult for any neighborhood when new development is
1265 introduced. She noted this area of Keene is a very dense area and is zoned for more housing;
1266 however, you don't want to do it in such a way that it could cause damage to abutting property
1267 owners. If driving really deep pilings in order to construct this development is necessary, it is
1268 prudent to make sure that abutting properties won't be damaged. The Vice-Chair felt orienting the
1269 buildings differently would probably be more appealing. She stated she would like to see this
1270 property developed with consideration given to the context of the existing neighborhood.

1271
1272 Chair Farrington stated with reference to drainage, there is professional opinion included in the
1273 application and the same is true for traffic, which the City Engineer has agreed with. With reference
1274 to the design of the foundation, he felt this is something that would be dealt with during the
1275 building permit process and did not feel it was part of the approval of the project. However, what
1276 is part of the approval of the project is the design, which is related to the orientation of the buildings
1277 as well as the number of units. He stated this is something that would cause him to want to continue
1278 this item to the Planning Board meeting next month.

1279
1280 Councilor Ellis stated this project may not fit in with the context of the neighborhood, but there is
1281 another Cottage Court Development going up on Elm Street and she felt that in a couple of years
1282 this may fit the neighborhood. She also stated this is a great project that allows for more growth
1283 without having to demolish any existing homes, unlike the other Elm Street Cottage Court
1284 Development. This proposal brings in homes to a barren lot and she felt that it was important to
1285 consider the concerns of the neighborhood as part of their decision; however, this was a good
1286 opportunity to bring in many houses to one area.

1287
1288 Mr. Hoefler stated he was not opposed to continuing this item. Does the Board want to see 12 units
1289 versus 14 units? He stated he would be in favor of continuing as long as the Board could provide
1290 the applicant with clear direction as to what they want to see.

1291
1292 The Chair asked whether Mr. Noonan was clear on the concerns raised by the Board. Mr. Noonan
1293 stated he could discuss these issues with the applicant; revise the site design to have the buildings
1294 be street-facing; add windows and doors to the gable ends; and rethink the proposed number of
1295 units.

1296
1297 Mr. Hoefler asked that all options be looked at for the property.

1298
1299 Mr. Kost felt there could be a creative way to place these units with a north-south orientation with
1300 parking behind the buildings. If that cannot be the designed, he did not see a reason to continue
1301 this item.

1302
1303 Ms. Mastrogiovanni stated the City is likely going to see more of this type of development being
1304 introduced in Keene and a precedent needs to be set as to how the City is going to address such
1305 issues, so she felt a continuance would help.

1306

1307 The motion made by Vice-Chair Mastrogiovanni was withdrawn. The second was withdrawn by
1308 Councilor Ellis.

1309
1310 A motion was made Vice-Chair Mastrogiovanni to continue PB-26-12 to the June 22 Planning
1311 Board meeting. The motion was seconded by Molly Ellis and was unanimously approved.

1312
1313 **B. OTHER BUSINESS**

1314
1315 None

1316
1317 **C. STAFF UPDATES**

1318
1319 None

1320
1321 **D. NEW BUSINESS UPCOMING DATES OF INTEREST**

- 1322 • Joint Committee of the Planning Board and PLD - June 8, 6:30 PM
1323 • Planning Board Steering Committee - June 9, 12:00 PM
1324 • Planning Board Site Visit - June 17, 8:00 AM - To be confirmed
1325 • Planning Board Meeting — June 22, 6:30 PM

1326
1327
1328 There being no further business, Chair Farrington adjourned the meeting at 10:20 PM.

1329
1330 Respectfully submitted by,
1331 Krishni Pahl, Minute Taker

1332
1333 Reviewed and edited by,
1334 Mari Brunner, AICP – Senior Planner
1335 Megan Fortson, AICP – Planner



CITY OF KEENE NEW HAMPSHIRE

ITEM #D.1.

Meeting Date: June 22, 2026
To: Planning Board
From: Mari Brunner, Senior Planner
Through: Paul Andrus, Community Development Director
Subject: **Applications Ready for Final Approval**

Recommendation:

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

Attachments:

None

Background:

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

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

1. **PB-26-9** — Major Site Plan Review — Froling Energy Site Modifications, 20 & 37 Manchester Street (TMP#s 114-012-000 & 114-003-000).

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

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



CITY OF KEENE NEW HAMPSHIRE

ITEM #F.1.

Meeting Date: June 22, 2026

To: Planning Board

From: Megan Fortson, Planner

Through: Mari Brunner, Senior Planner

Subject: PB-26-12 - Major Site Plan & Cottage Court Conditional Use Permit - Applicant Fieldstone Land Consultants, on behalf of owner Nuevo Transfers LLC, proposes to construct four townhouse buildings with a total of 14 units on the parcels at 0 Carroll St; 0 Elm St; and 225 Elm St (TMP#s 536-049-000; 536-050-000; 536-055-000 & 536-056-000). The parcels are ~.75-ac in total and are located in the Medium Density District.

Recommendation:

To review the attached updated staff report and application materials in preparation for the continued public hearing.

Attachments:

1. Staff Report
2. Plan Set - Revised
3. Floor Plans & Elevations - Revised
4. Affordability Correspondence
5. Sewer Capacity Study Estimate
6. Estimate for Geotechnical Services

Background:

The Planning Board opened the public hearing for this application on May 26, 2026. Based on the testimony received during the public hearing and questions raised during Board deliberation, the Board voted to continue the application to June 22, 2026. Since then, Planning Staff have been working with the applicant and City Engineer to address the Board's questions related to drainage, utilities, and the architecture/visual appearance of the street-facing building facades.

The initial application materials can be found in the Planning Board agenda packet for the May 26, 2026 meeting on the City website. The applicant has submitted updated elevations and an estimate for the cost of geotechnical engineering associated with the project, which are included as attachments.

STAFF REPORT – CONTINUED PUBLIC HEARING

PB-26-12 – MAJOR SITE PLAN & COTTAGE COURT CONDITIONAL USE PERMIT – ELM CITY COMMONS, ELM ST & CARROLL ST

Request:

Applicant Fieldstone Land Consultants, on behalf of owner Nuevo Transfers LLC, proposes to construct four townhouse buildings with a total of 14 units on the parcels at 0 Carroll St; 0 Elm St; and 225 Elm St (TMP#s 536-049-000; 536-050-000; 536-055-000 & 536-056-000). The parcels are ~.75-ac in total and are located in the Medium Density District.

Background:

The Planning Board opened the public hearing for this application on May 26, 2026. Based on the testimony received during the public hearing and questions raised during Board deliberation, the Board voted to continue the application to June 22, 2026. Since then, Planning Staff have been working with the applicant and City Engineer to address the Board's questions related to drainage, utilities, and the architecture/visual appearance of the street-facing building facades.

The initial application materials can be found in the Planning Board agenda packet for the May 26, 2026 meeting on the City website. The applicant has submitted updated elevations and an estimate for the cost of geotechnical engineering associated with the project, which are included as attachments.

APPLICATION ANALYSIS:

ARTICLE 17.5 – COTTAGE COURT CUP CRITERIA:

3.F. **Screening:** The applicant proposes 6'-tall stockade fencing along the north and south property lines to screen the new units from view of adjacent residential homes. The fences will wrap around the corners of the lot to provide privacy for residents in the back yard area (Figure 1).



Figure 1. Image of the landscaping plan with the proposed screening labeled and the stockage fence outlined in orange.

STAFF REPORT – CONTINUED PUBLIC HEARING

Along the remainder of the street frontage, landscaping is proposed for screening including 4 red maples, 8 Callery pears, 4 rhododendrons, 4 silky dogwood shrubs, and 2 winterberry shrubs. Staff recommend that the Board request a substitute species for the Callery pear, which is an aggressive non-native ornamental tree. While it is not prohibited yet in the state, it is listed in the [New Hampshire Comprehensive Invasive Plant List](#) as potentially invasive (Watch – W), meaning it exhibits some invasive characteristics that over time could allow them to spread rapidly and become invasive. The applicant has indicated that they are amenable to switching this tree out with a native tree species.

4. **Architectural Guidelines:** During the public hearing for this application, members of the public and some members of the Board expressed concerns related to the orientation of the buildings towards the interior of the site, the taller building height compared to the adjacent single-family homes, and the need for additional design elements on the street-facing facades. Following the meeting, Planning Staff reviewed street view images of homes with gable ends facing the street along the Elm St block between Spruce St & High St. It appears that homes in this neighborhood with this design and orientation share a few common architectural details, including windows that are regularly spaced and an entryway with a stoop or porch facing the street (Figure 2).

In response to these comments, the applicant has submitted revised architectural elevations that include a door on the gable end facing the street with a small roof above. In addition, two more windows were added along these facades and the window locations were re-aligned to be more regular (Figure 3). The applicant has noted that they intend to bring several concept plans to the June Board meeting to explain why other building orientations, such as a north-south orientation, were not chosen for the site layout.



Figure 2. Street view images of four homes with gable ends facing Elm Street, taken from Google Street imagery dated 2023.

Included as an attachment to this staff report is an email from the applicant explaining that they are currently anticipating approximately \$400,000 worth of geotechnical engineering expenses as part of this project (an ~\$28,600 cost per unit) based on the existing soil type

STAFF REPORT – CONTINUED PUBLIC HEARING

and condition, driving the need for a deep foundation, grade beams, and pilings. The applicant notes that the overall project cost is made feasible by the number of units. The expected selling price is roughly \$365,000 per unit, which is on the lower end of the range for new market rate condo units in Keene.

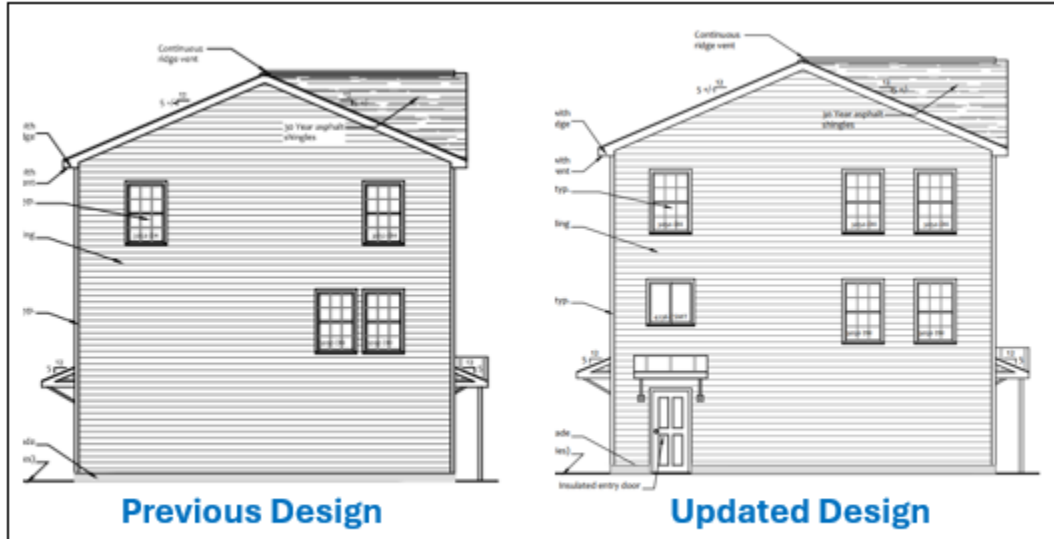


Figure 3. Snippets showing the previous proposed design for the street-facing building facades and the updated design.

ARTICLE 21 – SITE DEVELOPMENT STANDARDS:

2. **Drainage:** During the public hearing, members of the public expressed concerns related to the potential for stormwater to be diverted onto adjacent residential properties and into the public right-of-way following the development of the subject parcels. Subsequent to the meeting, Planning Staff met with the City Engineer and applicant. The City Engineer stated that, based on the submitted drainage report and the drainage measures (e.g. engineered rain gardens) proposed to be constructed along the northern and southern property boundaries, the applicant has sufficiently demonstrated that the post-construction drainage patterns will not increase the amount of runoff (volume or velocity) from the site. This standard appears to be met.

8. **Sewer & Water:** During the public hearing for this application, a few members of the public expressed concerns about the potential impact of this 14-unit development on the existing sewer and water infrastructure along Elm St & Carroll St. Planning Staff and the applicant discussed these concerns during their meeting with the City Engineer. While the City Engineer felt confident that there is sufficient water capacity available to serve the development due to the construction of a new pump station as part of the project, his recommendation is that a sewer flow study be conducted by the City's on-call consultant to ensure that there is sufficient volume in the pipes to accommodate the new development. A cost estimate for this study has been shared with the applicant. Staff recommend that the completion of this study be included as a condition of approval.

STAFF REPORT – CONTINUED PUBLIC HEARING

Suggested Motion Language:

If the Board is inclined to approve this request, the following language is recommended for a motion:

“Approve PB-26-12 as shown on the plan set identified as “Multi-Family Residential Development; Tax Map 536 Lots 49, 50, 55 & 56; Elm City Commons” prepared by Fieldstone Land Consultants, PLLC at varying scales on April 17, 2026 and last revised on May 19, 2026, and in the elevations identified as “Elm City Commons; Elm and Carroll Streets; Keene, NH 03431” prepared by Sampson Architects at varying scales on April 14, 2026 and last revised on June 12, 2026 with the following conditions:

- 1. Prior to the final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:**
 - a. Owner’s signature appears on the title page and proposed conditions plan.**
 - b. Submittal of five (5) full size paper copies and a flattened PDF version of the final plan set and elevations.**
 - c. Submittal of a recorded Voluntary Merger for the four (4) subject parcels.**
 - d. Submittal of security to cover the cost of sediment and erosion control measures, landscaping, and as-built plans in a form and amount acceptable to the Community Development Director.**
 - e. Submittal of draft written documentation of any easements or/or other necessary legal instruments required for this application, which shall be subject to review by the City Attorney.**
 - f. Submittal of an updated plan set showing a native replacement for the Gallery pear trees.**
 - g. Completion of a sewer flow study to demonstrate there is adequate capacity in the City sewer line, subject to review and approval by the City Engineer.**
- 2. Subsequent to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:**
 - a. Prior to the commencement of site work, a preconstruction meeting will be scheduled with Community Development Staff.**
 - b. Prior to the commencement of site work, the erosion and sediment control measures shall be inspected by the Community Development Department to ensure compliance with this application and all City of Keene regulations.**
 - c. Prior to the installation of building foundations, the building corners shall be pinned by a surveyor and inspected by Community Development Staff to ensure compliance with the required setbacks.**
 - d. Submittal of recorded easements and/or any other legal instruments necessary for this application to the Community Development Department.**
 - e. Following the installation of landscaping, the Community Development Department shall be contacted to perform an initial inspection.**
 - f. One year following the installation of all landscaping, the Community Development Department shall be contacted to perform a final landscaping inspection.”**

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

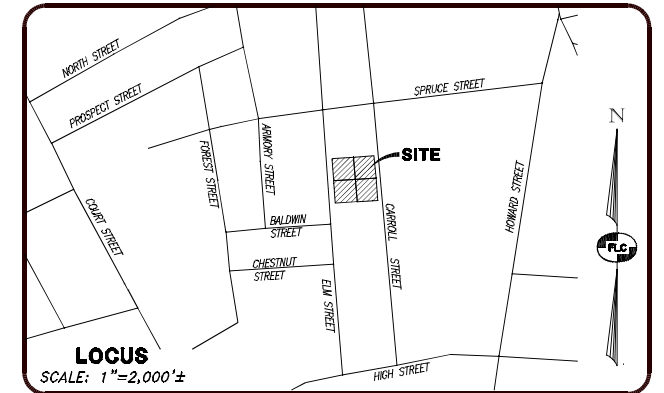
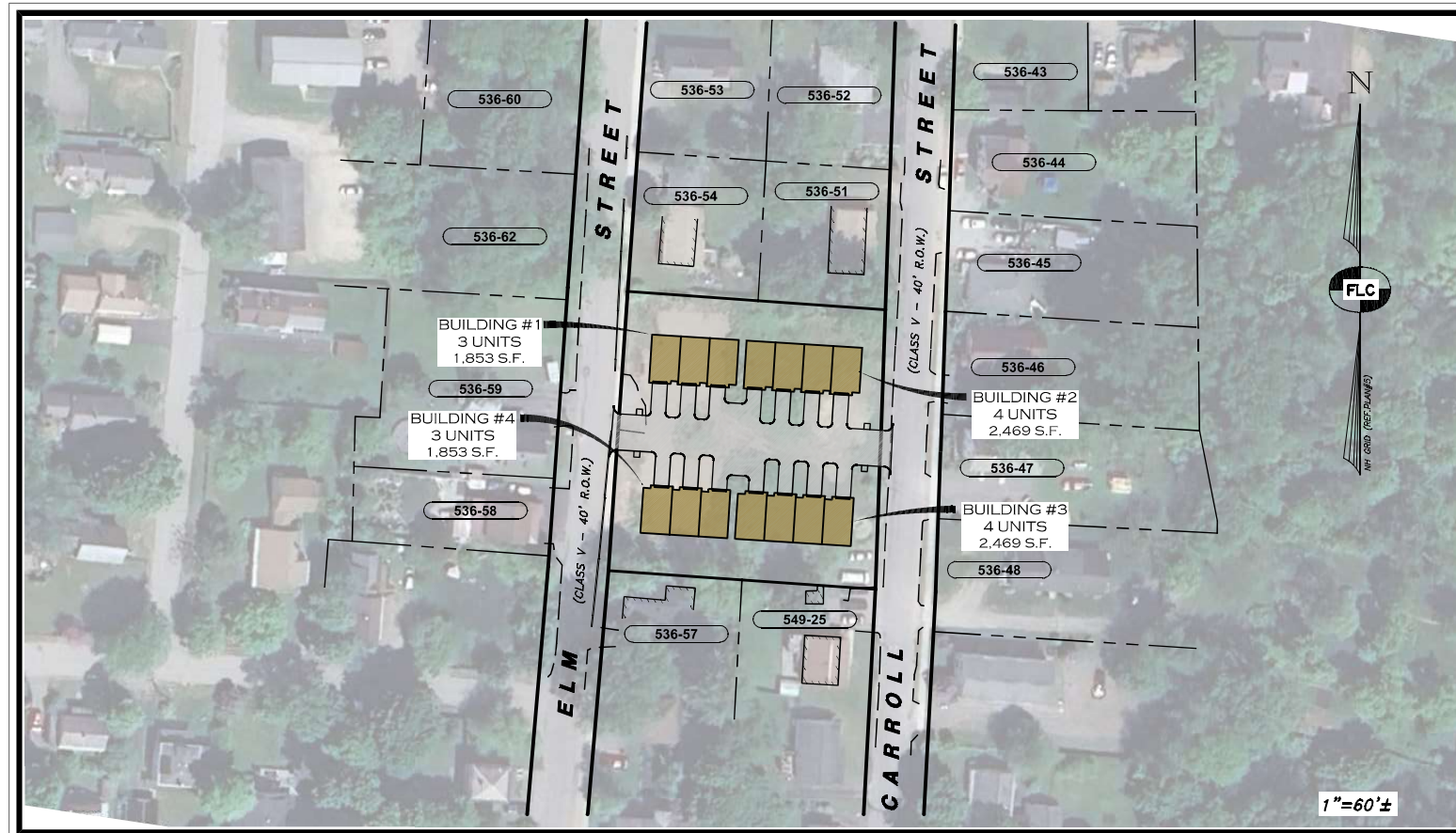
- TAX MAP 536 LOTS 49, 50, 55 & 56 -

ELM CITY COMMONS

○ ELM STREET, ○ CARROLL STREET & 225 ELM STREET
KEENE, NEW HAMPSHIRE

APRIL 17, 2026

REVISED: MAY 19, 2026



SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SP-1	SITE LAYOUT PLAN
4	GR-1	GRADING, DRAINAGE & EROSION CONTROL PLAN
5	UT-1	UTILITY PLAN
6	LS-1	LANDSCAPING PLAN
7	LT-1	LIGHTING PLAN
8	DT-1	EROSION CONTROL DETAILS
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	SEWER CONSTRUCTION DETAILS
11	DT-4	SEWER PUMP CHAMBER DETAILS
12	DT-5	WATER CONSTRUCTION DETAILS

PREPARED FOR:

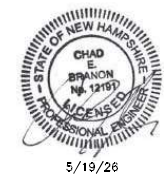
CHRISTOPHER MASIELLO

118 PORTSMOUTH AVENUE, BUILDING D SUITE 204 - STRATHAM, NH 03885

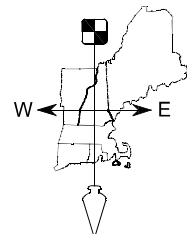
LAND OF:

NUEVO TRANSFERS LLC

69A ISLAND STREET - KEENE, NH 03431



Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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

LAND-OWNER SIGNATURE

OWNER: _____ DATE: _____

APPROVED BY THE KEENE PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____
CHAIRMAN: _____ SECRETARY: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	5/19/26	REVS PER CITY COMMENTS		CJC	JEN
A	5/11/26	REVS PER CITY COMMENTS		CJC	JEN

FILE: 4200CV00A.dwg PROJ. NO. 4200.00 SHEET: CV-1



STRUCTURE INFORMATION:

SMH #1012
RM=500.85
INV. IN (SW)=497.40
INV. OUT (SMH#1007)=497.38
CENTER INV.=497.40
SHELF=497.83

SMH #1007
RM=498.18
INV. IN (SMH#1012)=495.95
INV. OUT (NE)=495.98
CENTER INV.=495.98
SHELF=496.33

CB #1003
RM=498.66
INV. IN (CB#1005)=494.26
INV. OUT (CB#1004)=494.24
CENTER INV.=492.09

CB #1004
RM=498.78
INV. IN (CB#1003)=494.31
INV. IN (CB#1005)=493.72
INV. OUT (NE)=493.45
CENTER INV.=491.83

CB #1009
RM=498.83
INV. IN (CB#1010)=493.73
INV. OUT (CB#1004)=493.53
CENTER INV.=491.46

CB #1351
RM=500.39
INV. IN (CB#1343)=497.69
CENTER INV.=496.75

CB #1352
CND - VEHICLE PARKED

CB #1010
RM=500.42
INV. IN (SW)=494.36
INV. IN (CB#1011)=496.82
INV. OUT (CB#1009)=493.79
CENTER INV.=491.36

CB #1011
RM=500.37
INV. OUT (CB#1010)=498.06
CENTER INV.=493.69

CB #1005
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INV. IN (CB#1008)=495.62
INV. OUT (CB#1003)=495.10
CENTER INV.=493.07

CB #1006
RM=498.16
INV. OUT (CB#1005)=496.13

SMH #1342
RM=499.93
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INV. OUT (NE)=495.82
CENTER INV.=495.82
SHELF=496.27

CB #1343
RM=500.17
INV. IN (CB#1344)=497.46
INV. OUT (CB#1341)=497.06
CENTER INV.=496.61

536-62
RONER INVESTMENT PROPERTIES LLC
PO BOX 173
MARLBOROUGH, NH 03455
BK 1970 PG 317 1/23/2003

536-59
RONALD R. DUNN
228 ELM STREET
KEENE, NH 03431
BK 1095 PG 89 6/14/1985

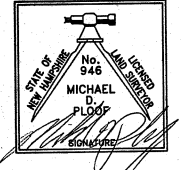
536-58
BETH ELLEN FORCIER REV. TRUST
224 ELM STREET
KEENE, NH 03431
BK 3181 PG 970 9/15/2021

536-57
MURDOCK FAMILY REV. TRUST
54 CENTERVIEW DRIVE
SWANSEY, NH 03446
BK 3151 PG 610 1/26/2021

CERTIFICATION:

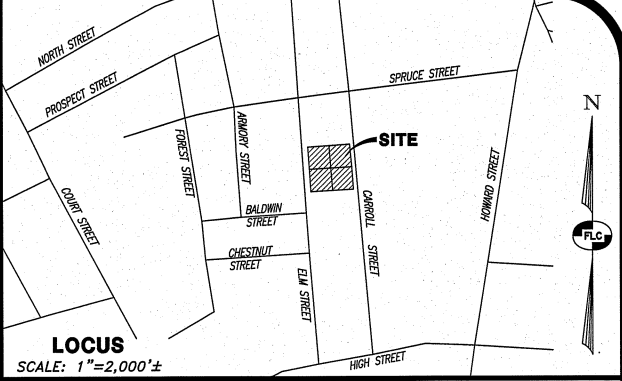
"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JUNE 2025 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)".

DATE: 5/11/26



LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - FORMER LOT LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - CURB LINE
- - - EDGE OF TREE LINE
- - - EASEMENT LINE
- - - 10' CONTOUR INTERVAL
- - - 2' CONTOUR INTERVAL
- - - STOCKADE FENCE
- - - CULVERT
- - - OVERHEAD UTILITY LINE
- - - WATER LINE PER GIS
- - - SEWER LINE
- 536-50 TAX MAP & LOT NUMBER
- LPI(N) IRON PIN FOUND
- LPIPE(F) IRON PIPE FOUND
- LPIPE(S) IRON PIPE PER REF PLAN
- UTYLITY POLE & GUY
- CATCH BASIN (SQUARE)
- CATCH BASIN (ROUND)
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- ▭ #217 BUILDING & ADDRESS NO.
- ▭ GRAVEL AREA

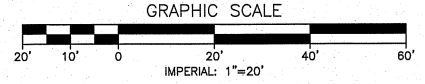


REFERENCE PLANS:

- "CITY OF KEENE, N.H. - SUBDIVISION FOR - CARL & SHIRLEY FAIRBANKS," SCALE:1"=50', DATED: MAY 1, 1973, DRAWN BY: FRANK A. GLINE JR. RECORDED IN C.C.R.D P0025-0025B.
- "IN THE CITY OF KEENE - PLAN OF SUBDIVISION FOR - TERRY A. & FEDERICA A. BISHOP" SCALE:1"=50', DATED: 12/10/84, DRAWN BY: FRANK A. GLINE JR. RECORDED IN C.C.R.D P0051-0030A.
- "URBAN SPACES I - BY - AMERICAN DESIGN HOMES - OWNER: PETER & LINDA A. DE SANTIS", SCALE: NOTED PER SECTION, DATED: MARCH 7, 1983, DRAWN BY: AMERICAN DESIGN HOMES. RECORDED IN C.C.R.D. PLAN C04-D00-0184.

NOTES:

- THE OWNER OF RECORD FOR TAX MAP 536 LOT 49, TAX MAP 536 LOT 50, TAX MAP 536 LOT 55, AND TAX MAP 536 LOT 56 IS NUEVO TRANSFERS LLC, 69A ISLAND STREET, KEENE, NH 03431. DEED REFERENCE TO PARCEL IS BK. 3203 PG. 722, DATED 2/24/2022 IN THE C.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 536 LOTS 49, 50, 55 & 56.
- ZONING FOR THE ENTIRE PARCEL IS THE MEDIUM DENSITY (MD) DISTRICT. MINIMUM LOT AREA IS 8,000 S.F. MINIMUM LOT WIDTH AT BUILDING LINE IS 60 FT. MINIMUM ROAD FRONTAGE IS 50 FT. BUILDING SETBACKS ARE 15' FRONT, 10' SIDE AND 15' REAR. SURFACE WATER PROTECTION DISTRICT BUFFER IS 30 FT.
- THE EXISTING IMPROVEMENTS, MONUMENTS AND LINES OF OCCUPATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE, 2025.
- THE BOUNDARY INFORMATION SHOWN FOR EXISTING LOTS 536-49, 536-50, 536-55, AND 536-56 WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JUNE 2025.
- HORIZONTAL ORIENTATION IS NAD83 & VERTICAL DATUM IS NAVD88 PER A GPS CORS SOLUTION.
- NO PORTION OF LOTS 536-49, 536-50, 536-55, AND 536-56 ARE SUBJECT TO THE 100 YEAR FLOOD PER FEMA FIRM MAP FOR THE CITY OF KEENE, NH. NUMBER 33005C0267E EFFECTIVE DATE MAY 23, 2006.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD TOGETHER WITH CITY GIS DATA & FIELD LOCATIONS. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/11/26	REVS PER CITY COMMENTS		CJC	MDP

EXISTING CONDITIONS PLAN
TAX MAP 536 LOTS 49, 50, 55, 56
(0 ELM STREET, 0 CARROLL STREET
& 225 ELM STREET)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER MASIELLO
118 PORTSMOUTH AVENUE, BUILDING D SUITE 204, STRATHAM, NH 03885

LAND OF:
NUEVO TRANSFERS LLC
69A ISLAND STREET, KEENE, NH 03431

SCALE: 1" = 20' JUNE 18, 2025

Surveying + Engineering + Land Planning + Permitting + Septic Designs

ZONING CHART - COTTAGE COURT OVERLAY DISTRICT		
MULTI-FAMILY	REQUIRED:	PROPOSED:
BUILDING HEIGHT	2.5 STORIES OR 35 FEET MAX.	34.5 FEET
AVG. GROSS AREA *	1,250 S.F. MAX.	1,100 S.F.
BUILDING FOOTPRINT	900 S.F. MAX.	616 S.F.
ROAD WIDTH	20-24 FEET	24 FEET
LOT AREA	8,000 S.F. MIN.	32,494 S.F.
ROAD FRONTAGE	50 FEET MIN.	186 FEET **
FRONT BLDG. SETBACK	15 FEET MIN.	16.1 FEET
REAR BLDG. SETBACK	15 FEET MIN.	N/A
SIDE BLDG. SETBACK	10 FEET MIN.	15.3 FEET
BUILDING COVERAGE	45% MAX.	26.5% = 8,624 S.F.
IMPERVIOUS COVERAGE	60% MAX.	50.4% = 16,377 S.F.
GREEN SPACE	40% MIN.	49.6%
AREA OF DISTURBANCE	-	30,000± S.F.

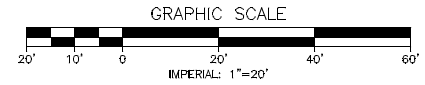
* EXCLUDING GARAGES
 ** THIS LOT HAS TWO ROAD FRONTAGES. 186' ON ELM ST. & 186' ON CARROLL ST.



STREET
 (CLASS V - 40' R.O.W.)
 STREET
 (CLASS V - 40' R.O.W.)

GENERAL NOTES CONTINUED:

- TRASH SHALL BE HANDLED BY EACH HOMEOWNER; NO DUMPSTERS PROPOSED.
- A BUILDING PERMIT WILL NEED TO BE SUBMITTED FOR THE CONSTRUCTION OF THE DWELLING UNITS TO BE COMPLETED BY THE CONTRACTOR.
- EACH DWELLING UNIT WILL HAVE LARGE ADDRESS NUMBERS CLEARLY VISIBLE FOR EMERGENCY RESPONSES. ADDRESSES DETERMINED BY THE 911 MANAGER. EACH DWELLING UNIT WILL HAVE AN INDIVIDUAL MAILBOX.
- PROPOSED STORMWATER COLLECTION SYSTEMS WILL NOT BE OWNED OR MAINTAINED BY THE CITY. THE OWNER OF SUBJECT LOT IS RESPONSIBLE FOR ALL DRAINAGE MAINTENANCE.
- ANY TREE CANOPY EXTENDING INTO THE PLANE OF ROAD TRAVEL SURFACES SHALL BE MAINTAINED AT 13' - 6" MINIMUM.
- THE WATER AND SEWER WILL BE OWNED BY CONDO ASSOCIATION AND TIE INTO THE MUNICIPAL INFRASTRUCTURE. A BLANKET EASEMENT WILL BE RECORDED TO GRANT THE CITY ACCESS TO THE WATER AND SEWER UTILITIES ON SITE.



LEGEND:

EXISTING FEATURES		PROPOSED FEATURES	
—	RIGHT-OF-WAY LINE	—	EDGE OF PAVEMENT
—	BOUNDARY LINE	—	CAPE COD BERM (CCB)
—	ABUTTING LOT LINE	—	LIMITS OF CLEARING
—	BUILDING SETBACK LINE	—	EROSION CONTROL STONE
—	EDGE OF PAVEMENT	—	PAVEMENT AREA
—	EDGE OF GRAVEL	—	CONCRETE WALK
—	CURB LINE	—	MISCELLANEOUS SIGN
—	EDGE OF TREE LINE	—	TRAFFIC SIGN
—	EASEMENT LINE	—	WALL MOUNTED LIGHT
—	50' CONTOUR INTERVAL	—	TRAFFIC FLOW (NOT PAINTED ARROW)
—	498' CONTOUR INTERVAL	—	UNIT NUMBER
—	STOCKADE FENCE	—	STOCKADE FENCE
—	CULVERT	—	10 FT. CONTOUR
—	OVERHEAD UTILITY LINE	—	2 FT. CONTOUR
—	WATER LINE PER GIS	—	SPOT ELEVATION
—	SEWER LINE	—	BOTTOM OF CURB
—	TAX MAP & LOT NUMBER	—	TOP OF CURB
		—	SWALE/GUTTER LINE
		—	T.B.R. TO BE REMOVED
		—	LIMITED COMMON AREA LINE
		—	LCA (14) LIMITED COMMON AREA NUMBER
○ (LPI)(F)	IRON PIN FOUND	—	WATER LINE
○ (LPI)(F)	IRON PIPE FOUND	—	SEWER LINE
○ (LPI)(*)	IRON PIPE PER REF PLAN	—	SFM SEWER FORCE MAIN
—	UTILITY POLE & GUY	—	SEWER MANHOLE
—	CATCH BASIN (SQUARE)	—	E-ONE PUMP CHAMBER
—	CATCH BASIN (ROUND)	—	OVERHEAD UTILITIES
—	IRAN MAN-HOLE	—	UNDERGROUND UTILITY LINES
—	SEWER MAN-HOLE	—	UTILITY POLE
—	WATER HYDRANT	—	TRANSFORMER PAD
—	WATER VALVE	—	SEWER SERVICE CLEAN OUT
—	WATER SHUT-OFF	—	DRAINAGE FLOW ARROW
—	BUILDING & ADDRESS NO.	—	STORM WATER DRAINAGE
		—	SAWCUT LINE
		—	STONE CHECK DAM
		—	GRAVEL CONSTRUCTION EXIT
		—	CATCH BASIN
		—	SILT SACK
		—	PARKING COUNT

MINIMUM ON-SITE PARKING REQUIREMENTS:				
PRINCIPAL USE	TOWN REQUIREMENTS	TOTAL UNITS	SPACES REQUIRED	SPACES PROVIDED
MULTI-FAMILY	MIN. 1 SPACE/UNIT MAX. 1 SPACE/BED	14	MIN. 14 MAX. 28	14

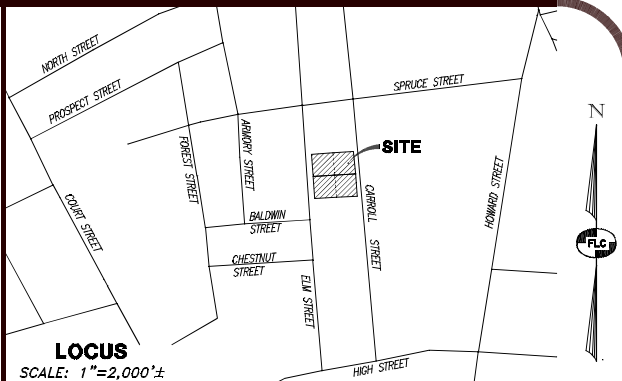
LAND-OWNER SIGNATURE

OWNER: _____ DATE: _____

APPROVED BY THE KEENE PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____

CHAIRMAN: _____ SECRETARY: _____



REFERENCE PLANS:

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GENERAL NOTES:

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- THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS FOR TAX MAP 536 LOT 49, TAX MAP 536 LOT 50, TAX MAP 536 LOT 55, AND TAX MAP 536 LOT 56, AS SHOWN.
- ZONING FOR THE ENTIRE PARCEL IS THE MEDIUM DENSITY (MD) DISTRICT. MINIMUM LOT AREA IS 8,000 S.F. MINIMUM LOT WIDTH AT BUILDING LINE IS 60 FT. MINIMUM ROAD FRONTAGE IS 50 FT. BUILDING SETBACKS ARE 15' FRONT, 10' SIDE AND 15' REAR. SURFACE WATER PROTECTION DISTRICT BUFFER IS 30 FT.
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- EXCESSIVE SNOW IS TO BE REMOVED OFF SITE IF SNOW STORAGE AREAS ARE FILLED.
- ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET ALL BUILDING CODES AND FIRE CODES. DESIGN PLANS OF THE BUILDINGS WILL BE PROVIDED WITH THE BUILDING PERMIT.

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	5/19/26	REVS PER CITY COMMENTS		CJC	JEN
A	5/11/26	REVS PER CITY COMMENTS		CJC	JEN

SITE LAYOUT PLAN
TAX MAP 536 LOTS 49, 50, 55, 56
(0 ELM STREET, 0 CARROLL STREET
& 225 ELM STREET)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER MASIELLO
 118 PORTSMOUTH AVENUE, BUILDING D SUITE 204, STRATHAM, NH 03885

LAND OF:
NUEVO TRANSFERS LLC
 69A ISLAND STREET, KEENE, NH 03431

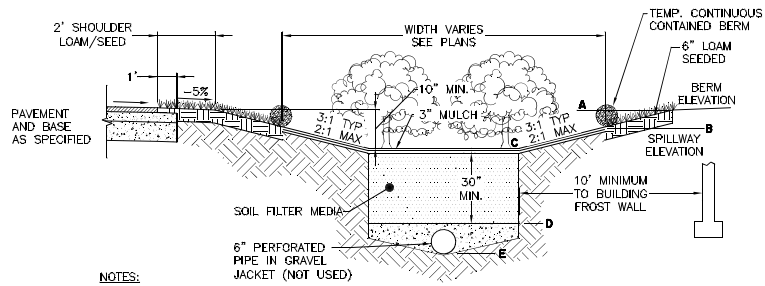
SCALE: 1" = 20' APRIL 17, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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

- RAIN GARDEN PLANTINGS:**
1. LOWBUSH BLUEBERRY - 1-2' / #2
 2. SHEEP LAUREL - UP TO 4' / #2
 3. BLUE FLAG IRIS - 2-3' / #2
 4. CARDINAL FLOWER - 204' / #2
 5. NEW ENGLAND ASTER - UP TO 5' / #2
 6. BLACK EYED SUSAN - 1-3' HT. / #2



NOTES:

1. DO NOT PLACE RAIN GARDEN SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING DRAINAGE AREA(S) HAVE BEEN FULLY STABILIZED.
2. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION:
 - A. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
 - B. DO NOT COMPACT THE EXCAVATION.
 - C. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.

FROM UNHSC BIORETENTION SOIL SPECIFICATION FEBRUARY 2017.

- 2.1 SOIL MEDIA SPECIFIED ACCORDING TO PERFORMANCE REQUIREMENTS: PARTICLE SIZE DISTRIBUTION ACCORDING TO ASTM D422 (STANDARD TEST METHOD FOR PARTICLE-SIZE ANALYSIS OF SOILS).

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:
 - a. EXCLUDE ANY MATERIAL >4.75 mm - 0%
 - b. VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.75 mm) 5% MAXIMUM (PERCENT BY DRY WEIGHT).
 - c. SAND (0.42 TO 2.0 mm) 60 - 85% (PERCENT BY DRY WEIGHT).
 - d. SILT (0.075 TO 0.42 mm) 20% MAXIMUM (PERCENT BY DRY WEIGHT).
 - e. CLAY (LESS THAN 0.075 mm) 5% MAXIMUM (PERCENT BY DRY WEIGHT).

TABLE 1: ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX.

SIEN #	SIEN SIZE (mm)	% PASSING
4	0.187 (4.76)	100
10	0.075 (2)	95
40	0.017 (0.42)	40-15
200	0.003 (0.075)	10-20
>200	FIN	0-5

GARDEN #	RAIN GARDEN INVERT INFORMATION				
	A	B	C	D	E
1 & 2	498.0	NA	497	494.25	493.75

RAIN GARDEN TYPICAL SECTION

1
GR-1

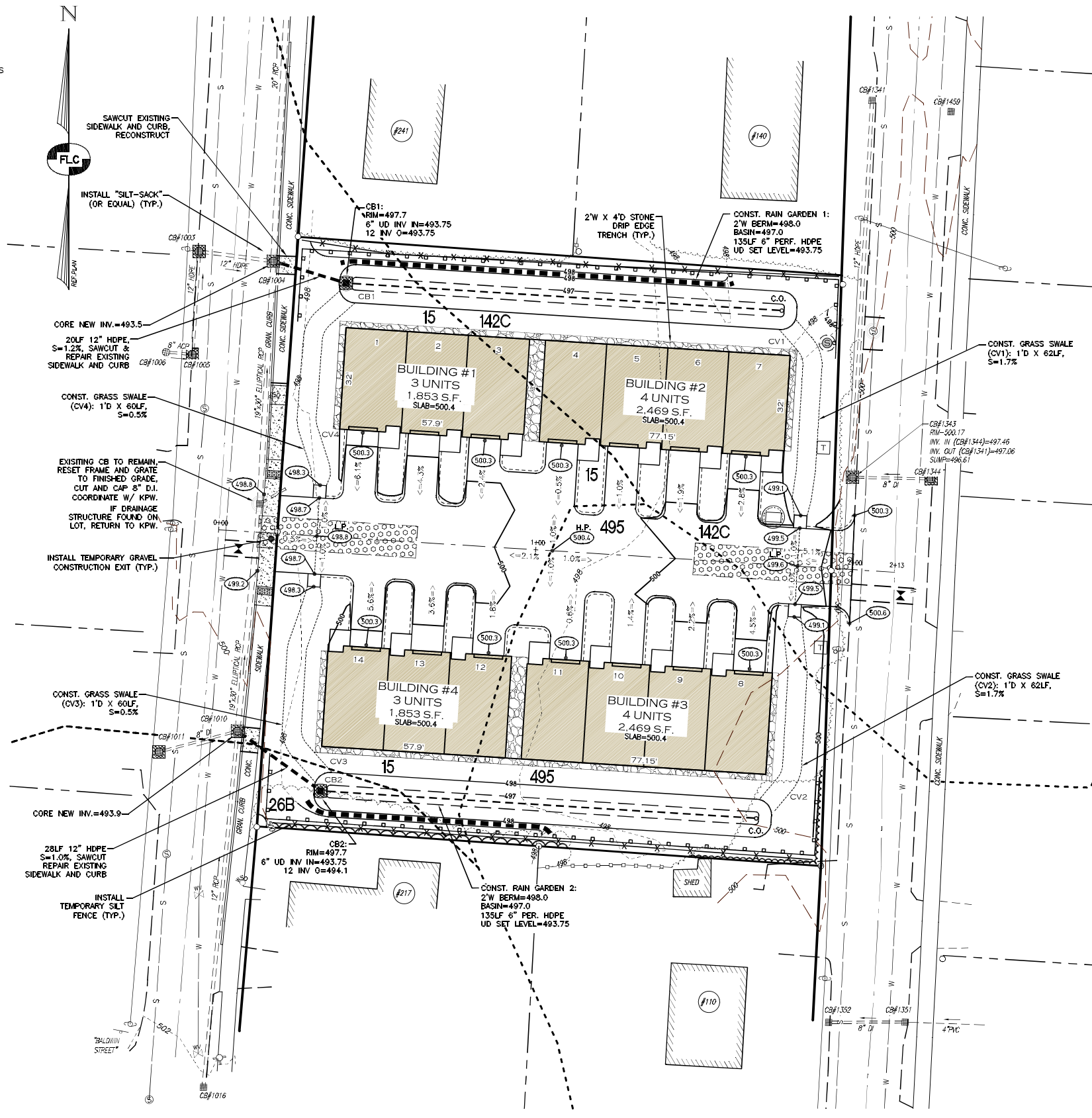
STRUCTURE INFORMATION:

- CB #1003 RIM=498.66 INV. IN (CB#1003)=494.26 INV. OUT (CB#1003)=494.24 CENTER INV.=492.09
- CB #1004 RIM=498.78 INV. IN (CB#1004)=494.31 INV. IN (CB#1004)=493.72 INV. OUT (NE)=493.45 CENTER INV.=491.83
- CB #1009 RIM=498.83 INV. IN (CB#1009)=493.73 INV. IN (NE)=493.25 INV. OUT (CB#1009)=493.53 CENTER INV.=491.46
- CB #1344 RIM=500.45 INV. OUT (CB#1344)=497.69 CENTER INV.=496.75
- CB #1351 RIM=500.39 INV. IN (SE)=498.19 INV. OUT (CB#1351)=497.83 CENTER INV.=497.41
- CB #1352 OND - VEHICLE PARKED
- CB #1010 RIM=500.42 INV. IN (SW)=494.36 INV. IN (CB#1010)=496.82 INV. OUT (CB#1010)=493.79 CENTER INV.=491.36
- CB #1011 RIM=500.37 INV. IN (CB#1011)=498.06 CENTER INV.=495.68
- CB #1015 RIM=498.79 INV. IN (CB#1015)=495.62 INV. OUT (CB#1015)=495.10 CENTER INV.=493.07
- CB #1005 RIM=498.79 INV. IN (CB#1005)=495.62 INV. OUT (CB#1005)=495.10 CENTER INV.=493.07
- CB #1006 RIM=498.16 INV. OUT (CB#1006)=496.13
- CB #1343 RIM=500.17 INV. IN (CB#1343)=497.46 INV. OUT (CB#1343)=497.06 CENTER INV.=496.61

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- 15 SEARSPORT MUCKY PEAT, HSG D
- 26B WINDSOR LO-MLY SAND, 3 TO 8% SLOPES, HSG A
- 142C HIGH-DROCK FINE SANDY LOAM, 8 TO 15% SLOPES, HSG B
- 495 OSSIPEE MUCKY PEAT, HSG D



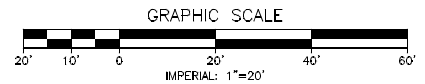
CONSTRUCTION SEQUENCE NOTES:

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, OULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.
15. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF KEENE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC, PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. 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.

SEE SITE LAYOUT PLAN SHEET SP-1 FOR LEGEND, LOCUS, PLAN REFERENCES & GENERAL NOTES.



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	5/19/26	REVS PER CITY COMMENTS		CJC	JEN
A	5/11/26	REVS PER CITY COMMENTS		CJC	JEN

GRADING, DRAINAGE & EROSION CONTROL PLAN

TAX MAP 536 LOTS 49, 50, 55, 56
(0 ELM STREET, 0 CARROLL STREET & 225 ELM STREET)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER MASIELLO
 118 PORTSMOUTH AVENUE, BUILDING D SUITE 204, STRATHAM, NH 03885
 LAND OF:
NUEVO TRANSFERS LLC
 69A ISLAND STREET, KEENE, NH 03431

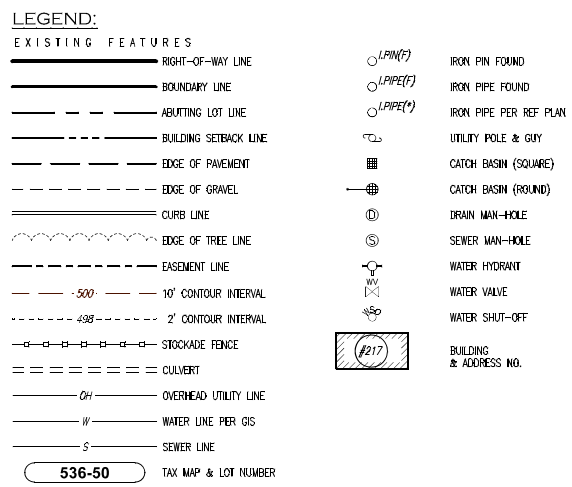
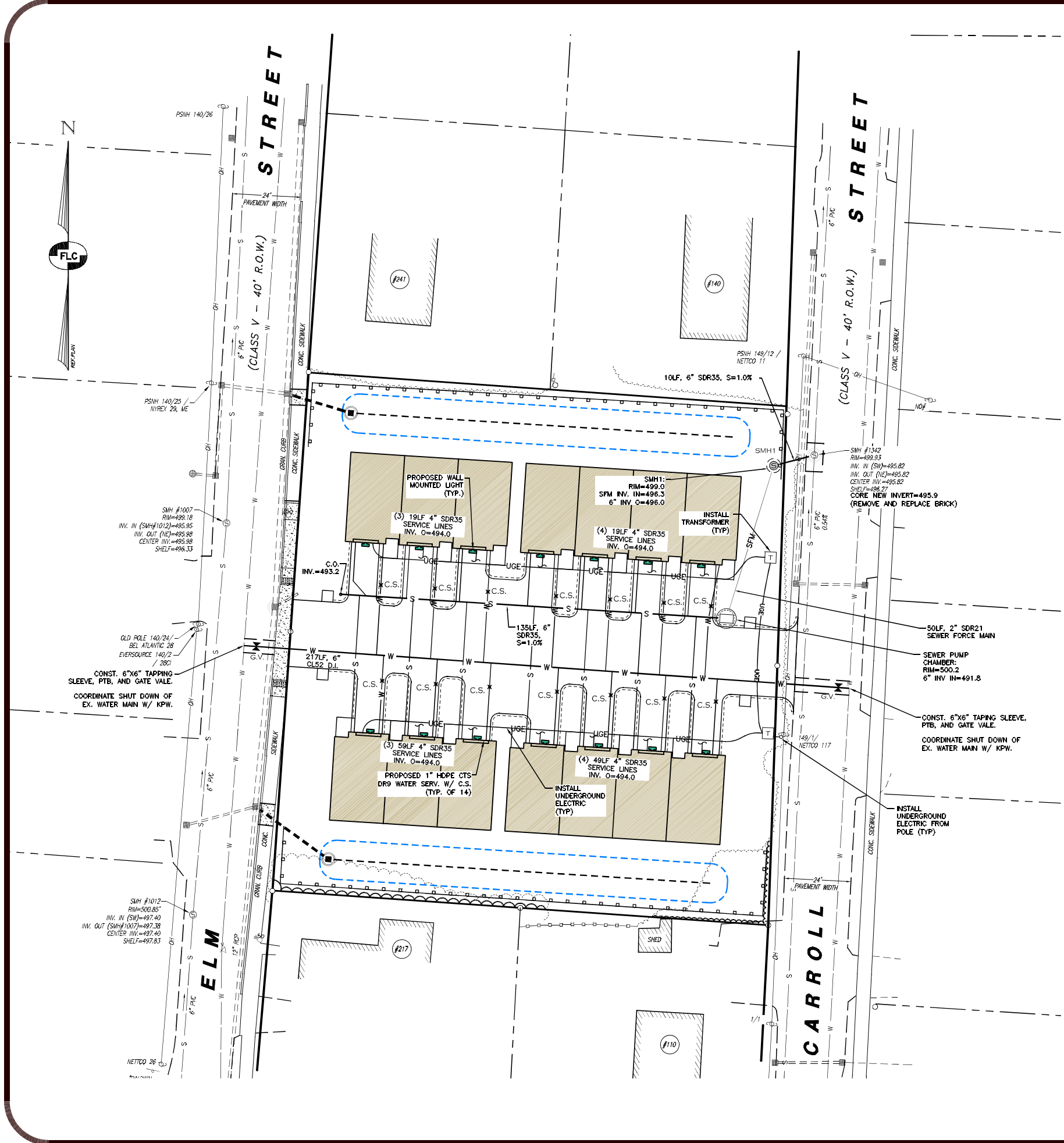
SCALE: 1" = 20' APRIL 17, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

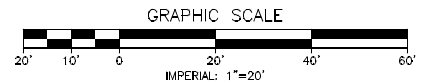
206 Elm Street, Milford, NH 03055
 45 Roxbury Street, Keene, NH 03431
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

May 15, 2025 - 3:59pm - FLC-31
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- UTILITY NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS. THE WATER AND SEWER CONNECTIONS IN CITY STREETS WILL REQUIRE AN EXCAVATION PERMIT AND COORDINATION WITH KEENE PUBLIC WORKS.
 - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF KEENE FIRE DEPARTMENT REGULATIONS. BASED ON TEST PITS, THIS IS UNLIKELY TO BE PRESENT.
 - ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS. THE POWER SERVICE SIZES SHALL BE VERIFIED BY AN ELECTRICAL ENGINEER AND EVERSOURCE.
 - ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
 - PRIOR TO CONSTRUCTION, THE DEVELOPER WILL BE REQUIRED TO OBTAIN AN EXCAVATION AND UTILITY CONNECTION PERMIT FOR THE PROPOSED IMPROVEMENTS.
 - ALL SEWER MAIN AND SERVICES ARE REQUIRED TO HAVE A MINIMUM 6 FEET OF COVER. WATER MAINS AND SERVICES ARE REQUIRED TO HAVE A MINIMUM 5 FEET OF COVER. AT ANY CROSSING, THE WATER MAIN AND SERVICES MUST HAVE 18" OF VERTICAL SEPARATION ABOVE SEWER.
 - A BLANKET EASEMENT WILL BE RECORDED THAT GRANTS THE CITY ACCESS TO THE WATER AND SEWER UTILITIES ON SITE, IN CASE OF EMERGENCIES. THE WATER AND SEWER INFRASTRUCTURE ON SITE WILL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
 - EACH UNIT SHALL HAVE A WATER METER, BACKFLOW DEVICE, AND CURB STOP VALVE INSTALLED. THE WATER SERVICE LINES SHALL BE HOPE, CTS, DR9 RATED FOR 250 PSI. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL WATER AND SEWER TIE INS WITH THE KEENE PUBLIC WORKS DEPARTMENT.

SEE SITE LAYOUT PLAN SHEET SP-1 FOR LOCUS, PLAN REFERENCES & GENERAL NOTES.



- SANITARY SEWER CALCULATIONS:**
- THE SEWER DAILY FLOW RATE: 120 GPD/BEDROOM X 28 BEDROOMS = 3,360 GPD
 - INFILTRATION: 135 LF 6" SDR 35 = 0.025 MI (6"x0.025 MI) x 300 GPD/INCH-MILE = 45 GPD
 - AVERAGE DAILY FLOW: 3,360 + 45 = 3,405 GPD
 - PEAK DESIGN FLOW: PEAKING FACTOR = 6 (< 100,000 GPD) 6 x 3,405 GPD = 20,430 GPD

STRUCTURE INFORMATION:

CB #1003 RIM=498.66 INV. IN (CB#1003)=494.26 INV. OUT (CB#1004)=494.24 CENTER INV.=492.09	CB #1010 RIM=500.42' INV. IN (SW)=494.36 INV. IN (CB#1011)=496.82 INV. OUT (CB#1009)=493.79 CENTER INV.=491.36	SMH #1012 RIM=500.85' INV. IN (SW)=497.40 INV. OUT (SMH#1007)=497.38 CENTER INV.=497.40 SHELF=497.83
CB #1004 RIM=498.78 INV. IN (CB#1003)=494.31 INV. IN (CB#1009)=493.72 INV. OUT (NE)=493.45 CENTER INV.=491.83	CB #1011 RIM=500.37 INV. OUT (CB#1010)=498.06 CENTER INV.=495.68	SMH #1007 RIM=498.18 INV. IN (SMH#1012)=495.95 INV. OUT (NE)=495.98 CENTER INV.=495.98 SHELF=496.33
CB #1009 RIM=498.83 INV. IN (CB#1010)=493.73 INV. IN (NE)=495.25 INV. OUT (CB#1004)=493.53 CENTER INV.=491.46	CB #1005 RIM=498.78 INV. IN (CB#1106)=495.62 INV. OUT (CB#1103)=495.10 CENTER INV.=493.07	SMH #1342 RIM=499.93 INV. OUT (NE)=495.82 CENTER INV.=495.82 SHELF=496.27
CB #1344 RIM=500.45 INV. OUT (CB#1343)=497.69 CENTER INV.=496.75	CB #1006 RIM=498.16 INV. OUT (CB#1005)=496.13	CB #1343 RIM=500.17 INV. IN (SE)=498.19 INV. OUT (CB#1341)=497.06 CENTER INV.=496.61
CB #1351 RIM=500.39 INV. IN (SE)=498.19 INV. OUT (CB#1352)=497.83 CENTER INV.=497.41		CB #1352 CNO - VEHICLE PARKED

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	5/19/26	REVS PER CITY COMMENTS			JEN
A	5/11/26	REVS PER CITY COMMENTS			JEN

UTILITY PLAN

TAX MAP 536 LOTS 49, 50, 55, 56
(0 ELM STREET, 0 CARROLL STREET
& 225 ELM STREET)
KEENE, NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER MASIELLO
118 PORTSMOUTH AVENUE, BUILDING D SUITE 204, STRATHAM, NH 03885

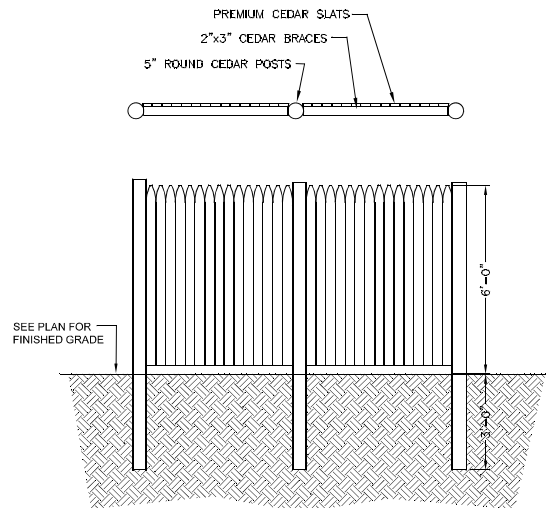
LAND OF:
NUEVO TRANSFERS LLC
69A ISLAND STREET, KEENE, NH 03431

SCALE: 1" = 20' APRIL 17, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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NOTES:
1. THE STYLE OF FENCE IS PREMIUM CEDAR STOCKADE FENCE WITH 5" ROUND POSTS AS OFFERED BY AMERICAN FENCES, INC. (OR EQUAL).

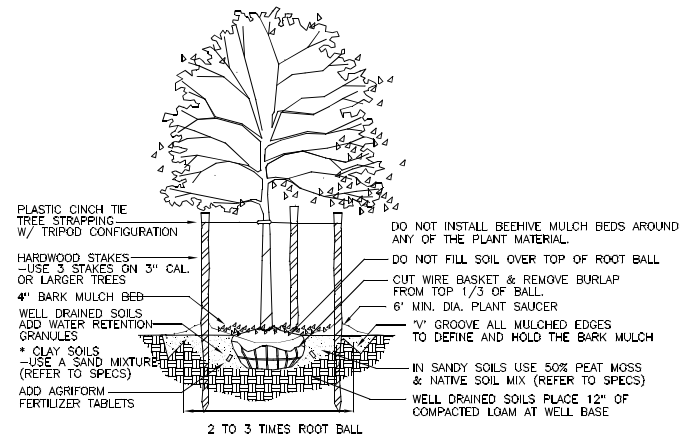
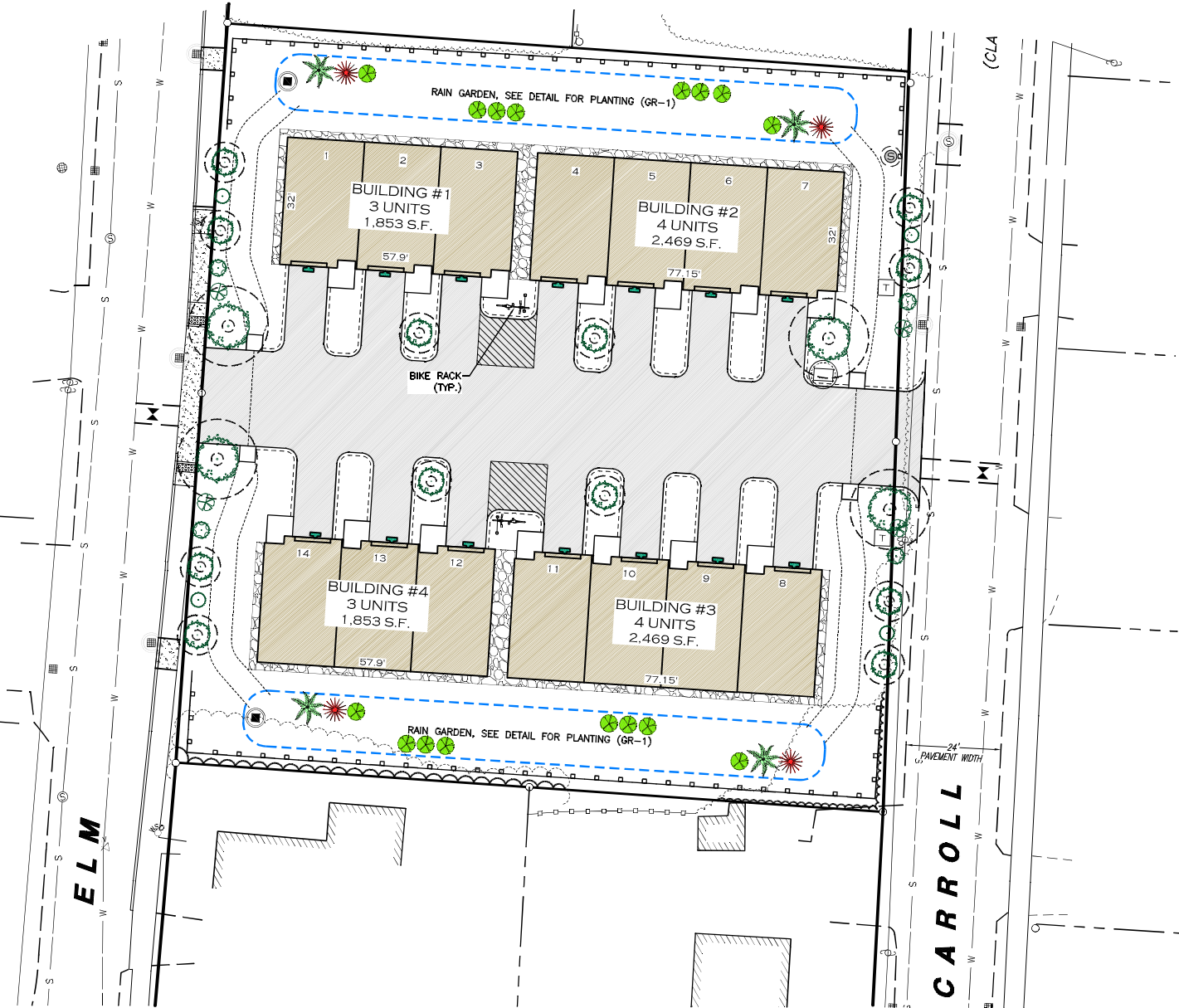
STOCKADE FENCE SCALE: N.T.S. 1 LS-1



1. INSTALL 1/2" STAINLESS BOLTS INTO DROP-IN ANCHORS BY HILT.
2. SET TWO 8" SONOTUBES FILLED WITH CONCRETE TO CONNECT BASE PLATES TO.

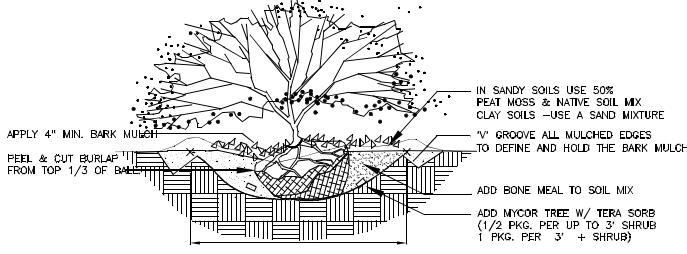
5 - BIKE WAVE BIKE RACK SCALE: N.T.S. 2 LS-1

PLANT SYMBOLS	PLANT LIST & NAME	QTY:
	ACER RUBRUM (RED MAPLE TREE)	(4) 3" CAL., 12' TALL, 6" DRIP LINE 25'H, 20' DRIP LINE AT MATURITY
	PYRUS CALLERYANA (CALLERY PEAR)	(8) 3" CAL., 10' TALL, 5" DRIP LINE 15'H, 10' DRIP LINE AT MATURITY
	P.J.M. RHODODENDRON SHRUB	(4) 2 GALLON CONTAINER, 1.5' - 2'H (4'H MATURE)
	CORNUS AMOMUM (SILKY DOGWOOD SHRUB)	(4) 3 GALLON CONTAINER, 2.5' - 3'H (8'H MATURE)
	ILEX VERTICILLATA (WINTERBERRY SHRUB)	(4) 2 GALLON CONTAINER, 1.5' - 2'H (4'H MATURE)
RAIN GARDEN PLANTINGS:		
	LOWBUSH BLUEBERRY	(2) 3 GALLON CONTAINER, 1.5' - 2'H
	SHEEP LAUREL	(2) 2 GALLON CONTAINER, 0' - 4'H
	BLUE FLAG IRIS	(2) 2 GALLON CONTAINER, 2' - 3'H
	CARDINAL FLOWER	(2) 2 GALLON CONTAINER, 2' - 4'H
	NEW ENGLAND ASTER	(2) 2 GALLON CONTAINER, 0' - 5'H
	BLACK EYED SUSAN	(2) 2 GALLON CONTAINER, 1' - 3'H



NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

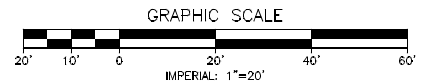
DECIDUOUS TREE PLANTING DETAIL SCALE: N.T.S. 3 LS-1



B & B SHRUB PLANTING DETAIL SCALE: N.T.S. 4 LS-1

- LANDSCAPING NOTES:**
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
 - EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
 - EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
 - UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
 - UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
 - IN AREAS OF STONE MULCH LAY 6 MIL. SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE. MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
 - UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
 - WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
 - ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
 - ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
 - PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
 - TREE CANOPY EXTENDING INTO THE ROADWAY MUST BE MAINTAINED AT 15'-6" FROM THE ROAD SURFACE.
 - ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND CITY COMMUNITY DEVELOPMENT DIRECTOR.

SEE SITE LAYOUT PLAN SHEET SP-1 FOR LEGEND, LOCUS, PLAN REFERENCES & GENERAL NOTES.



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A	5/11/26	REVS PER CITY COMMENTS		CJC	JEN

LANDSCAPING PLAN
TAX MAP 536 LOTS 49, 50, 55, 56
(0 ELM STREET, 0 CARROLL STREET & 225 ELM STREET)
KEENE, NEW HAMPSHIRE
 PREPARED FOR:
CHRISTOPHER MASIELLO
 118 PORTSMOUTH AVENUE, BUILDING D SUITE 204, STRATHAM, NH 03885
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SCALE: 1" = 20' APRIL 17, 2026

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FILE: 4200SP00B.dwg	PROJ. NO. 4200.00	SHEET: LS-1
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May 15, 2026 - 3:59pm - FLC-31
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Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
	14	W	Single	P5623-2030K9	PROGRESS

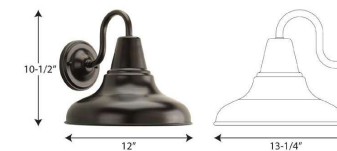
NORTHERN PARKING SPOTS

Illuminance (Fc)
 Average = 0.73
 Maximum = 1.4
 Minimum = 0.2
 Avg/Min Ratio = 3.65
 Max/Min Ratio = 7.00

SOUTHERN PARKING SPOTS

Illuminance (Fc)
 Average = 0.75
 Maximum = 1.6
 Minimum = 0.2
 Avg/Min Ratio = 3.75
 Max/Min Ratio = 8.00

P5623-2030K9



Photometrics:

ELECTRICAL DATA	P5623-2030K9
Input Voltage	120 V
Input Frequency	60 Hz
Input Current	0.075 A
Power Factor	Greater than 0.90
THD	<20%
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Operating Temperature	-30 °C to 30 °C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	

Performance:

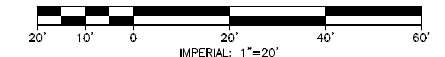
Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	479/61.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed

LIGHTING NOTES:

- LIGHTING FIXTURES SHALL BE POSITIONED TO PREVENT UNDESIRABLE INCIDENTAL ILLUMINATION OF ADJACENT PROPERTIES, THE STREET, AND THE NIGHTTIME SKY. GLARE, DIRECTIONS, AND LIGHT LEVEL SHOULD BE CONSIDERED IN DESIGN OF ILLUMINATION PLANS.
- SECURITY, PARKING LOT, AND SIGN LIGHTING SHALL BE SHIELDED OR OTHERWISE DESIGNED TO ENSURE THE LIGHT IS DIRECTED DOWNWARD.
- TO PREVENT LIGHT POLLUTION AND IMPACTS ON ADJACENT PROPERTIES, THE TOTAL CUTOFF OF LIGHT SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE PARCEL TO BE DEVELOPED.
- SITE LIGHTING TRESPASS ONTO ADJACENT RESIDENTIAL USES OR ZONING DISTRICTS SHALL BE MINIMIZED.
- SITE LIGHTING SHALL MINIMIZE LIGHT SPILL INTO THE DARK NIGHT SKY.
- FIXTURES AND LIGHTING SYSTEMS USED FOR SAFETY AND SECURITY SHALL BE IN GOOD WORKING ORDER AND SHALL BE MAINTAINED IN A MANNER THAT SERVES THE ORIGINAL DESIGN INTENT OF THE SYSTEM.
- VEGETATION AND LANDSCAPING SHALL BE MAINTAINED IN A MANNER THAT DOES NOT OBSTRUCT SECURITY LIGHTING AND MINIMIZES POSSIBLE ENTRAPMENT SPACES.
- ALL LIGHT FIXTURES WILL HAVE A TIMER AND MOTION SENSOR TO ELIMINATE UNNECESSARY LIGHTING.
- LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND TOWN.

SEE SITE LAYOUT PLAN SHEET SP-1 FOR LEGEND, LOCUS, PLAN REFERENCES & GENERAL NOTES.

GRAPHIC SCALE



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	5/19/26	REVS PER CITY COMMENTS		CJC	JEN
A	5/11/26	REVS PER CITY COMMENTS		CJC	JEN

LIGHTING PLAN
TAX MAP 536 LOTS 49, 50, 55, 56
(0 ELM STREET, 0 CARROLL STREET
& 225 ELM STREET)
KEENE, NEW HAMPSHIRE
 PREPARED FOR:
CHRISTOPHER MASIELLO
 118 PORTSMOUTH AVENUE, BUILDING D SUITE 204, STRATHAM, NH 03885
 LAND OF:
NUEVO TRANSFERS LLC
 69A ISLAND STREET, KEENE, NH 03431

SCALE: 1" = 20' APRIL 17, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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

FILE: 4200SP00B.dwg PROJ. NO. 4200.00 SHEET: LT-1

These drawings are LIMITED SCOPE and are intended only to describe general design intent, scale, overall spatial relationships and material where indicated. These drawings shall be considered preliminary for purposes of design review, comment, or budget pricing only, unless expressly released for other purposes as indicated in the issue log. The architect assumes responsibility for errors in the information provided, and not for omissions.

Architect:
Sampson Architects
 Timothy Sampson
 NCARB, LEED AP
 11 King Court
 Suite 1E
 Keene, NH
 603 769 7736



Engineer:

SAMPSON ARCHITECTS
 2025 WOF# 25-014

Prepared For
Christopher Masiello
 118 Portsmouth Ave
 Bldg D Suite E
 Stratham, NH 03855

PROJECT
Elm City Commons
 Elm and Carol Streets
 Keene, NH 03431

TITLE
Elevations

Date: 4.14.26
 6.12.26

Date:	Revisions:
4.14.26	Planning Board Review
6.12.26	Planning Board R1

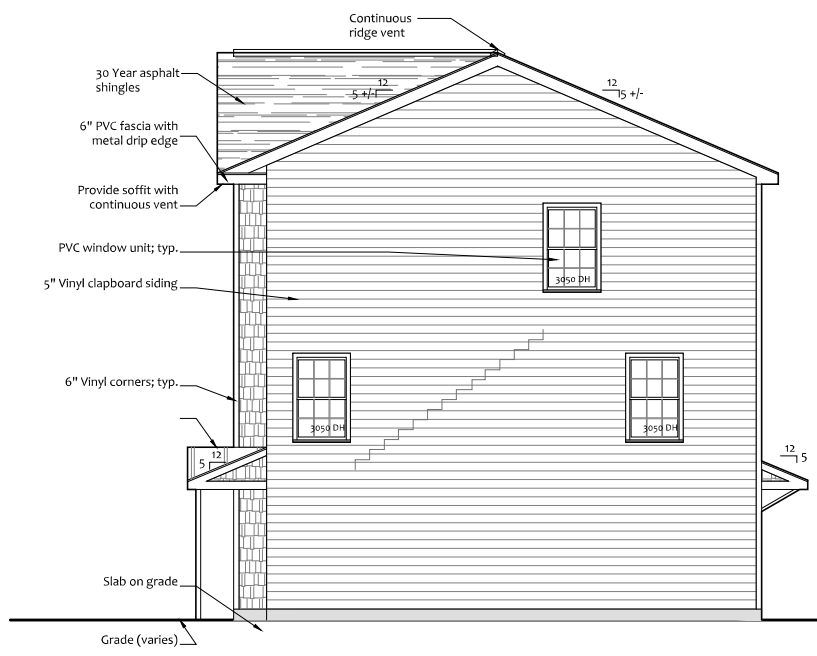
SCALE	as noted
DATE	6.12.26
SHEET NUMBER	

SCALE as noted
 DATE 6.12.26
 SHEET NUMBER

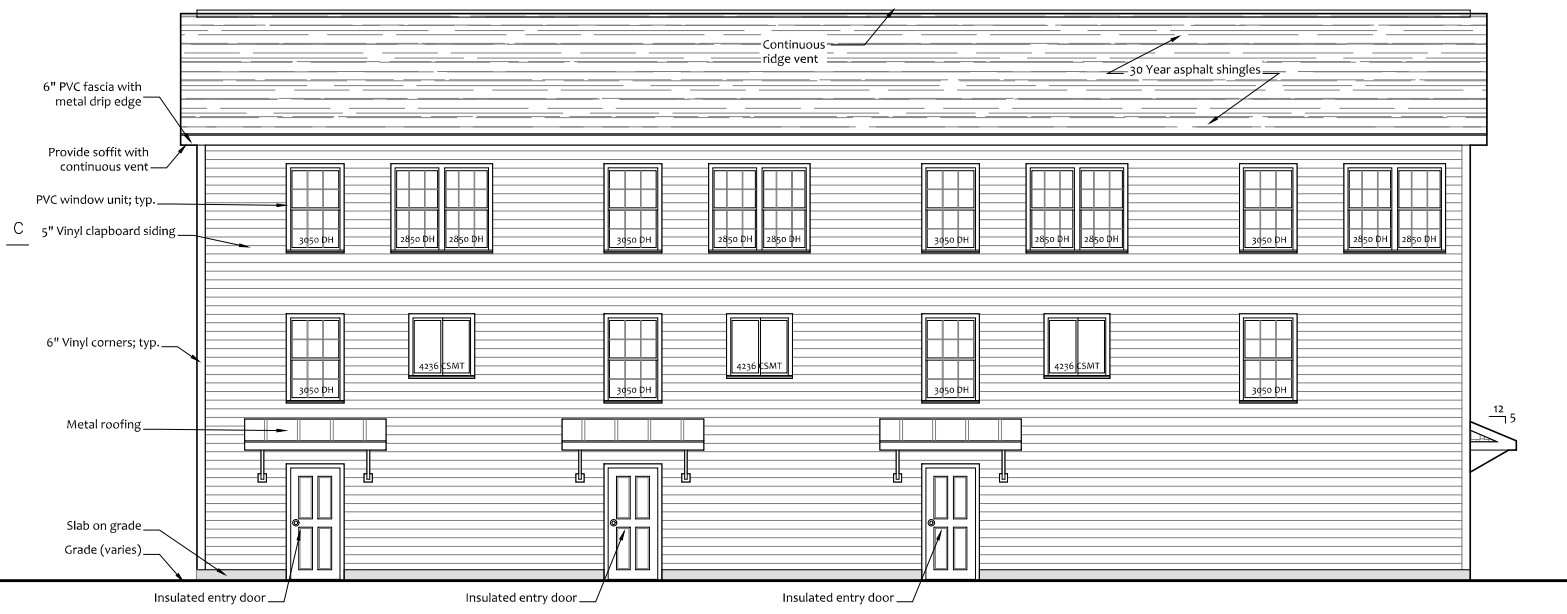
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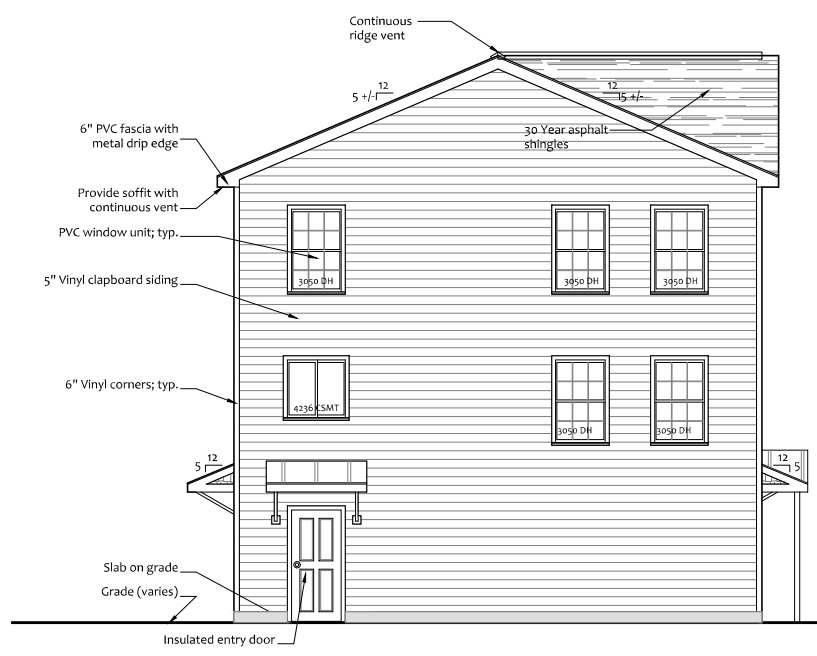
Front Elevation
 Scale: 3/16" = 1'-0"



Right Elevation
 Scale: 3/16" = 1'-0"

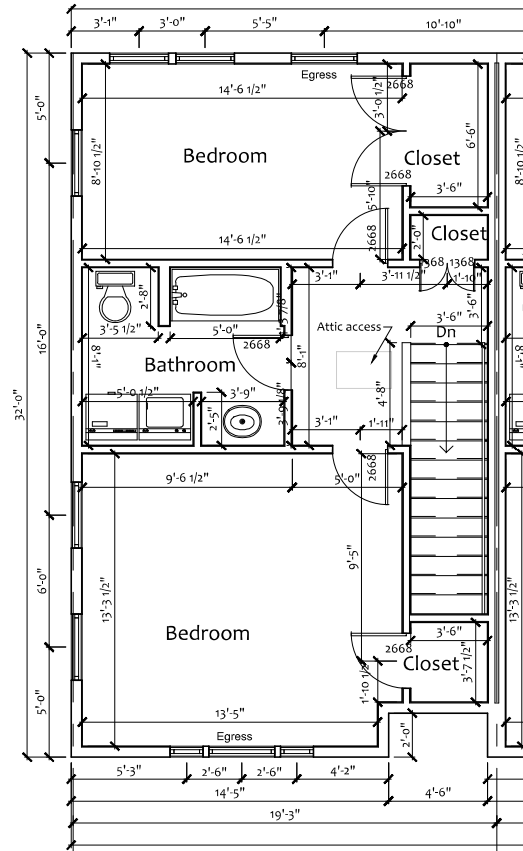


Rear Elevation
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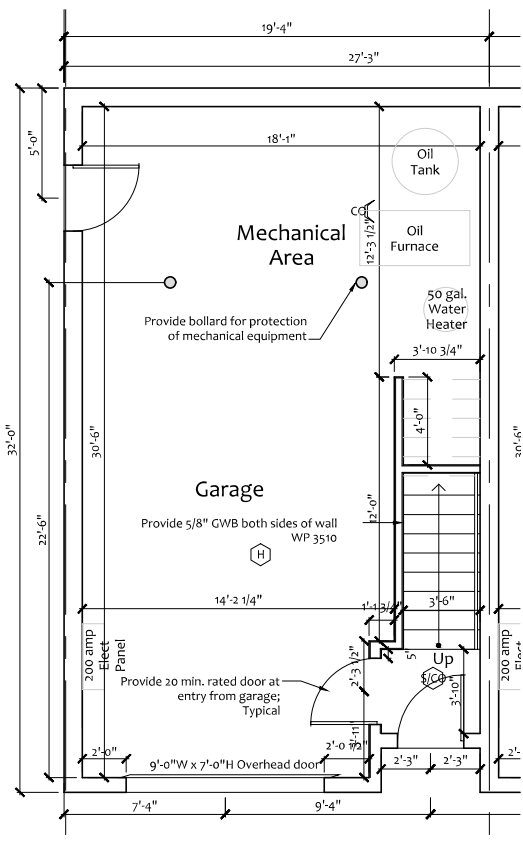


Street Elevation
 Scale: 3/16" = 1'-0"

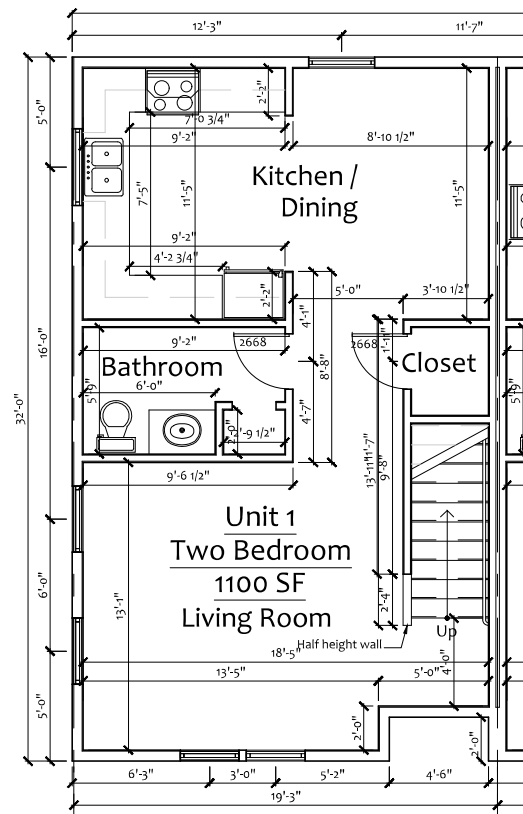
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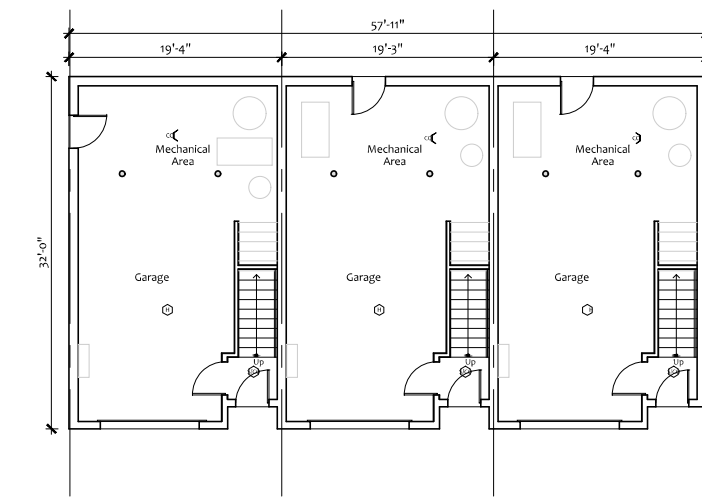
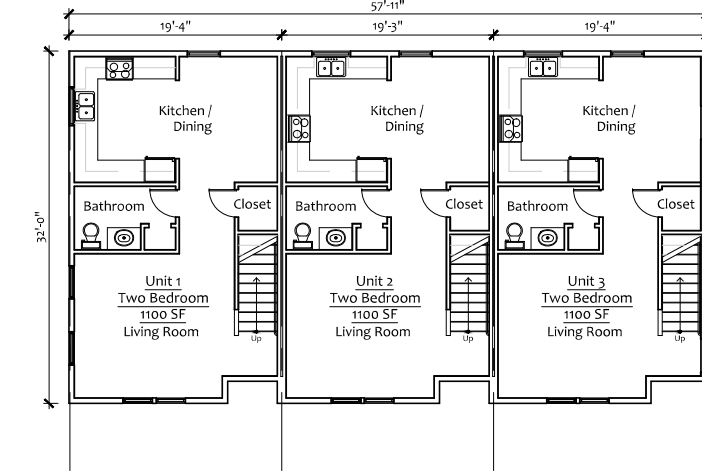
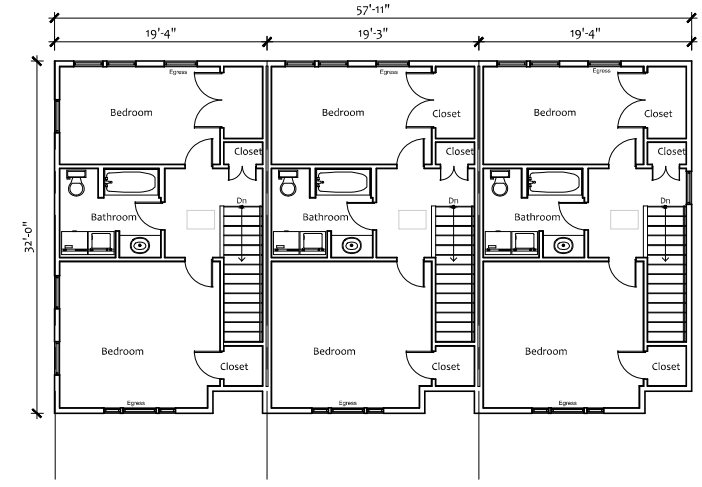
B



C



D



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Timothy Sampson
NCARB, LEED AP
11 King Court
Suite 1E
Keene, NH
603 769 7736



Engineer:

SAMPSON ARCHITECTS
2025 W0# 25-014

Prepared For
Christopher Masiello
118 Portsmouth Ave
Bldg D Suite E
Stratham, NH 03855

PROJECT
Elm City Commons
Elm and Carol Streets
Keene, NH 03431

TITLE
**Floor Plans
Details
Notes**

Date:	Revisions:
4.14.26	Planning Board Review
6.12.26	Planning Board R1
-	-

SCALE as noted

DATE 6.12.26

SHEET NUMBER

A3

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Architect:
Sampson Architects
 Timothy Sampson
 NCARB, LEED AP
 11 King Court
 Suite 1E
 Keene, NH
 603 769 7736



Engineer:

SAMPSON ARCHITECTS
 2025 W0# 25-014

Prepared For
Christopher Masiello
 118 Portsmouth Ave
 Bldg D Suite E
 Stratham, NH 03855

PROJECT
Elm City Commons
 Elm and Carol Streets
 Keene, NH 03431

TITLE
Elevations

Date:	Revisions:
4.14.26	Planning Board Review
6.12.26	Planning Board R1
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

SCALE as noted

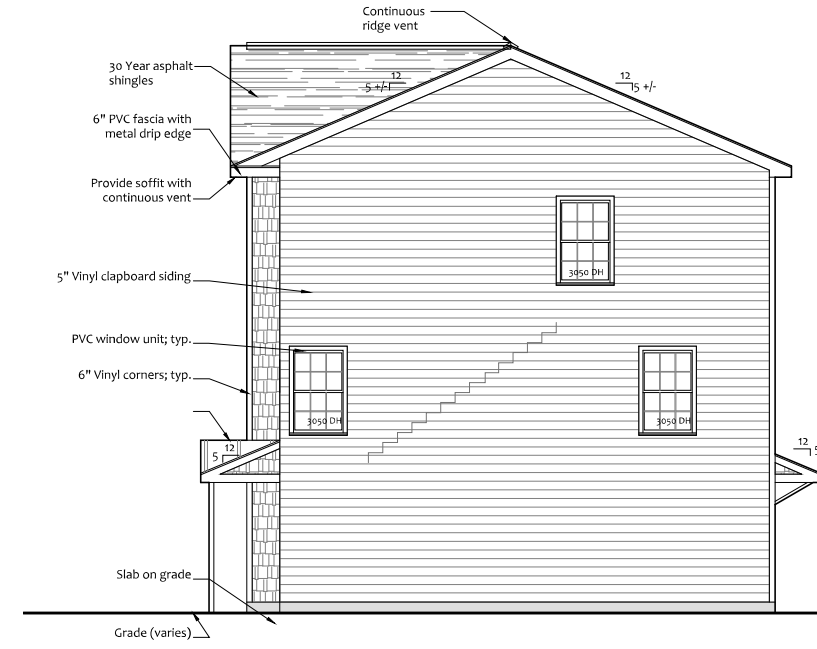
DATE 6.12.26

SHEET NUMBER

A4



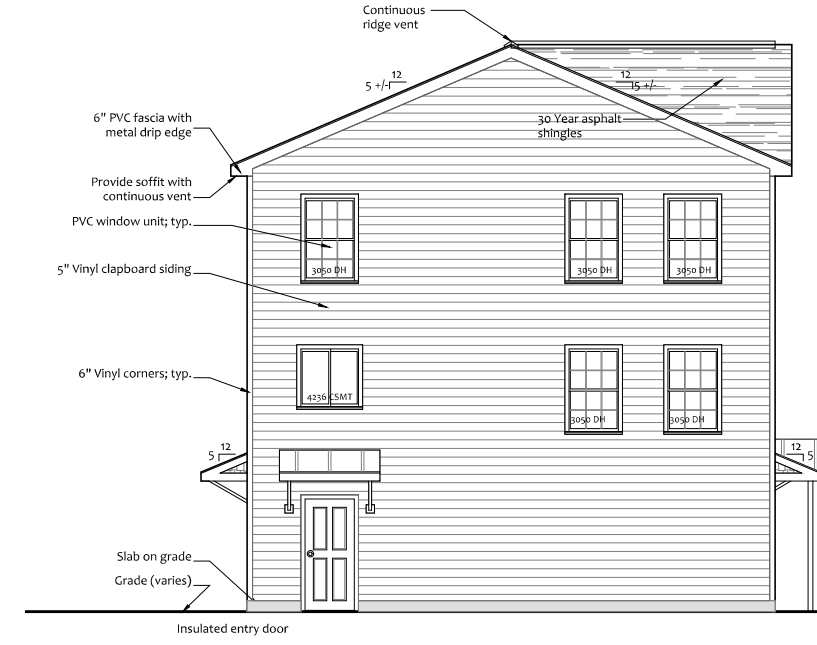
Front Elevation
 Scale: 3/16" = 1'-0"



Right Elevation
 Scale: 3/16" = 1'-0"



Rear Elevation
 Scale: 3/16" = 1'-0"



Street Elevation
 Scale: 3/16" = 1'-0"

A

B

C

D

| 2

| 3

| 4

| 5

| 6

From: Chris Masiello <Chris@mfcinv.com>
Sent: Thursday, June 4, 2026 7:11 AM
To: Megan Fortson
Cc: mikepappas22@yahoo.com; Chad Branon; John Noonan; Tim Sampson
Subject: Elm & Carroll St - Cottage Court (FLC 4200.00)

Follow Up Flag: Follow up
Flag Status: Flagged

Megan, Thank you and the City staff for all time, attention, and feedback on this project. Our team is committed to producing an excellent work product for the City, in your specified time frame.

I would be remiss in not mentioning the affordability component associated with these proposed new homes, which the density is very revenant too. With house/condominium rentals in the general Keene area averaging between \$2200 and \$3000 a month or more, the combined after tax deductions monthly mortgage/real estate tax payments are anticipated to be well within or below these averages. This includes the financial benefits of building homeownership equity, which renters of course do not enjoy.

It is also the teams hope, that at some level this proposed community can be used as future modeling for other affordable housing concepts.

C-

Gratefully,



Christopher James Masiello
Chairman



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WSJ, Amazon and Kindle Best Selling Author of Books ***Change Short and Simple, Mindful Mondays***

and Co-Authored ***Mind-Stirring Business Secrets***

To Learn More Visit : chrismasiello.com

From: Bryan Ruoff
Sent: Thursday, June 11, 2026 1:07 PM
To: Megan Fortson
Subject: PB#Elm City Sewer Analysis

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Megan,

VHB developed a scope and associated fee for the City's sewer system assessment based on the Elm City Cottage Court proposed improvements. That cost and the associated scope is summarized below.

Sewer - \$1925

- Research and model review
- Review sewer calcs provided
- Add flows into model and review the northeast, east and southerly lines for an issues
- Estimate flows in the Carroll st neighborhood – average daily and peak flows
- Calculate sewer flows and pipe capacity on Carroll st. Info provided by city on existing pipe system
- Prepare short memo on findings

Based on discussions, VHB would be able to perform the analysis and deliver a memo of findings to the City in 14-days, or less.

Bryan M. Ruoff, P.E.
City Engineer

City of Keene
350 Marlboro Street
Keene, NH 03431
(603) 352-6550 ext. 6621 | KeeneNH.gov
Report Issues: [SeeClickFix/Keene](#)

From: John Noonan
Sent: Thursday, June 11, 2026 4:07 PM
To: Mari Brunner; Megan Fortson; Evan Clements
Cc: Chad Branon; Mike Pappas; Chris Masiello
Subject: 4200.00 - Elm & Carroll - Geotech Costs

Hi Mari,

Per our discussion, below are the costs that the Geotech work will add to the project budget. This is based on the soils and need for deep foundation, grade beams, and pilings. The costs really drive a need to maximize density at 14 units.

“Right now we are at \$400k worth of Geotech. \$28,600 per unit. The overall cost is more palatable with the 2 extra units at roughly \$365,000 per selling price”.

Best Regards,

John Noonan
Project Manager



Milford Office: 206 Elm Street - Milford NH 03055

Keene Office: 45 Roxbury Street - Keene NH 03431

Tel: 603.672.5456 x 206 - Fax: 603.413.5456

www.FieldstoneLandConsultants.com



CITY OF KEENE NEW HAMPSHIRE

ITEM #G.1.

Meeting Date: June 22, 2026

To: Planning Board

From: Megan Fortson, Planner

Through: Mari Brunner, Senior Planner

Subject: **PB-26-15 - Major Site Plan & Surface Water CUP - Eversource L163 Transmission Line** - Applicant Normandeau Associates Inc., on behalf of owner Public Service Company of New Hampshire (d/b/a Eversource Energy), proposes to replace five existing utility structures along the L163 Transmission Line. The proposed work area is located ~1 mile north of the entrance to Old Gilsum Rd from Timberlane Dr. A Surface Water Protection CUP is requested for ~1,930-sf of impact within the 75-ft surface water buffer to allow for the installation of timber matting and a temporary gravel access road.

Recommendation:

To review the attached staff report and application materials in preparation for the public hearing.

Attachments:

1. PB-26-15 Staff Report
2. Application Form
3. Narrative & Site Photos
4. Plan Set
5. Response to Staff Comments

Background:

The Eversource L163 Transmission Line crosses through portions of Keene, Nelson, Stoddard, and Antrim for ~13.5 miles and has a 150'-wide right-of-way (ROW). The applicant proposes a one-for-one replacement of five existing wooden utility structures with new weathered steel structures. Old Gilsum Rd will be used to access the project area, which crosses through the Rural and Conservation Districts.

A Surface Water Protection CUP is requested for ~1,930-sf of impact within the 75-ft surface water buffer to allow for the installation of timber matting and a temporary gravel access road.

STAFF REPORT

PB-26-15 – MAJOR SITE PLAN & SURFACE WATER PROTECTION CONDITIONAL USE PERMIT – EVERSOURCE L163 TRANSMISSION LINE

Request:

Applicant Normandeau Associates Inc., on behalf of owner Public Service Company of New Hampshire (d/b/a Eversource Energy), proposes to replace five existing utility structures along the L163 Transmission Line. The proposed work area is located ~1 mile north of the entrance to Old Gilsum Rd from Timberlane Dr. A Surface Water Protection CUP is requested for ~1,930-sf of impact within the 75-ft surface water buffer to allow for the installation of timber matting and a temporary gravel access road.

Background:

The Eversource L163 Transmission Line crosses through portions of Keene, Nelson, Stoddard, and Antrim for ~13.5 miles and has a 150'-wide right-of-way (ROW). The applicant proposes a one-for-one replacement of five existing wooden utility structures with new weathered steel structures. Old Gilsum Rd will be used to access the project area, which crosses through the Rural and Conservation Districts.

The proposed project would temporarily impact ~1,930-sf of the 75' surface water buffer to allow for the installation of a temporary gravel access road. Additionally, another ~1,557-sf of wetlands is proposed to be impacted by the installation of temporary timber matting. Per Section 11.6.1.A of the Land Development Code, a Surface Water Protection Conditional Use Permit (CUP) is required for the construction of a new structure or expansion of an existing structure as well as the construction of new roads within the surface water buffer.

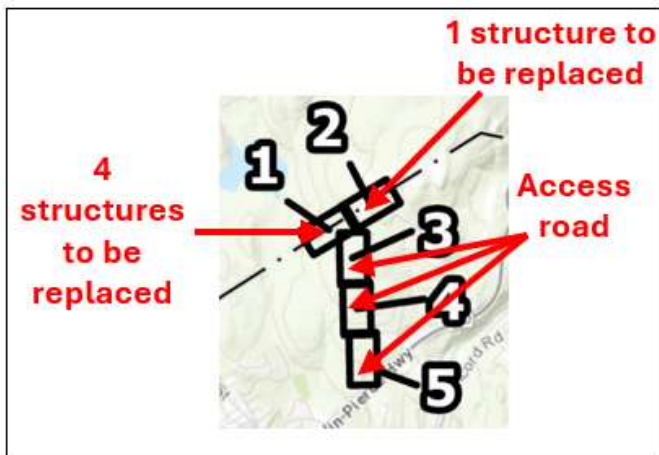


Figure 2. A snippet from the locus plan showing the location of the access road and 5 utility structures to be replaced.



Figure 1. Aerial imagery from 2025 showing the location of Old Gilsum Rd and the Eversource L163 Transmission Line right-of-way.

STAFF REPORT

Determination of Regional Impact:

Staff have made a preliminary evaluation that the proposal does not appear to have the potential for “regional impact” as defined in RSA 36:55. The Board should determine whether the proposal could have the potential for regional impact.

Completeness:

The applicant has requested exemptions from submitting a grading plan, landscaping plan, lighting plan, elevations/renderings, a drainage report, traffic report, soil analysis, historic evaluation, screening analysis, and architectural analysis. Planning Staff have made the preliminary determination that granting the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as “complete.”

Engineering Staff Comments:

1. Reference is made to stonewall agreements, but the intent of the comment is unclear.
2. The existing stone walls identified for removal and resetting shall be confirmed reset in the same location by a Surveyor with a current license in the State of New Hampshire.
3. Prior to construction, the applicant shall submit for and obtain an Encumbrance and/or Excavation permit, as applicable for the scope of the work that encumbers the existing road and/or excavation within the City's ROW.
4. Prior to construction, the applicant shall coordinate access to Old Gilsum Road with the Parks & Recreation Department.

APPLICATION ANALYSIS:

ARTICLE 11.6.2 – SURFACE WATER CUP STANDARDS:

A. Relocation of Proposed Use / Activity:

The proposed work area is restricted to the existing cleared L163 Transmission Line right-of-way (ROW), which is bordered by forested land. Due to the existing structure locations and site constraints, travel through the surface water buffer is unavoidable to access to the easternmost structure proposed to be replaced (Figure 3). This standard appears to be met.

- B. Buffer Encroachment:** The proposed temporary access road will impact ~1,930-sf within the buffer. To minimize impacts to the buffer and the wetland, the applicant notes that the access road is the shortest feasible route and will



Figure 3. A snippet of Map 2 in the plan set showing the wetlands in green and the 75' surface water buffer in purple.

STAFF REPORT

utilize an existing wetland crossing, rather than creating a new crossing. This standard appears to be met.

- C. **Adverse Impacts:** The proposed replacement of the easternmost utility structure will require the creation of a temporary gravel access road through a section of wetlands and the surface water buffer. The applicant proposes to maintain and stabilize the access road as necessary during construction and will utilize timber matting for the wetland crossing. Appropriate perimeter controls including straw wattles and silt fencing will be used during construction to protect adjacent surface water resources. An environmental monitor will be retained to provide erosion control monitoring and advise Eversource on the installation and maintenance of erosion control measures during construction and restoration. This standard appears to be met.
- D. **Preservation of Buffer:** The applicant proposes to restore the impacted areas to their pre-construction conditions through site stabilization, seeding, and mulching at the end of construction. All other areas within the buffer that will be used during the project, such as Old Gilsum Rd, are either already disturbed or will remain in their current, natural state. This standard appears to be met.
- E. **Additional Criteria for Consideration:** The Board may consider the quality, location, connectivity, and other characteristics of the surface water resource when deciding whether the proposed encroachment will result in an adverse impact. The surface water resources in the L163 project area in Keene consist of a scrub-shrub wetland and one vernal pool. The State Wildlife Action Plan characterizes this area as a "Tier 3" habitat (supporting landscapes) with a hemlock-hardwood-pine habitat type. The applicant notes that the existing vegetation community will be restored following construction and the project will result in no permanent changes that would alter or eliminate any of the functions and values currently provided by the surface water resources, including wildlife habitat.

In accordance with Section 11.6.3.A of the LDC, this application has been referred to the Conservation Commission for review and comment. Planning Staff will share any comments and recommendations from the Commission during the public hearing for this application at the Planning Board meeting on Monday, June 22nd.

ARTICLE 21 – SITE DEVELOPMENT STANDARDS:

- 1. **General:** This standard states that one of the purposes of the site development standards is to preserve and enhance the historic and cultural character of the community. During staff review of this project, it was noted that utility structure #191 is adjacent to an existing stone wall. The applicant added a note to Map 1 of the plan set stating that the wall will either be protected with timber matting or avoided during construction. If any temporary dismantling is required, a surveyor licensed in the state of NH will perform an inspection to confirm that the wall has been replaced in the correct location. Staff recommend a condition of approval to ensure the surveyor verification is completed, if necessary.
- 2. **Drainage:** The narrative states that there are no permanent changes to grades, vegetation communities, or impervious coverage in the ROW that would result in increased volume or velocity of runoff onto adjacent properties or wetlands. Timber matting installed within the wetlands and access through the 75'-buffer will be temporary. Erosion and sediment control

STAFF REPORT

measures including silt fencing and straw wattles will be installed and maintained throughout construction and restoration to manage any temporary changes in drainage patterns and protect the water quality of adjacent resources. This standard appears to be met.

3. **Sediment & Erosion Control**: The proposed work will be done in accordance with the “*NHDES Best Management Practices (BMPs) Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire*” (March 2019) as well as the NH Stormwater Manual. The applicant will need to obtain an NHDES Alteration of Terrain Permit, a US Army Corps of Engineers Permit (Self-Verification), and an EPA 2022 General Construction Permit. This standard appears to be met.
4. **Snow Storage & Removal**: Snow will be removed from proposed access routes and access pads as needed by the project contractor when work is active. Otherwise, it will not be removed. Snow stockpiles will be avoided in wetlands and buffer areas and will not impact property outside of the ROW. This standard appears to be met.
5. **Landscaping**: There is no landscaping proposed to be installed as part of this project other than the seed mix and mulch that will be used to stabilize the site following the completion of construction. This standard is not applicable.
6. **Screening**: This standard is not applicable.
7. **Lighting**: This standard is not applicable.
8. **Sewer & Water**: This standard is not applicable.
9. **Traffic & Access Management**: The project area will be accessed via Old Gilsum Rd, which is a gated Class VI Road that is often used by hikers and mountain bikers for recreation. No improvements are proposed to Old Gilsum Rd or other existing vehicle or pedestrian infrastructure as part of this project. Eversource will work with the City of Keene Parks & Recreation Department to minimize impacts to the users of hiking and walking trails in the vicinity of the project area and along Old Gilsum Rd. This standard appears to be met.
10. **Filling & Excavation**: A total of ~43,565-sf of land disturbance is proposed outside of the surface water buffer as part of the project to prepare work pads at the five structures to be replaced. The project area is not located in the 100-year floodplain, and no permanent placement of fill is proposed within the wetlands. Eversource will coordinate with the City in any areas where excavation is anticipated on City-owned land. This standard appears to be met.
11. **Surface Waters & Wetlands**: Surface waters & wetlands are addressed under the criteria for Section 11.6.2 of the LDC included above.
12. **Hazardous & Toxic Materials**: A Stormwater Pollution Prevention Plan is required as part of the EPA Construction General Permit. This plan will outline all anticipated sources of hazardous or toxic materials associated with the project, including construction equipment fueling activities, minor equipment maintenance, any temporary sanitary facilities, and waste storage structures. There are no other hazardous or toxic material sources anticipated as part of the project and the applicant has stated that they are unaware of any existing on-site

STAFF REPORT

contamination. Spill kits will be available at all active work sites and all spills will be cleaned up immediately after discovery following the manufacturer's recommended methods. All demolished utility structures and temporary sanitary facilities will be removed as part of the site restoration following the completion of construction. Planning Staff recommend that the submittal of this plan be included as a condition of approval. This standard appears to be met.

13. **Noise:** Construction activities will be limited to Monday through Saturday from 7 am – 5pm. After construction, there will be no change in noise levels in the area as compared to pre-construction conditions. This standard appears to be met.
14. **Architecture & Visual Appearance:** This standard is not applicable.

Recommended Motion:

If the Board is inclined to approve this request, the following motion is recommended:

“Approve PB-26-15 as shown on the plan set identified as “L163 Line ACR Project; Keene, Nelson, Stoddard and Antrim; New Hampshire” prepared by Normandeau Associates at varying scales on April 22, 2026 and last revised on June 3, 2026 with the following conditions:

1. **Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:**
 - a. **Owner's signature appears on the plans.**
 - b. **Submittal of five (5) color copies of the final plan set.**
 - c. **Submittal of documentation of all necessary permits and approvals, including but not limited to the following:**
 - i. **An NHDES Statutory Permit by Notification for Utility Maintenance Activities**
 - ii. **An NHDES Alteration of Terrain Permit**
 - iii. **A US Army Corps of Engineers Permit (self-verification)**
 - iv. **An EPA 2022 General Construction Permit**
2. **Subsequent to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:**
 - a. **Prior to the commencement of site work, submittal of the Stormwater Pollution Prevention Plan to the Community Development Department.**
 - b. **Following the completion of construction, any portions of stonewalls that were impacted shall be reset in the same location, verified by a surveyor licensed in the state of NH, and confirmed by the City Engineer.”**



CITY OF KEENE
NEW HAMPSHIRE

Planning Application

Project Number: PB-26-15 **Date Submitted:** May 13, 2026

Project Name: Eversource L163 Line Structure Replacement Project **Zoning:**

Project Address: **Parcel Size:**

Parcel Number:

Owner Information

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
-------------	----------------	-----------------------

Applicant Name William McCloy	Applicant Phone # 802-861-7038
---	--

Authorized Agent Name William McCloy	Authorized Agent Phone # 802-861-7038
--	---

Project Description

The proposed project includes the one-to-one replacement of five (5) existing utility structures within the City of Keene. Eversource proposes to build a short section of temporary access road within the Surface Water Protection Overlay District.

Attachments

Narrative & Plan Set

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

Technical Reports

Drainage Report	Exemption Requested
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



May 11, 2026

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

Re: Conditional Use Permit Application and Site Plan Review
Eversource L163 Line Project
Keene, New Hampshire

Dear Members of the Board:

On behalf of Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) is submitting this Conditional Use Permit Application for the proposed Eversource L163 Line Project within the City of Keene. On behalf of Eversource, Normandeau is requesting consideration of a Conditional Use Permit Application for unavoidable wetland and upland buffer impacts in the City of Keene Surface Water Protection Overlay District.

The L163 Transmission Line crosses through portions of Keene, Nelson, Stoddard and Antrim and the right-of-way (ROW) is approximately 150-ft wide. The proposed project includes the one-to-one replacement of five (5) existing utility structures within the City of Keene. The project is necessary to support current and future electricity demands in the region. The structure replacements were selected based on inspection of the transmission line. It was determined that these wooden structures have reached the end of their life expectancy and must be replaced to meet current electrical standards. The existing wood structures will be replaced with weathered steel structures to increase the long-term reliability of the line. There are no proposed expansions of the ROW or construction of new transmission lines associated with this project.

The proposed work area in Keene includes Old Gilsum Road, which Eversource proposes to use to access the ROW. No improvements to Old Gilsum Road are proposed. From the point where Old Gilsum Road enters the existing ROW, existing access roads will be used to access four structures to the west and one structure to the east of Old Gilsum Road. The ROW is currently cleared and routinely mowed as a part of Eversource's Vegetation Management program. Natural cover in the ROW includes upland shrublands and emergent and scrub-shrub wetland habitats. As the Project is in the Rural and Conservation Districts of the City of Keene, a 75-ft buffer applies to all wetlands in the project area. No mapped FEMA floodplains are present within the work areas in Keene.

Normandeau delineated and classified wetlands and surface waters in the vicinity of the project footprint, photographed resources, and recorded data relevant to wetland functions and values in 2025. The wetland delineation was conducted in accordance with the United States Army Corps of Engineers (USACE) Wetlands Delineation Manual using the Routine Determinations Method and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual as required by the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau and the USACE. The wetland delineation and characterization was conducted by Normandeau's New Hampshire Certified Wetland Scientists (CWS): Mr. Benjamin Griffith (CWS No. 298) and Dr. Elizabeth Olliver (CWS No. 337), with additional permitting support from Mr. William McCloy

(CWS No. 268). Photos of delineated resources in the Keene portion of the Project are available in Attachment A.

The proposed project will include access to structures being replaced and the construction of work pads around utility pole replacement locations to stage equipment through both upland and wetland areas.

Buffer Impacts

Proposed impacts within the City of Keene are minimal. Proposed impacts to the Surface Water Protection Overlay District including the 75-foot wetland buffer total 1,930 square feet for the establishment of a temporary gravel access road. This temporary road will be restored using native topsoil following construction and seeded with a native upland seed mix appropriate for western New Hampshire. This temporary road will connect an existing access road and Old Gilsum Road allowing for maintenance and construction vehicles to traverse to the east within the ROW while avoiding an existing stone wall. A total of 1,557 square feet of temporary timber matting within Wetland W100 is also proposed to allow access through the existing wetland that Old Gilsum Road passes through. No impacts to the vernal pool located within W100 east of Old Gilsum Road are proposed. No replacement poles are proposed within the 75-foot wetland buffer. Old Gilsum Road will not be improved or upgraded within the 75-foot buffer.

Other Land Disturbance

Outside of the 75-foot buffer, total land disturbances will total 43,565 square feet to prepare work pads at the five structures that will be replaced. The majority of these areas will be stabilized, seeded and mulched following construction with a total of up to 1,800 square feet of stone, pervious work pad areas left per structure to allow for future maintenance access (a total of up to 9,000 square feet for all work in Keene). There will be no net increase in the area of impervious surfaces. The existing wooden poles will be replaced with new poles of the same general cross-sectional area; resulting in no net increase.

State and Federal Permits

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

- **NHDES Statutory Permit by Notification – Utility Maintenance Activity:** *Application development in progress*
- **NHDES Alteration of Terrain Permit:** *Submitted on 4/3/26, review in process*
- **NHDES Shoreland Permits:** *None required for the work in Keene*
- **USACE Permit (Self-Verification):** *Self-Verification required, Submittal of required materials in progress*
- **EPA 2022 General Construction Permit:** *Development of application for coverage in progress*

In accordance with Article 11 of the Keene Land Use Code, a conditional use permit (CUP) issued by the Planning Board is required for a proposed use listed in Article 11.6.1 when the proposed use is located on land within the Surface Water Overlay Protection District and those impacts are not already covered under the jurisdiction of the NH Department of Environmental Services state issued wetlands permit or shoreland permit.

Article 11.6

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

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

The proposed work area is located within and restricted to the existing cleared L163 transmission line ROW, which is generally bordered by development and forest communities. Due to these site constraints, and inability of Eversource to move the ROW and existing structure locations, travel through the Surface Water Overlay District is unavoidable when the buffer includes the entire width of the ROW. The proposed temporary access road segment within the 75-foot buffer is required so equipment can move west to east within the ROW; the 90-degree corner on the existing access road and Old Gilsum Road is too sharp to be made without additional disturbances while avoiding the existing stone wall along the edge of Old Gilsum Road.

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

The proposed temporary access road segment is the shortest possible route and minimizes impacts within the 75-foot buffer area. The access road will be restored following construction and will be seeded with a native upland seed mix suitable for the site. The access road will be stabilized and maintained as needed during construction to minimize impacts within the buffer area and to the adjacent wetland. In Wetland W100, timber matting will be used to establish the temporary access route along Old Gilsum Road, thereby minimizing impacts to the wetlands to the greatest extent feasible. Impacts to wetlands were further minimized to the extent practicable by using the existing Old Gilsum Road crossing and not establishing a new crossing. Erosion and sediment control and impact minimization Best Management Practices (BMP) will be implemented along work areas in the ROW to reduce/limit potential effects.

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

The Project proposes a one-to-one replacement of existing utility structures within an existing and routinely maintained utility ROW. Direct project impacts to the surface water resources will be temporary, through the use of timber matting to establish access routes necessary to complete the replacements. Where possible, wetland crossing will be located at the narrowest portion of the wetland and/or existing roads (e.g. Old Gilsum Road) within the ROW will be followed. Proposed impacts by the Project in the 75-foot buffer include a short segment of temporary access road; the side slopes are not appropriate for temporary timber matting without leveling the area and therefore establishment of a stable, temporary gravel road has been proposed to limit the need for future disturbances within the 75-foot buffer. All disturbed areas will be restored following construction and will be seeded with an appropriate native seed mix.

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

The proposed project will maintain the buffer in a natural state following restoration at the end of the construction phase of the project. All other areas within the buffer that will be used by the project are either already disturbed (Old Gilsum Road or existing ROW access roads) or will remain in their current, natural state. During construction, appropriate perimeter controls (straw wattle, silt fence, etc.) will be implemented, as needed, to protect adjacent surface water resources. Restoration methods such as seeding with native seed mixes and mulching will be followed, as needed, to return the buffer to pre-construction conditions. An environmental monitor will be retained to provide erosion control monitoring and advise Eversource on the installation and maintenance of erosion control measures during construction and restoration.

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

The surface water resources in the L163 project area in Keene consist of a scrub-shrub wetland and one vernal pool. The wetland is currently crossed by Old Gilsum Road. Project contractors will build the short section of temporary access road in a way that will avoid the wetland, and limit impacts within the buffer. The road surface will be stabilized during construction and following the work all disturbed areas will be restored to pre-construction conditions, stabilized, seeded and mulched. The risk of transport of sediment to surface water resources outside of the project area during construction is low. No permanent changes in vegetation community are proposed which could permanently alter the rate, timing, and/or volume of stormwater runoff and its potential to influence water quality in those surface water resources temporarily impacted by or that occur downstream of the Project. The Project will result in no permanent changes that would alter or eliminate any of the functions and values currently provided by the surface water resources to be temporarily impacted, including wildlife habitat.

Article 21

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

21.2 Drainage & Stormwater Management

An exemption from the drainage report required under Article 21.2.B is requested on the basis that no permanent changes to grades and/or permanent changes to vegetation community and/or coverage in the ROW that could result in increased volume or velocity of runoff onto adjacent properties or surface water bodies are proposed. The Project is utilizing timber matting within wetlands and access within the 75-foot buffer will be temporary. Erosion and sediment controls will be installed and maintained throughout construction and restoration, as needed, to manage any temporary changes in drainage patterns during construction and protect the water quality of adjacent resources.

21.3 Sediment & Erosion Control

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

21.4 Snow Storage & Removal

Any removal of snow from proposed access routes and work pads will be completed, if needed, by the project contractor. Snow removal will only occur when work is active; otherwise, it will not be removed. Development of large snow stockpiles will be avoided in wetlands and buffer areas to the extent feasible and will not impact property outside of the ROW.

21.5 Landscaping

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

21.6 Screening

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

21.7 Lighting

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

21.8 Sewer & Water

No impacts to existing sewer or water utilities by the Project are anticipated. Dig Safe and City Department of Public Works will be contacted prior to the start of work so ensure any existing utilities are marked out and avoided. Known underground utilities, if identified on access routes, will be protected with matting although none are expected due to the rural, remote nature of the project area in Keene.

21.9 Traffic & Access Management

The Project is not anticipated to significantly impact traffic capacity and/or safety and no improvements to roadways, bridges, signals, or intersections are proposed as part of the Project. Eversource and contractors will work with the City of Keene to minimize impacts to users of hiking and walking trails in the vicinity of the project area in Keene and along Old Gilsum Road.

21.10 Filling & Excavation

Filling and excavation will be temporary, minimal and limited to a short section of access road within the 75-foot buffer. No other excavations or fills are proposed within the 75-foot buffer and temporary matting will be used in wetland areas. Other excavation and fills outside of the 75-foot buffer will be minimized and only be what's needed to achieve a safe access road segment and for establishing the minimum work pad area at each structure where a replacement is proposed for use during the projects and for future access needs. Work pads near the structures will be reduced to no more than 30 feet by 60 feet with other areas needed for the work being stabilized and restored. The impacts related to these fill and excavation activities will comply with the conditions outlined in the NHDES Alteration of Terrain Permit and this Keene Surface Water Protection Conditional Use Permit for the Project. Eversource will coordinate with the City where excavation is anticipated on City-owned property in the City of Keene.

21.11 Surface Waters & Wetlands

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

21.12 Hazardous & Toxic Materials

The Stormwater Pollution Prevention Plan, to be developed as part of obtaining coverage for the Project under the current EPA Construction General Permit, will discuss in detail all anticipated sources of hazardous or toxic materials associated with completion of the Project. In general, potential hazardous or toxic materials sources on site will include construction equipment fueling activities, minor equipment maintenance, any temporary sanitary facilities, and waste storage (incidental trash, demolished existing utility structures, etc). No other sources of hazardous or toxic materials are anticipated and the Project is unaware of any existing contamination by hazardous or toxic substances on site.

Spill kits will be available at all active work sites in case of spills from fueling and minor maintenance of equipment and vehicles. All spills will be cleaned up immediately after discovery, following the manufacturer's

recommended methods for spill cleanup. All demolished existing utility structure materials and any temporary sanitary facilities will be removed from the site as part of restoration prior to project close out.

21.13 Noise

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

21.14 Architecture & Visual Appearance

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



Attachment A. Photos of the Buffer Area, Wetland, and Other Project Areas



Photo 1 – Representative overview of the Old Gilsum Road access route, viewing north. (09-24-25)



Photo 2 – Representative overview of the Old Gilsum Road access route, viewing south. (09-24-25)



Photo 3 – Existing spur access off Old Gilsum Road leading to existing access road within the L163 ROW. (09-24-25)



Photo 4 – Proposed wetland crossing of W100 on Old Gilsum Road, viewing north. Existing access road leading to Str. 188 visible on the right side of the photo. (09-24-25)



Photo 5 – Potential vernal pool in wetland W100, viewing east from near the edge of Old Gilsum Road. (09-24-25)



Photo 6 – Wetland W100 west of Old Gilsum Road, viewing west. (09-24-25)



Photo 7 – Proposed Str. 188 work pad, viewing southeast. (09-24-25)



Photo 8 – Overview of the ROW with Str. 190 visible on the right side of the photo, viewing southwest. (09-24-25)



Photo 9 – Proposed Str. 190 work pad, viewing west. (09-24-25)



Photo 10 – Proposed Str. 191 work pad, viewing west. (09-24-25)



Photo 11 – Overview of the ROW, viewing southwest from between Strs. 191 and 192. (09-24-25)



Photo 12 – Proposed Str. 192 work pad, viewing west. (09-24-25)

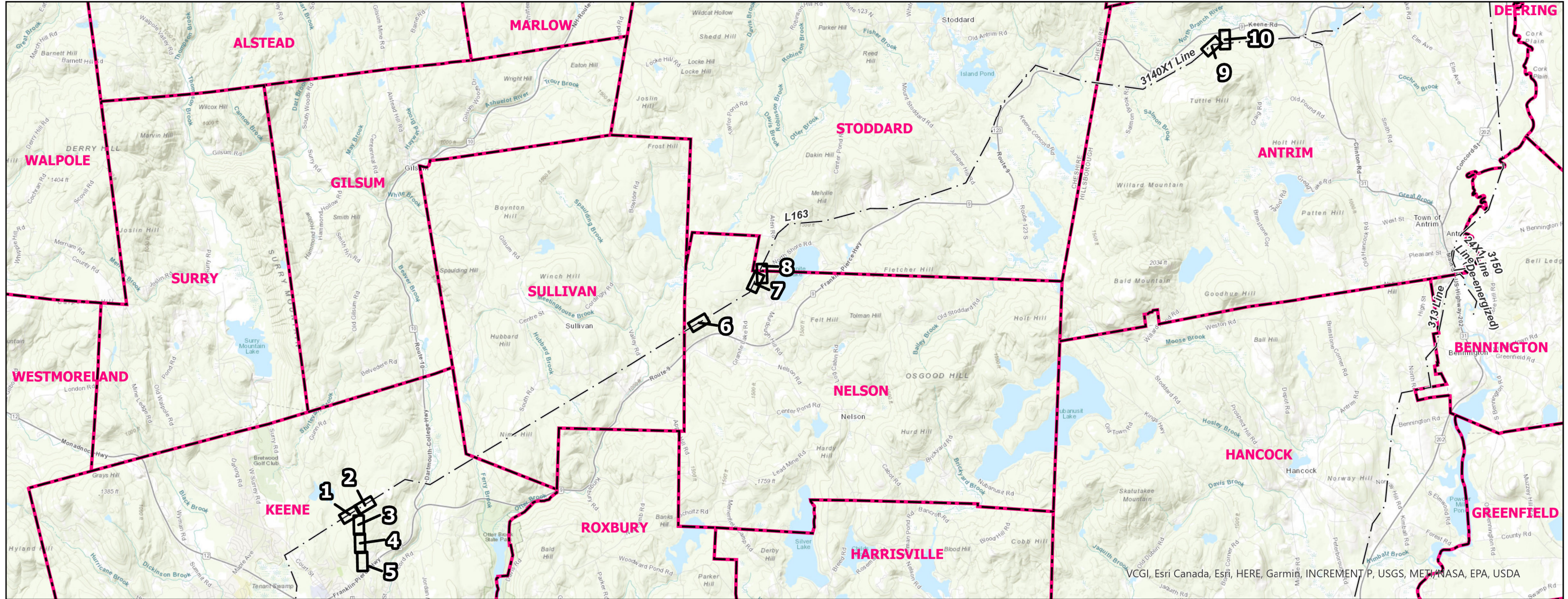


Photo 13 – Proposed Str. 193 work pad, viewing west. (09-24-25)

L163 Line ACR Project

KEENE, NELSON, STODDARD AND ANTRIM NEW HAMPSHIRE

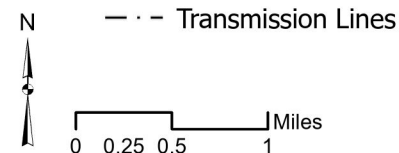
Date: 4/22/2026
Rev: 6/3/2026



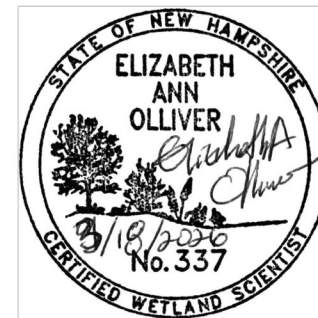
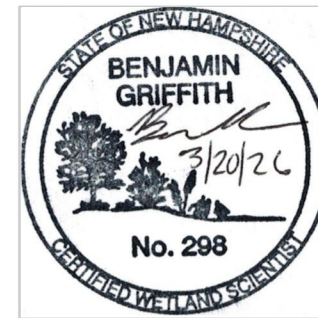
VCGI, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

PREPARED FOR:
EVERSOURCE

107 Selden Street
Berlin, CT 06037

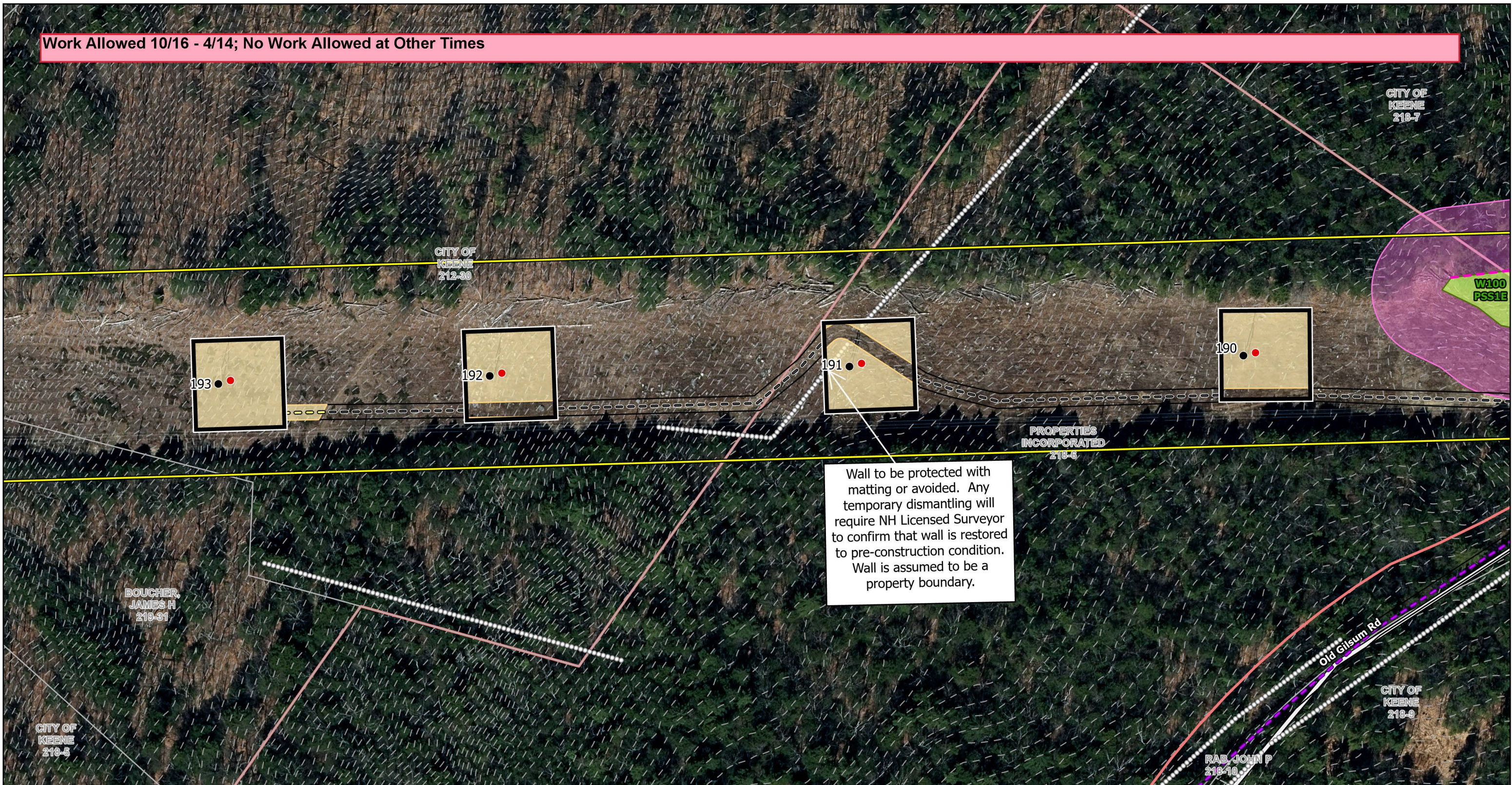


INDEX OF FIGURES
Title Sheet / Index Map
Map Sheets 1-10



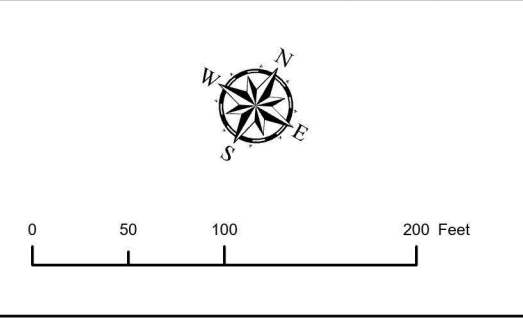
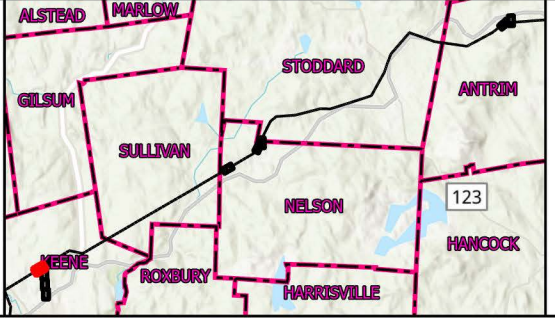
PREPARED BY:
NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Work Allowed 10/16 - 4/14; No Work Allowed at Other Times



Wall to be protected with matting or avoided. Any temporary dismantling will require NH Licensed Surveyor to confirm that wall is restored to pre-construction condition. Wall is assumed to be a property boundary.

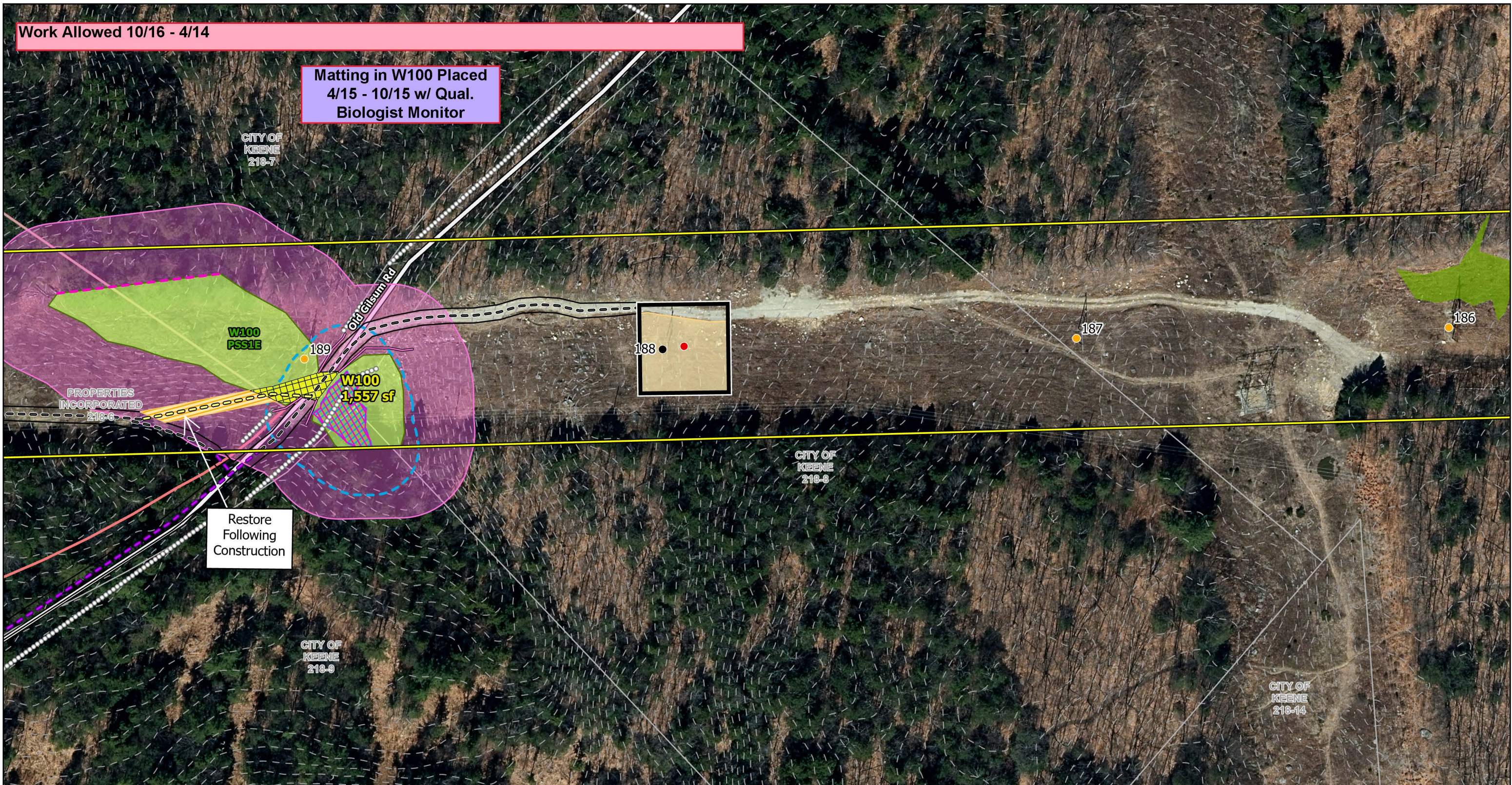
● Existing Structure to Remain	○ Off-ROW Access (Approved)	— Perennial Stream (Centerline)	■ Previously Delineated Wetlands (2016)	▭ Municipal Boundary
● Proposed Structure Location	○ Off-ROW Access (Needs Approval)	— Intermittent Stream (Centerline)	— Wetland/Stream Continues	▭ Public Service Company of New Hampshire (EVERSOURCE)
● Existing Structure to be Replaced	▭ Existing Gravel	▭ Potential Turtle Hibernation Habitat	○ Culvert	▭ Parcel
🔒 Locked Gate	▭ Proposed Gravel	▭ Potential Vernal Pool	○ Stone Wall (Revised 2025)	▭ Keene 75-ft Surface Water Protection District Buffer
▭ L163 Right-of-Way	▭ Restored	▭ 50-ft Potential Vernal Pool Buffer	— 2' Contours	
▭ Work Pad	▭ Upland Matting	▭ Wetlands Reviewed by Normandeau (2025)	— NH DOT Roads	
— Existing Access	▭ Wetland Matting			
— In-ROW Access	▭ Erosion/Sediment Controls			



Eversource L163
Line Maintenance Project
Keene, NH
Map 1 of 10
4/22/2026 Rev: 6/3/2026

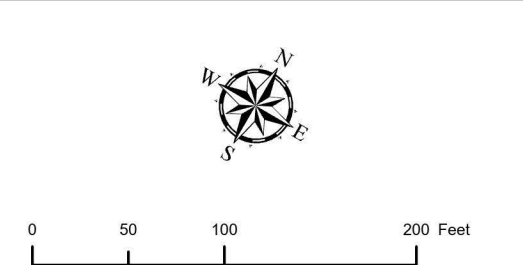
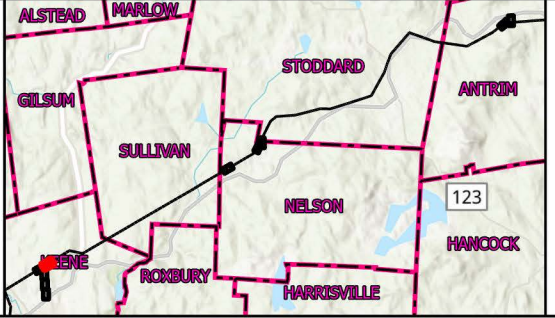
Work Allowed 10/16 - 4/14

Matting in W100 Placed
4/15 - 10/15 w/ Qual.
Biologist Monitor



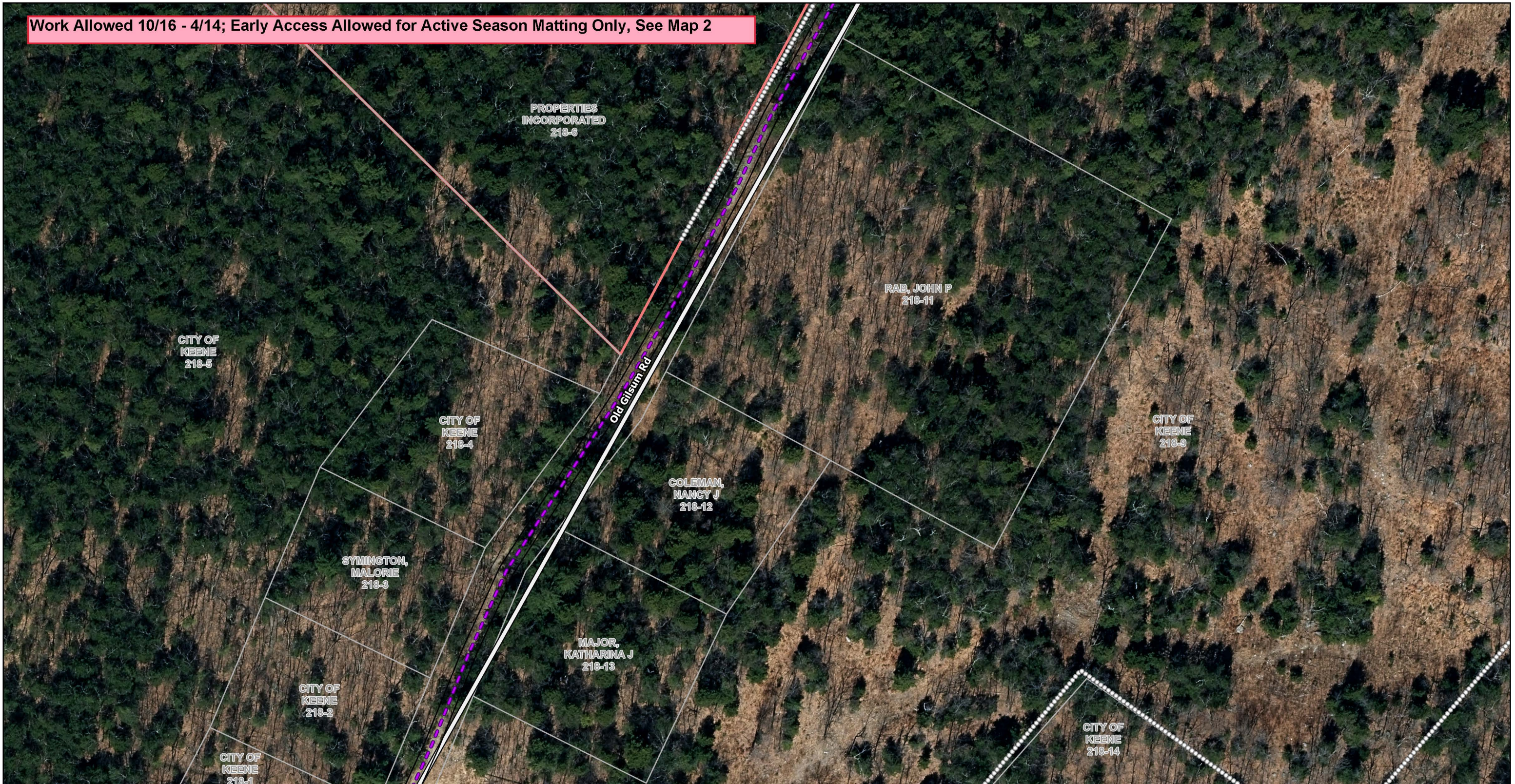
Restore
Following
Construction

- Existing Structure to Remain
- Proposed Structure Location
- Existing Structure to be Replaced
- Locked Gate
- L163 Right-of-Way
- Work Pad
- Existing Access
- In-ROW Access
- Off-ROW Access (Approved)
- Off-ROW Access (Needs Approval)
- Existing Gravel
- Proposed Gravel
- Restored
- Upland Matting
- Wetland Matting
- Erosion/Sediment Controls
- Perennial Stream (Centerline)
- Intermittent Stream (Centerline)
- Potential Turtle Hibernation Habitat
- Potential Vernal Pool
- 50-ft Potential Vernal Pool Buffer
- Wetlands Reviewed by Normandeau (2025)
- Previously Delineated Wetlands (2016)
- Wetland/Stream Continues
- Culvert
- Stone Wall (Revised 2025)
- 2' Contours
- NH DOT Roads
- Municipal Boundary
- Public Service Company of New Hampshire (EVERSOURCE)
- Parcel
- Keene 75-ft Surface Water Protection District Buffer

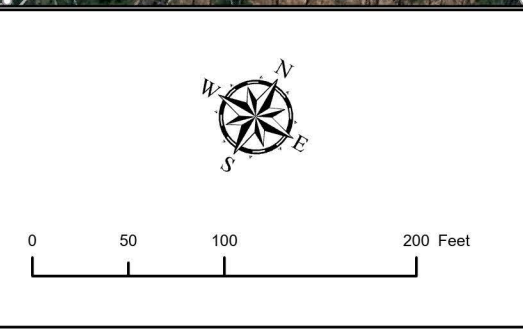


Eversource L163
Line Maintenance Project
Keene, NH
Map 2 of 10
4/22/2026 Rev: 6/3/2026


Work Allowed 10/16 - 4/14; Early Access Allowed for Active Season Matting Only, See Map 2



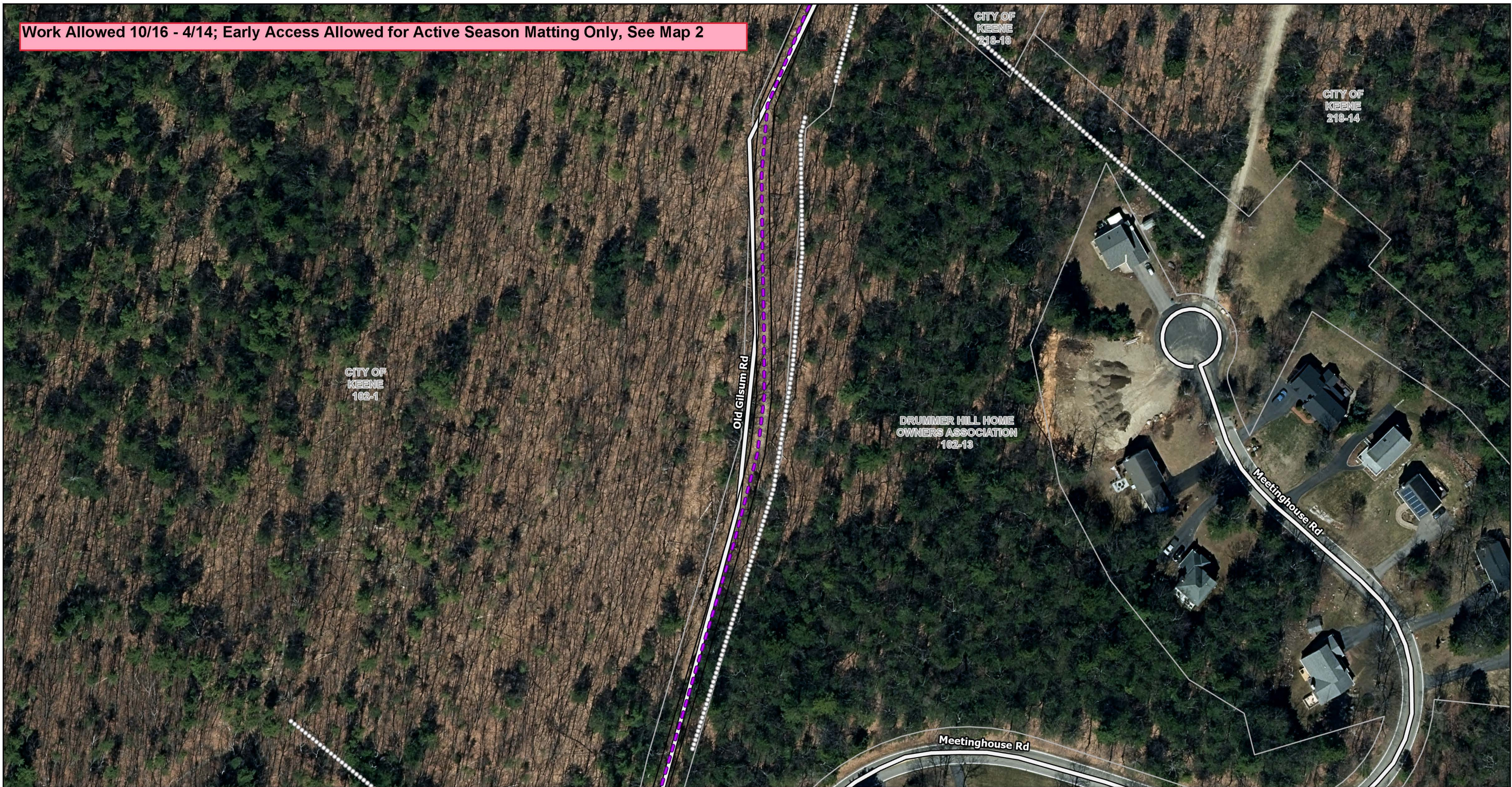
Existing Structure to Remain	Off-ROW Access (Approved)	Perennial Stream (Centerline)	Previously Delineated Wetlands (2016)	Municipal Boundary
Proposed Structure Location	Off-ROW Access (Needs Approval)	Intermittent Stream (Centerline)	Wetland/Stream Continues	Public Service Company of New Hampshire (EVERSOURCE)
Existing Structure to be Replaced	Existing Gravel	Potential Turtle Hibernation Habitat	Culvert	Parcel
Locked Gate	Proposed Gravel	Potential Vernal Pool	Stone Wall (Revised 2025)	Keene 75-ft Surface Water Protection District Buffer
L163 Right-of-Way	Restored	50-ft Potential Vernal Pool Buffer	2' Contours	
Work Pad	Upland Matting	Wetlands Reviewed by Normandeau (2025)	NH DOT Roads	
Existing Access	Wetland Matting			
In-ROW Access	Erosion/Sediment Controls			



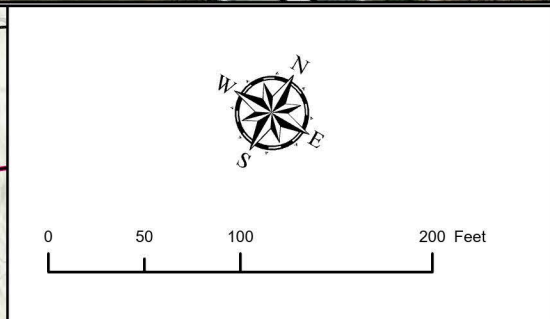
Eversource L163
Line Maintenance Project
Keene, NH
 Map 3 of 10
 4/22/2026 Rev: 6/3/2026



Work Allowed 10/16 - 4/14; Early Access Allowed for Active Season Matting Only, See Map 2

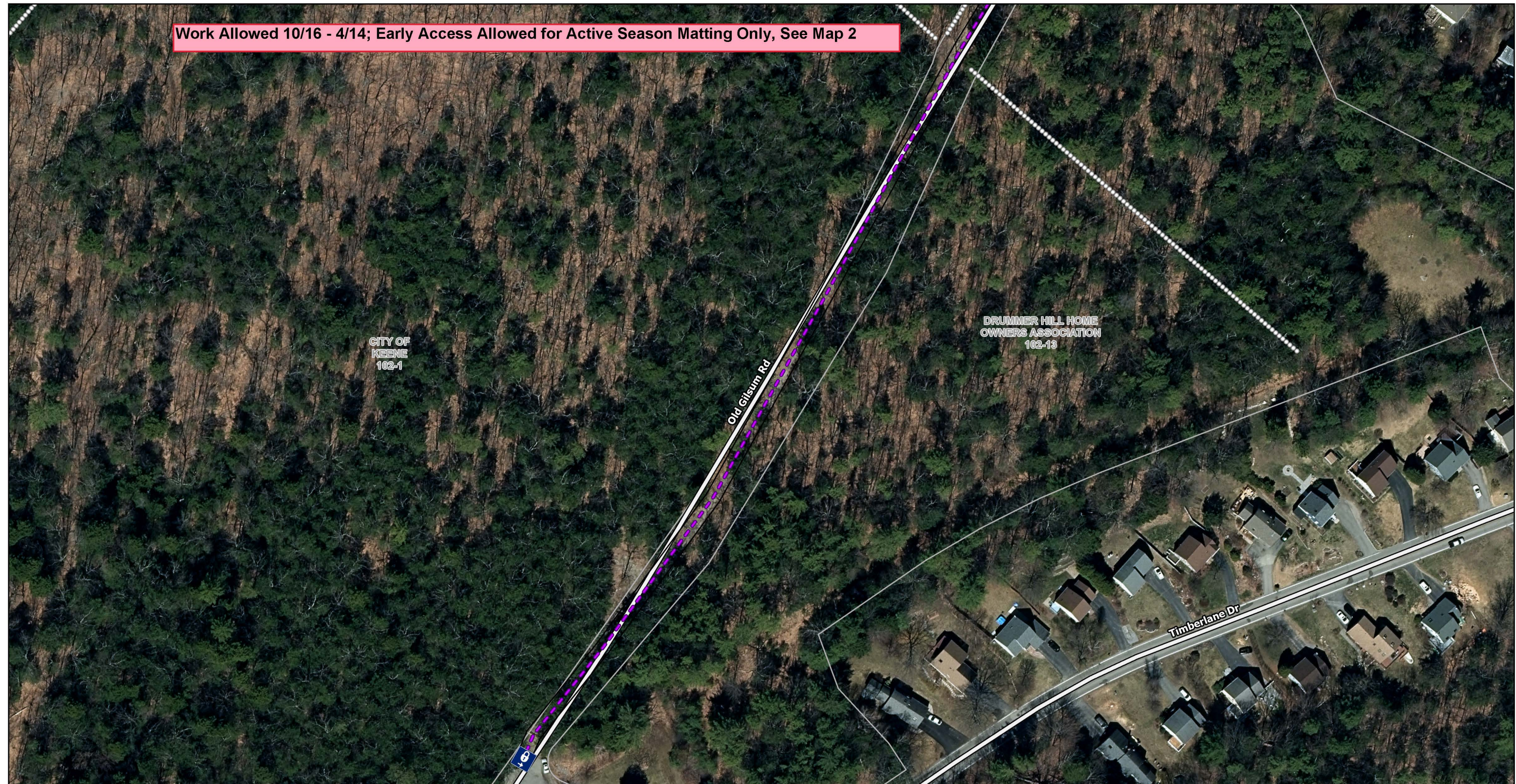


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Eversource L163
Line Maintenance Project
 Keene, NH
 Map 4 of 10
 4/22/2026 Rev: 6/3/2026

Work Allowed 10/16 - 4/14; Early Access Allowed for Active Season Matting Only, See Map 2



<ul style="list-style-type: none"> ● Existing Structure to Remain ● Proposed Structure Location ● Existing Structure to be Replaced Locked Gate L163 Right-of-Way Work Pad Existing Access In-ROW Access 	<ul style="list-style-type: none"> Off-ROW Access (Approved) Off-ROW Access (Needs Approval) Existing Gravel Proposed Gravel Restored Upland Matting Wetland Matting Erosion/Sediment Controls 	<ul style="list-style-type: none"> Perennial Stream (Centerline) Intermittent Stream (Centerline) Potential Turtle Hibernation Habitat Potential Vernal Pool 50-ft Potential Vernal Pool Buffer Wetlands Reviewed by Normandeau (2025) 	<ul style="list-style-type: none"> Previously Delineated Wetlands (2016) Wetland/Stream Continues Culvert Stone Wall (Revised 2025) 2' Contours NH DOT Roads 	<ul style="list-style-type: none"> Municipal Boundary Public Service Company of New Hampshire (EVERSOURCE) Parcel Keene 75-ft Surface Water Protection District Buffer 			<p style="text-align: center;">Eversource L163 Line Maintenance Project Keene, NH Map 5 of 10 4/22/2026 Rev: 6/3/2026</p>
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Construction Sequence:

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

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

Winter Construction Notes:

1. To adequately protect water quality during cold weather and during spring runoff, the additional stabilization techniques, described below, shall be employed during the period from October 15 through May 1. The area of exposed, unstabilized soil shall be: (1) Limited to one acre; and (2) Protected against erosion by the methods described in this section prior to any thaw or spring melt event.
2. All proposed vegetated areas having a slope of less than 15% that do not exhibit a minimum of 85% vegetative growth in a manner that is evenly distributed over the site with no large areas of bare soil by October 15, or that are disturbed after October 15, shall be seeded and covered with 3 to 4 tons of hay or straw mulch per acre secured with anchored netting or tackifier or with at least 2 inches of erosion control mix meeting the criteria of Env-Wq 1506.05(b), and
3. All proposed vegetated areas having a slope of 15% or greater that do not exhibit a minimum of 85% vegetative growth in a manner that is evenly distributed over the site with no large areas of bare soil by October 15, or that are disturbed after October 15, shall be seeded and covered with a properly installed and anchored erosion control blanket or with at least 4 inches of erosion control mix meeting the criteria of Env-Wq 1506.05(b).
4. Anchored hay mulch, erosion control mix, and Erosion control blankets shall not be installed over snow greater than one inch in depth or on frozen ground.
5. All proposed stabilization in accordance with, above, shall be completed within a day of establishing the grade that is final or that otherwise will exist for more than 5 days
6. All ditches or swales that do not exhibit a minimum of 85% vegetative growth in a manner that is evenly distributed over the site with no large areas of bare soil by October 15, or that are disturbed after October 15, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions, as determined by the permit holder's engineering consultant.
7. After October 15, incomplete road or parking areas where active construction of the road or parking area has stopped for the winter season shall be protected with a minimum 3-inch layer of base course gravels meeting the gradation requirements of NHDOT Standard Specification for Road and Bridge Construction, 2016, Table 304-1, Item No. 304.1, 304.2, or 304.3.

Erosion Control Notes:

1. Installation of erosion control grindings and/or silt fences shall be complete prior to the start of work in any given area. Erosion controls shall be used during construction and removed when all slopes have a healthy stand of vegetation cover.

2. In areas that will not be paved, "stable" means that: (A) A minimum of 85% vegetative cover has been established in a manner that is evenly distributed over the site, with no large areas of bare soil; (B) A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; or (C) Erosion control blankets have been installed in accordance with Env-Wq 1506.03.
3. Note that all cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade
4. As required, construct temporary berms, siltation fences, sediment traps, etc. to prevent erosion & sedimentation of wetlands.
5. The work area shall be graded and otherwise shaped in such a manner as to minimize soil erosion, siltation of drainage channels, damage to existing vegetation, and damage to property outside limits of the work area. Erosion control grindings will be necessary to accomplish this end.
6. Any stripped topsoil shall be stockpiled, without compaction, and stabilized with BMPs.
7. Permanent or temporary cover must be in place before the growing season ends. When seeded areas are not mulched, plantings should be made from early spring to May 20 or from August 15 to September 15. No disturbed area shall be left exposed during winter months, plant annual ryegrass prior to October 15th.
8. Erosion controls shall be inspected weekly and following any rainfall event that produces 0.5 inch or more of precipitation within a 24-hour period.
9. Timber mats must be removed after one growing season.
10. Any erosion control matting used shall be wildlife friendly. No welded plastic webbing, netting, or other similar form shall be used in erosion/siltation controls to avoid entrapment of snakes and other wildlife within the project area.
11. Unless otherwise authorized by NHDES, the Applicant shall keep a sufficient quantity of erosion control supplies on the site at all times during construction to facilitate an expeditious (i.e., within 24 hour) response to any construction related erosion issues on the site.
12. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; and c) set back as far as possible from wetlands and surface waters.
13. Mulch used within any wetland/stream bank restoration areas shall be natural straw or equivalent non-toxic, non-seed-bearing organic material.
14. When using an erosion control mix berm, the berm must be a minimum of 12" high, as measured on the uphill side of the barrier, and a minimum of two feet wide at the base.

General Notes

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

Plant Protection – General Avoidance and Minimization Measures

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

Eversource L163
 Line Maintenance Project
 Keene, Nelson, Stoddard & Antrim, NH
 Sheet N-1 of 6
 Date: 3/4/2026 Revised: 06/03/2026



equipment and matting before such equipment is moved to the site.

Wildlife Protection – General Avoidance and Minimization Measures

1. Limit the removal of vegetation to that necessary for construction of the project; this will leave associated wildlife habitat as intact as possible.
2. All erosion control materials used will be wildlife-friendly. No welded plastic webbing, netting, or other similar form with openings greater than 1/8-inch shall be used in erosion/siltation controls to avoid entrapment of snakes and other wildlife within the project area.
3. Timber matting will be used in all wetland areas and will remain in place for the shortest duration possible; if possible, passageways will remain open at the wetland crossing to allow for reptiles to cross under the mat-bridge/pathway; matting will remain up to several weeks
4. Daily sweeps by contractors for all turtle and snake species will be performed when work will occur;
5. Any observations of listed species will be reported and no wildlife will be harmed; contact numbers and fliers will be included on the environmental plans
6. Erosion controls will be installed, monitored and maintained to protect adjacent upland and wetland areas from sedimentation and degradation; disturbed areas will be temporarily and permanently stabilized and seeded with a native seed mix; the applicable utility maintenance BMPs will be followed

SPECIFIC WILDLIFE BMPs

New Hampshire Fish and Game Conservation Measures for DCT25-2881 in Accordance with Env-Wq 1504.18 – Wildlife Protection Notes (Received 12/30/25):

Based on the proposed activities, Bald Eagle, Dwarf Wedge Mussel, and Common Loon are not expected to be impacted.

Regarding the conservation measures below, please refer to the following definitions:


- A trained individual is any contractor who has gone through project-species protection education conducted by a qualified biologist on the protected wildlife species at the site.
- A qualified biologist is an individual who has experience and knowledge of protected wildlife that may be found in the project area and has been previously approved by NHFG to conduct the requested site activities. If not previously approved, the credentials of the individual shall be provided to NHFG no less than 30 days in advance of conducting site activities if approval for the individual to conduct the requested activity has not been issued previously.

Please refer to the following conservation measures to avoid and minimize impacts to Spotted Turtle and Wood Turtle:

1. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG biologist contact information. Please refer to the [NHFG website](#) for updated Protected Species Flyers.
 - a. Protected species information (e.g. identification, observation and reporting of observations, when to contact the NHFG biologists immediately) should be communicated during meetings prior to work commencement throughout the construction phase of the project. See Construction Notes Sheet 3.

2. Work (including mobilization and demobilization) shall occur from October 16th to April 14th in the following areas to protect turtles during the active season. The activities outlined in condition 3 are exempt from this TOY restriction:
 - a. Structure 193 to 188.
3. Proposed matting shall be placed prior to the start of the inactive season (October 16th to April 14th) so as to prevent accidental placement atop hibernating turtles.
 - a. This condition shall apply to the following areas:
 - i. The wetland along Old Gilsum Road
 - ii. Stream S201
 - iii. Stream S202
 - iv. Stream S203
 - b. Immediately prior to matting placement in these wetlands, the area shall be swept by a qualified biologist or herpetologist. They shall watch for signs that turtles are being disturbed in the area (ex. Heads coming above water, animals moving in water).
 - c. The qualified biologist or herpetologist shall ensure no turtles are impacted by the installation of matting.
4. The Ecological Review Section prefers work occur between October 16th and April 14th in the following areas. If work must occur in these areas during the active season for turtles (April 15th to October 15th) please refer to conditions 5 and 6.
 - a. Structures 6 to 1
 - b. Structures 117 to 107
5. For work activities occurring during the active season for turtles (April 15th to October 15th) in the locations outlined in condition 2, a trained individual shall be on site for all work activities (including vehicle travel and matting placement). The following list of activities shall be completed by the trained individual:
 - a. Searching for, identifying, documenting, reporting and relocating protected and other wildlife found within the active work zone or in areas where negative impacts may occur.
 - b. Inspecting all adjacent work areas immediately prior to daily construction activities and movement of equipment, for snakes and turtles.
 - c. Progressing immediately ahead of equipment to inspect access roads, work pads, and matted areas.
 - i. Ideally the number of trained individuals would equal the number of operating construction vehicles. If not feasible, the number of trained individuals shall be sufficient to monitor all active work areas and equipment movement within the ROW. Multiple trained individuals are needed if work is occurring in several distinct areas of the ROW, in which case each area would require a sufficient number of trained individuals.
 - d. Inspecting areas before and during the installation and removal of all temporary gravel and construction pads.
 - e. Inspecting areas where necessary improvements to existing access roads occur.
 - f. Inspecting newly matted access roads immediately prior to mowing and matting placement.

- g. Inspecting areas immediately prior to the start of gravel placement.
 - h. Inspecting existing access roads during top-dressing.
 - i. Contacting NHFG biologists in accordance with reporting conditions for protected species.
6. Turtles may be attracted to disturbed ground during nesting season (May 15th to July 15th). Turtle nests are protected by NH laws (RSA 212-B:4, Fis 1401.03). If a nest is observed or suspected, operators shall contact NHFG immediately for further consultation. See Species Flyers on Construction Notes Sheet 3.
 - a. The nest or suspected nest shall be marked (surrounding roped off or cone buffer deployed) and avoided; this shall be communicated to all personnel onsite.
 - b. Site activities shall not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.
 - c. To minimize the potential for nesting to occur within the project site, for areas identified in condition 4, during the nesting season (May 15th to July 15th):
 - i. Avoid stockpiling of materials that may be used for nesting (loose disturbed soil, sandy mounds, loose small gravel, soil mounds that will be reworked) or;
 - ii. Loose disturbed soil, sandy mounds, or loose small gravel shall be silt fenced around the perimeter of the base or covered with tarps or other construction materials at the end of the work day to prevent turtles from nesting in this material (note turtles can move into a site overnight to nest – be observant for of tracks and nesting signs). Silt fence should be checked daily for potential wildlife entrapment.
 7. The following shall be adhered to regarding vernal pools and potential vernal pools:
 - a. Flag the vernal pool prior to work and avoid impacts to the greatest extent practicable based on structure location, engineering and construction constraints.
 - b. Establish a 50’ no disturb vegetative buffer wherever possible.
 - i. Impacts within 50 feet of vernal pools shall be limited to maintenance-related activities including construction access and work pads.
 - ii. To the extent practicable, disturbances will be confined to previously used or regularly maintained routes and work pads, minimizing new habitat disturbance or fragmentation.
 - iii. Following construction, temporary timber matting will be removed, and vegetation will be allowed to regrow naturally.
 8. All work activities shall be restricted to the defined roads, construction areas, and staging areas, with no equipment or materials staged or stored outside of the defined areas as shown on plan sheets dated October 31, 2025.
 9. Work, pull pads, and access shall be minimized to the greatest extent possible.
 10. Upland work pads for one or two pole H-Frame structures shall be reduced post-construction to 30’ x 60’. Three pole structures or areas with irregular topography may need more than a 30’ x 60’ upland area to access all poles. These atypical scenarios are

Eversource L163	
Line Maintenance Project	
Keene, Nelson, Stoddard & Antrim, NH	
Sheet N-2 of 6	
Date: 3/4/2026	Revised: 06/03/2026
	

noted on plan sheets dated October 29, 2025. Upland areas consisting of compacted gravel shall not require reseeding.

11. In order to prevent turtles from nesting in existing access roads, all permanently stabilized access roads within suitable nesting habitat (i.e., sandy, friable soils) in areas identified in conditions 2 and 3 shall be top-dressed with processed stone and/or gravel and compacted in such a way as to make the roads unsuitable for nesting. This shall be completed prior to May or after October.
12. Turtles may nest within trail corridors, edges of trails and bridge/crossing abutments if the substrate and sun exposure is favorable. Hatchlings that emerge in the fall will emerge from nest chambers typically in August and September and can be difficult to see (quarter in size). Please be mindful of young turtles when conducting work activities. Report all observations of hatchlings - see NHFG biologist reporting contact information.
13. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps should not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches.
14. In the event a protected species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with and implementation of corrective actions recommended by the Ecological Review Section unless the protected species is discovered within the active work zone in direct harm from project activities. If this situation occurs:
 - a. Site operators shall be allowed to relocate wildlife encountered.
 - b. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading.
 - c. NHFG biologists shall be contacted immediately if this action occurs.
15. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation. Photographs of the observed species and nearby elements of habitat or areas of land disturbance should be provided to NHFG in digital format at the above email address for verification, as feasible.
16. The Ecological Review Section, its employees and authorized agents, shall have access to the property during the term of the permit.

Eversource L163
 Line Maintenance Project
 Keene, Nelson, Stoddard & Antrim, NH

Sheet N-3 of 6
 Date: 3/4/2026 Revised: 06/03/2026





NEW HAMPSHIRE
SPECIES OF CONCERN

WOOD TURTLE



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



Photo credit: New Hampshire Fish and Game

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



Photo credit: New Hampshire Fish and Game



Photo credit: New Hampshire Fish and Game

This species is protected under Fis 1400.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

11/12/25



NEW HAMPSHIRE
STATE THREATENED

SPOTTED TURTLE



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



Photo credit: New Hampshire Fish and Game

- Specific Information:**
- Adults are 3 – 5 inches long
 - Shell is black or brown, fairly flat, and with yellow spots.
 - Uses variety of wetlands and moves extensively over land.
 - Turtles are frequently concealed by leaves and undergrowth and may not be easily visible.
 - Turtles are most active from April 15 – October 15.
 - During nesting season (May 15 – July 15) turtles are attracted to disturbed ground.



Photo credit: New Hampshire Fish and Game



Photo credit: New Hampshire Fish and Game

This species is protected under RSA 212-A and Fis 1000.

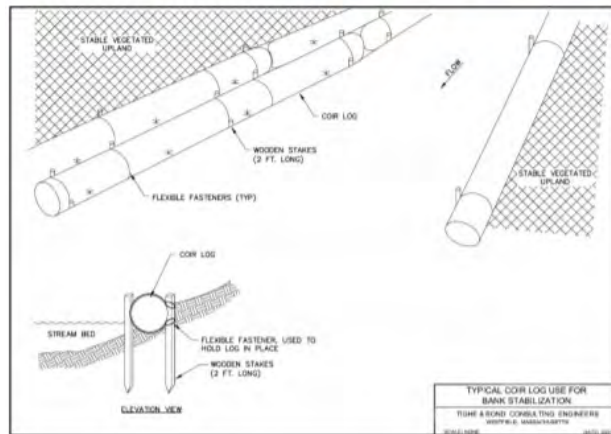
DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

11/12/25

Eversource L163
Line Maintenance Project
Keene, Nelson, Stoddard & Antrim, NH
Sheet N-4 of 6
Date: 3/4/2026 Revised: 06/03/2026



Best Management Practice 4: Coir Logs



Description:

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

Applications:

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

Installation:

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

Best Management Practice 5: Silt Fence



Description:

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

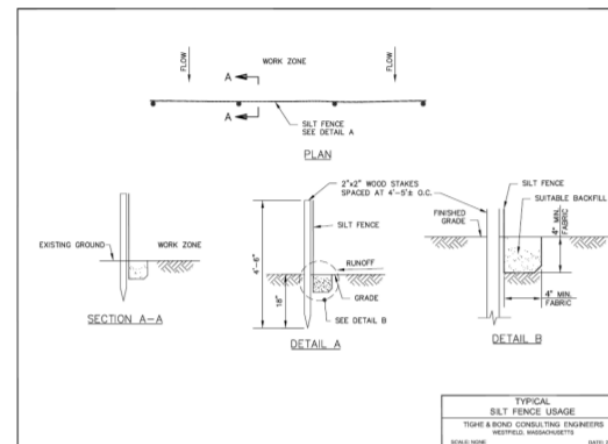
Applications:

Consider using silt fence barriers where:

- Flow to the silt fence from a distributed area occurs as overland sheet flow
- Sedimentation can pollute or degrade adjacent wetlands or watercourses
- Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.
- **Silt fence should not be used in areas of concentrated flows or across streams, channels, swales, ditches or other drainage ways.**

Installation:

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



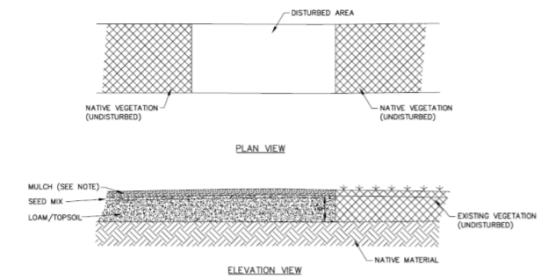
Best Management Practice 16: Temporary or Permanent Mulch



Description:

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

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



Considerations:

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

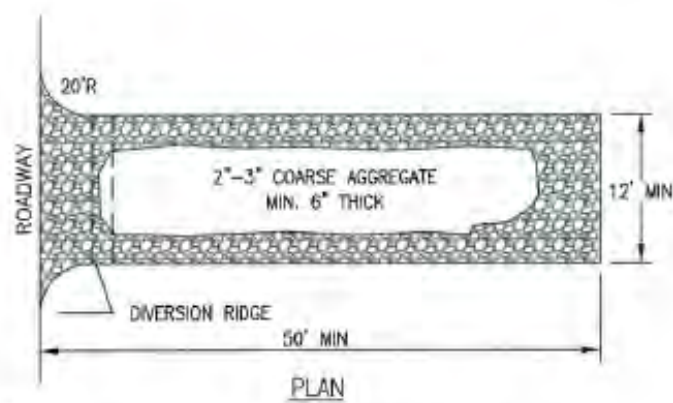
Installation:

Hay or Straw Mulches:

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

Eversource L163
Line Maintenance Project
Keene, Nelson, Stoddard & Antrim, NH
Sheet N-5 of 6
Date: 3/4/2026 Revised: 06/03/2026

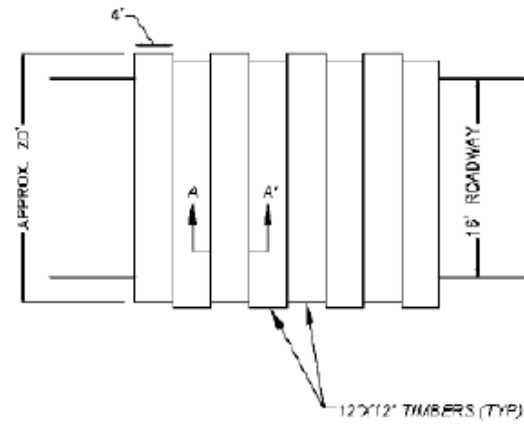
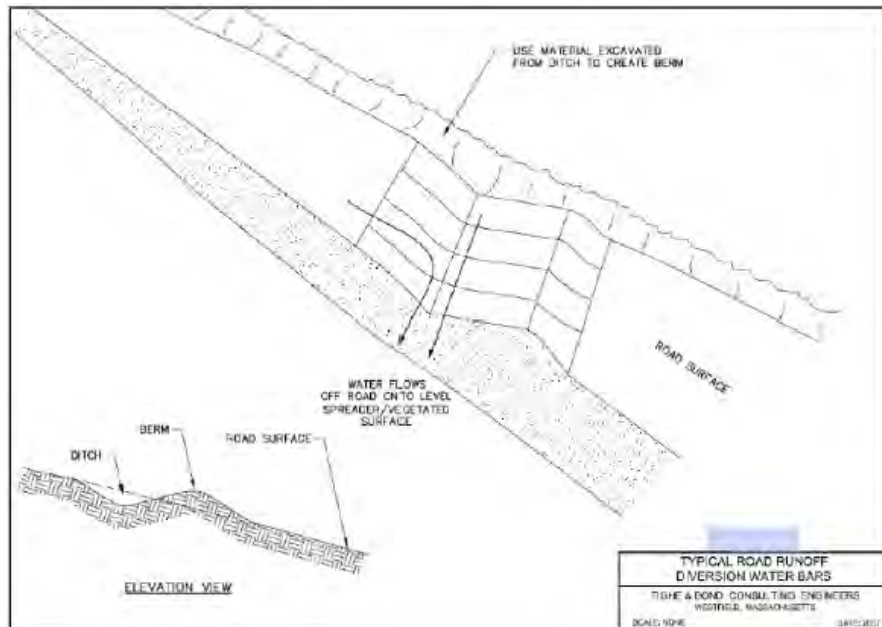




NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

CONSTRUCTION ENTRANCE

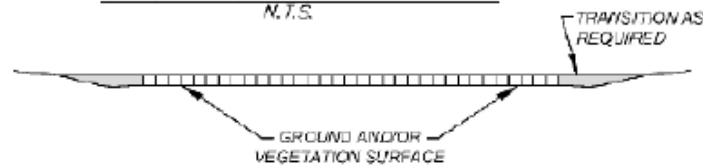
NOT TO SCALE



TYPICAL SWAMP MAT PLAN VIEW
N.T.S.



TYPICAL MAT SECTION A-A
N.T.S.



TYPICAL SWAMP MAT SECTION DETAIL
N.T.S.

Best Management Practices (BMP's) for Straw wattles

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

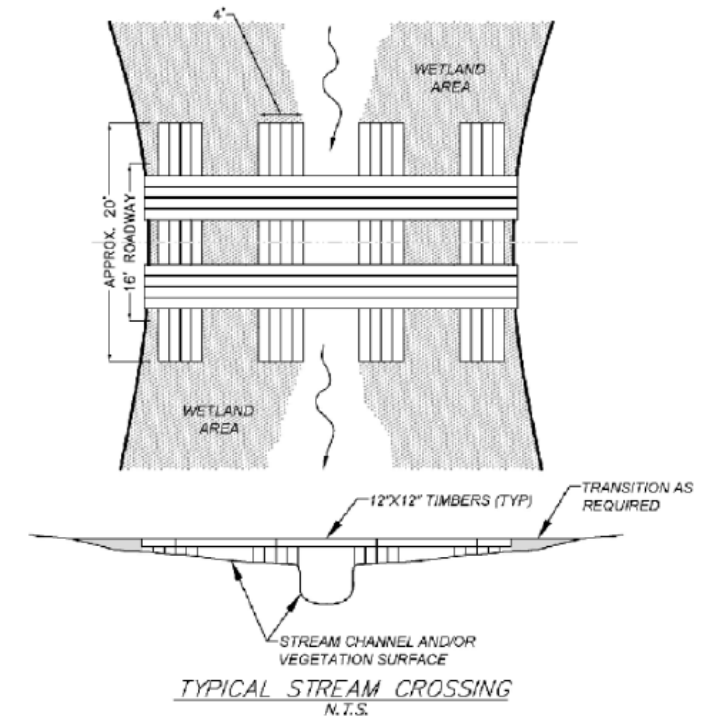
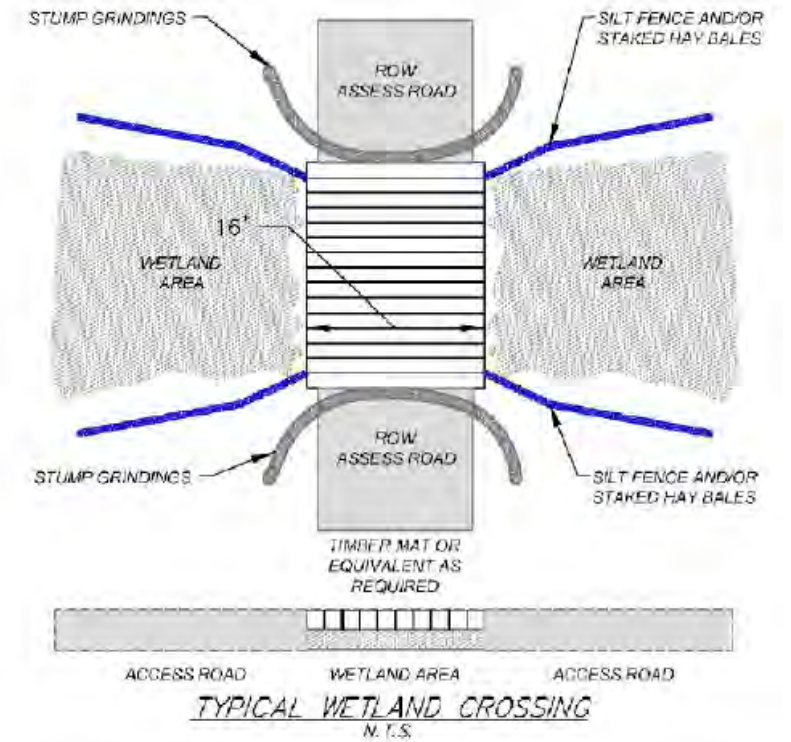
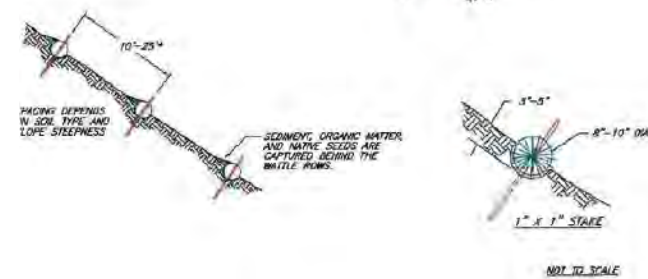
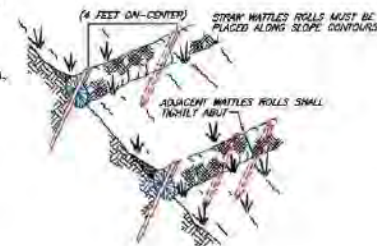
- Applications:**
- Along erodible or unstabilized slopes
 - Spread overland waterflow
 - Trap sediment
 - Around storm drain inlets to slow water and settle out sediment
 - Overlap ends approximately 6 inches

Installation:

Straw wattles are installed parallel to slope contours and perpendicular to sheet flow.

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

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



Eversource L163
Line Maintenance Project
Keene, Nelson, Stoddard & Antrim, NH
Sheet N-6 of 6
Date: 3/4/2026
Revised: 06/03/2026

June 3, 2026

Megan A. Fortson, AICP
Planner, Community Development Department
City of Keene
3 Washington Street
Keene, NH 03431

Re: Eversource CUP (Project #: PB-26-15)
Request for More Information, May 29, 2026

Dear Ms. Fortson:

We have reviewed the City of Keene's comments dated May 29, 2026, and have included narrative *responses* in addition to attachments relating to your request. We have included the original request language and our *responses* in order, below.

1. ENGINEERING:

1. Reference is made to stonewall agreements but the intent of the comment is unclear.

Response: We have updated the call out on the first sheet of the plans to reflect the requirement noted in Comment 2, below. See updated plans provided via upload.

2. The existing stone walls identified for removal and resetting shall be confirmed reset in the same location by a Surveyor with a current license in the State of New Hampshire.

Response: We have updated the call out on the plans to reflect this condition of the permit.

3. Prior to construction, the applicant shall submit for and obtain an Encumbrance and/or Excavation permit, as applicable for the scope of the work that encumbers the existing road and/or excavation within the City's ROW.

Response: Eversource will obtain an Encumbrance and/or Excavation permit from the City for work and excavation within City land or for work within the City's ROW. Eversource will coordinate with Mr. Ruoff regarding these permits.

4. Prior to construction, the applicant shall coordinate access to Old Gilsum Road with the Parks & Recreation Department

Response: Eversource will coordinate prior to the start of construction with the Parks & Recreation Department regarding access using Old Gilsum road.

2. BUILDING/FLOODPLAIN

No comments. No Building Permit or Floodplain permit required.

3. ZONING

No Zoning issues, comments.

4. FIRE

No concerns from KFD.

5. PLANNING

1. Posted Notice Requirement

Response: Eversource/Normandeau will obtain the sign from the Community Development Department and will place the sign at the entrance of Old Gilsum Road, as discussed, more than 10 calendar days before the public hearing.

2. Conservation Commission Referral

Response: Eversource will attend the regularly scheduled Conservation Commission meeting on Monday, June 15, 2026 at 4:30PM in Room 22 at the Keene Parks & Recreation Center located at 312 Washington St. The proposed site visit at 3:30PM on the same day has been cancelled.

3. Plans Set

Response: We will provide/upload a higher resolution version of the plans for review. The plans are lower resolution to reduce file size for easier sharing.

4. Stormwater Pollution Prevention Plan

Response: A copy of the final Stormwater Pollution Prevention Plan will be provided to the City for review prior to the start of work.

5. Conditions of Approval

Response: Thank you for sharing the anticipated Conditions of Approval for review.

Please feel free to contact Jeremy Fennell at jeremy.fennell@eversource.com or William McCloy at 802-861-7038 or at wmccloy@normandeau.com if you have any questions.

Sincerely,



Principal Scientist