KEENE PLANNING BOARD
Council Chambers, Keene City Hall
August 24, 2026
6:30 PM

A. CALL TO ORDER & ROLL CALL

B. MINUTES FROM PRECEDING MEETING

1. July 27, 2026

C. EXTENSION REQUESTS

D. FINAL VOTE ON CONDITIONAL APPROVALS

1. Applications Ready for Final Approval

E. BOUNDARY LINE ADJUSTMENT

F. CONTINUED PUBLIC HEARINGS:

G. PUBLIC HEARINGS

1. **PB-26-21 - Major Site Plan - Bensonwood Parking Lot Modifications, 25 Production Ave** - Applicant Bensonwood, on behalf of owner LIDA Realty LLC, proposes to construct a new 46-space employee parking area and make associated site improvements on the parcel at 25 Production Ave (TMP #110-007-000). The parcel is 6.87-ac in size and is located in the Industrial District.

H. OTHER BUSINESS

1. Opportunity Zone 2.0 Nomination

I. STAFF UPDATES

J. NEW BUSINESS

UPCOMING DATES OF INTEREST

- Joint Planning Board and PLD Committee — September 14 at 6:30 PM
- Planning Board Steering Committee — September 15 at 12:00 PM
- Planning Board Site Visit — September 23 at 8:00 AM — **To be Confirmed**
- Planning Board Meeting — September 28 at 6:30 PM

K. MORE TIME ITEMS

ADJOURNMENT

City of Keene
New Hampshire

PLANNING BOARD
MEETING MINUTES

Monday, July 27, 2026 **6:30 PM** **Council Chambers, City Hall**

Members Present:
Harold Farrington, Chair
Michael Hoefer
Kenneth Kost
Mayor Jay V. Kahn (Remote)
Councilor Molly Ellis
Joseph Cocivera, Alternate

Staff Present:
Mari Brunner, Senior Planner
Megan Fortson, Planner

Members Not Present:
Roberta Mastrogiovanni, Vice Chair
David Bergeron
Andrew Madison
Stephon Mehu, Alternate
Tammy Adams, Alternate

A. Call to Order & Roll Call

Chair Farrington called the meeting to order at 6:30 PM and a roll call was taken. Joseph Cocivera was invited to join the meeting as a voting member and Mayor Jay Kahn was attending the meeting remotely via Microsoft Teams.

B. MINUTES FROM PRECEDING MEETING – JUNE 22, 2026

Chair Farrington offered the following corrections:

Line 160 – the word should be changed from *"peer"* to "*pier"*

Lines 572 and 574: Conditions subsequent #3 and 4 should be renumbered as 2.E and 2.F.

A motion was made by Kenneth Kost that the Planning Board approve the June 22, 2026 meeting minutes as amended. The motion was seconded by Joseph Cocivera and was unanimously approved by roll call vote.

C. Extension Requests

None

D. FINAL VOTE ON CONDITIONAL APPROVALS

None

E. BOUNDARY LINE ADJUSTMENT

1. PB-26-18 – Boundary Line Adjustment – Applicant Ashley Fetchero, on behalf of owners Ashley and John Fetchero and Charles Henry, proposes to transfer ~0.09-ac of land from the ~0.58-ac parcel at 35 Kendall Rd to the ~0.45-ac parcel at 39 Kendall Rd (TMP#s 540-013-000 & 540-012- 000). Both properties are in the Low Density District.

A. Board Determination of Completeness

Planner Megan Fortson stated the applicant has requested exemptions from submitting separate existing and proposed conditions plans and all technical reports. After reviewing each request, Planning Staff have made the preliminary determination that granting the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as "complete."

A motion was made by Kenneth Kost to accept the application as complete. The motion was seconded by David Bergeron and was unanimously approved on a roll call vote

B. Public Hearing

Mr. Jon Lefebvre of Fieldstone Land Consultants addressed the Board on behalf of the property owners. Mr. Lefebvre stated this request is to adjust the common lot line between the two properties. He stated this application was before the Board a few months ago, but his team missed the deadline for addressing the precedent conditions of approval prior to the expiration of the conditional approval. He stated adjusting the lot line would actually bring the lots into more conformity. This also provides more yard space for the two properties. He added he also has copies of the Mylar should the Board wish to sign them tonight. This concluded the applicant's presentation.

Staff comments were next.

Ms. Fortson stated this application was before the Board in October of last year and explained that when a project is conditionally approved, the applicant has 180 days to meet their precedent conditions of approval. For the previous application, the conditions were the submittal of mylars and recording fees; having the property owners sign the plans; and the completion of a lot monument inspection. The conditional approval expired on April 26, 2026 and the only condition that had been met was the inspection of the new lot monuments. She explained that the applicant has come back to the Board with the exact same application, which involves the transfer of ~0.10 acre of land one parcel to the other.

Ms. Fortson noted both properties are located in the Low Density District. Staff has made the preliminary determination that this application does not have the potential to be a development of regional impact.

She next reviewed the subdivision and boundary line adjustment standards as follows:

- Both parcels are going to be in compliance with all necessary zoning dimensional requirements.
- There is no development as part of the application that would affect the character of the land for the subdivision.
- There is no scattered or premature development.
- There are no existing features that need to be preserved.
- The monumentation requirements have been satisfied with the setting and inspection of the new lot monuments.
- Ms. Fortson added that although the southwestern corner of both parcels is located within the 100-year floodplain, there is no development proposed, so this is not a concern.
- There are no concerns related to fire protection and water supply.
- There are no concerns related to utilities.

Ms. Fortson went on to say the motion before the Board this evening is to approve the application with three conditions precedent. Staff has received the mylars, the plans, and the check, so staff's recommendation would be to conditionally approve the application subject to having the owner sign the plans.

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

C. Board Discussion and Action

A motion was made by Kenneth Kost that the Planning Board approve PB-26-18 as shown on the plan identified as "Lot Line Adjustment Plan" prepared by Fieldstone Land Consultants, PLLC at a scale of 1 inch = 20 feet on August 25, 2025 and last revised on February 2, 2026 with the following conditions precedent to final approval and signature of the plans by the Planning Board Chair:

1. Owners' signatures appear on the proposed BLA plan.
2. Submittal of two (2) mylar copies of the plans.
3. Submittal of a check in the amount of $51 made out to the City of Keene to cover recording fees.

The motion was seconded by Michael Hoefer and carried on a unanimous roll call vote.

F. CONTINUED PUBLIC HEARING

1. PB-26-16 – Cottage Court Conditional Use Permit – Applicant Zack Leroy, on behalf of owner Michael Evan, proposes to convert a two-family home into a triplex by adding a dwelling unit to the second story of the attached barn. The

~.21-ac parcel at 128-130 School St (TMP# 555-001- 000) is in the Low Density District.

A. Board Determination of Completeness

Planner Megan Fortson stated the applicant has requested exemptions from submitting separate existing and proposed conditions plans, a grading plan, a lighting plan, a landscaping plan, and all technical reports. Staff recommend that the Board grant these exemptions and accept the application as complete.

A motion was made by Kenneth Kost to accept this application as complete. The motion was seconded by Councilor Ellis and was unanimously approved on a roll call vote

B. Public Hearing

Mr. Zack LeRoy, representing the owner, addressed the Board. Mr. LeRoy stated this request is for the addition of a third unit on this existing property. He stated currently there is an existing two-family house with an attached barn on the property. He noted there is a large living space already in the barn and the applicant would like to convert it into an actual living space by adding a bathroom, kitchen and bedroom. He noted there is plenty of parking on the property. This concluded the applicant's comments.

Mr. Kost asked whether the existing parking is adequate for what is being proposed. Mr. LeRoy stated they have space to reconstruct the driveway to add spaces, but currently as it stands, there is adequate parking. He noted there is a parking plan included in the Board's packet. He referred to the five spaces shown on the plan.

Mayor Kahn stated parking was the issue raised by neighbors and he questioned how many tenants are in the current residence. Mr. LeRoy stated the current residence has two adults in each unit and one child. The Mayor asked whether this property was owner-occupied. Mr. LeRoy answered in the affirmative. Mr. LeRoy went on to say that under the Cottage Court Ordinance, they are allowed to have fewer parking spots per unit. There are currently seven existing bedrooms with and a total of four parking spaces.

The Mayor asked whether this necessitates a Cottage Court application. It was indicated this question would be addressed during staff comments.

Staff comments were next.

Ms. Fortson stated this property is located in the Low Density District and the only way for a triplex to be developed would be to go through the Cottage Court process because this use is not permitted by right in the LD District.

Ms. Fortson went on to say that this is an existing 2.1-acre residential lot located on the western side of School Street approximately 130 feet south of the intersection with Leverett Street. She indicated that this property contains an existing duplex, which was built in 1880 and has

approximately 2,800 square feet of living area. Attached to the rear of the duplex is an approximately 600 square foot barn, which is connected to the main building by an above-ground breezeway.

The property also contains a driveway with four parking spaces. The purpose of this application is to convert the second floor of the barn into another dwelling unit, which would be approximately 600 square feet in size. This unit would only contain one bedroom. The exterior of the barn is proposed to be changed by installing a door to provide access to the unit. She noted that there are no other changes proposed to the building exterior or the site itself.

In terms of regional impact, Ms. Fortson stated staff did not feel the proposal had the potential for regional impact.

In regards to departmental comments, staff did hear back from the City Engineer. As required by the State Building Code, a meter pit and a back flow preventer will need to be installed at the property line.

Ms. Fortson stated because that this application involves the creation of fewer than five units, it is not subject to Major Site Plan Review. She next the reviewed Cottage Court Conditional Use Permit standards outlined under Article 17 of the Land Development Code (LDC).

She stated that as mentioned earlier, this application proposes to convert an existing duplex into a triplex by converting the loft in the attached barn. The new unit will be attached horizontally to the existing duplex, thereby meeting the triplex definition. That standard has been met.

In terms of development types that are allowed, the project is going to be developed on a single parcel of land with a property management entity to manage the rental units. That standard has been met.

She then reviewed the Conditional Use Permit Standards outlined under Section 17.5.3 of Article 17 of the LDC:

- Dwelling Unit Size.: The proposed 600-sf unit is well below the 1,250-sf gross floor area (gfa) maximum required for Cottage Courts and is also below the 900-sf building footprint that is required. That standard has been met.
- Parking: She explained that a maximum of one parking space per bedroom or a minimum of one space per unit could be provided. For this application, the minimum number of parking spaces required would be three and the maximum that could be provided would be seven for the proposal. The applicant is proposing four parking spaces, so this standard appears to be met.
- Building Separation: She noted that this standard is not applicable to the proposal because the barn is already attached.
- Driveways: The existing driveway will continue to be utilized in its current configuration. That standard is met.
- Screening: She explained that this standard is not applicable in this situation, given the fact that it is an existing barn that is proposed to be converted. It is not being enlarged or

increased in height. The intensity of the building form on the property will not be changed as there are no additional structures or exterior building additions that may alter the existing form. However, the Board will need to determine if additional screening may be needed.

- Architectural Guidelines: Not applicable because again, this is an existing building that is being converted.

In terms of a recommended motion, Ms. Fortson stated this application is ready for final approval. In the staff report, staff included two precedent conditions of approval. The first was the submittal of five copies of the final plans and the second was the submittal of revised plans showing the correct number of proposed dwelling units. Ms. Fortson noted the that applicant has satisfied both of those conditions and the property owner has signed the plans. Staff would recommend that the Board issue final approval this evening. This concluded staff comments.

Councilor Ellis noted that one of the abutter letters indicates that this this property was located in the Historic District and asked for clarification. Ms. Fortson stated that this parcel is located in close proximity to, but not within, the Downtown Historic District.

Mr. Hoefer asked if there was some sort of a connector between the main house and the barn for fire safety issues. Ms. Fortson stated the floating hallway is what makes this a triplex and noted that she has not heard any concerns regarding life safety issues. From looking at the plans, she stated she wasn't sure if the hallway was going to be accessible from the new unit. Ms. Brunner stated that it was and noted the area in the breezeway is going to be utilized as a laundry facility. She added that the separation between the units is subject to the building and fire code. She went on to explain this application was reviewed by Building and Fire Department Staff, who did not express any concerns during their review of this application. She added that these aspects of the project would be reviewed as part of the building permit process.

Mr. Kost referred to the letters submitted by abutters and asked if there were any standards with which the applicant did not comply.

Ms. Fortson stated this was a difficult application; All Standards in the Land Development Code as it pertains to the Cottage Court Conditional Use Permit (CUP) have been met. This is why staff is recommending final approval tonight; however, she noted that staff has heard from members of the public, are concerned about the proposal based on the behavior of individuals who have lived in these units previously. She noted this is not something that is under the purview of the Planning Board. If there are verbal altercations, those are issues that would need to be reported to the Police Department and are not addressed under the Cottage Court Standards.

Similarly, if there were to be issues with property maintenance, it would be addressed by the City's Code Enforcement Officer, Ryan Lawless. This again would not be addressed under the Cottage Court Standards.

Ms. Brunner added there are two areas in the Cottage Court ordinance where there is some discretion on the Board's part. The first is the screening standard, which has been reviewed by Ms. Fortson. There are also architectural guidelines. Ms. Brunner noted the applicant is not really

proposing to change much to the exterior of the barn. She indicated those two areas are where there is some level of discretion for the Board.

Councilor Ellis referred to the abutter letters where it is indicated there is the potential for the owner to vacate the main residence and rent it out, which she indicated they could do after living in the main residence for one year. She asked whether living in the main residence is a condition. Ms. Fortson stated that with an Accessory Dwelling Unit (ADU) you could technically have two units on any property where there is a single-family home and one of the units is owner-occupied in Keene, but there is no timeframe attached to it.

Ms. Brunner added that in a residential zoning district, you can have a single-family home by right without having to go through a Planning Board process. An ADU is considered to be "accessory" to the primary single-family residence, but only if one of those two units is owner-occupied in perpetuity. You cannot lose owner occupancy and still keep the status of an ADU. At that point, a property would become a duplex or 2-unit rental.

Chair Farrington referred to page 33 of the agenda packet, which showed aerial imagery and asked whether there was enough room at the end of the driveway if a car is parked for other cars to make the turn and enter the other spots. Ms. Fortson felt this was nebulous. She did not feel somebody would have room for 5th parking spot because typically a parking spot has to be eight feet wide by 18 feet long. The spot on the southernmost area near the property boundary is probably not eight feet wide. She added they could use it as a parking space but whether or not it would actually function as a proper parking space, she wasn't sure. However, the other spaces should be able to function properly.

The Chair asked for Mr. LeRoy's comment on this issue. Mr. LeRoy stated the architect's plan does not accurately depict the space they really have. He stated that there was actually more space closer to the barn. He stated currently five cars have parked in the lot and are able to move in and out. He added it could be tight if someone parked a large truck.

Mr. Hoefer referred to Section 17.5.3 of the LDC, *"Parking Minimums,"* which states that one space per unit is required. He asked whether this would mean only three spaces are required for this property. Ms. Fortson agreed it does.

The Chair asked for public comment.

Ms. Mary Ida Kendall of 127 School Street addressed the Board first. Ms. Kendall stated she is concerned how this additional unit would devalue the neighborhood and noted this is a Low Density neighborhood. She noted there are a few duplexes, but said she felt this triplex would be too much density for the neighborhood. She called the Board's attention to this property being located next to a school. Ms. Kendall noted she paid half a million dollars for her property to be located in a Low Density neighborhood, but that won't be the case with a triplex across the street.

She added that once this property is not owner-occupied, the living situation could change and stated that this property has had troublesome tenants in the past. She felt what is proposed on this property negates the values of the other residents.

Ms. Ruth Venezia of 138 School Street was the next speaker. She stated she has lived in her property for 44 years. She stated that many years 43 years ago she came before the Board and asked to turn the ell in their home into an apartment and it was denied because of Low Density zoning designation. Ms. Venezia stated when this property was owner occupied the living arrangements were acceptable, but since the landlord does not live there anymore she has had to call the police.

Ms. Venezia stated she has met the new owners and does like them but does not want to see a third unit added to this property. She questioned how the City would protect the value of other properties on School Street. She did not feel adding Cottage Court as an overlay, thereby causing spot zoning was fair.

Councilor Tobin stated she too lives in this neighborhood. She stated she understands the concerns about the number of people living in this property. She felt having this unused building occupied would make the neighborhood safe and felt it would be used appropriately.

Ms. Linda Boisvert of 23 Castle Court addressed the Board next. She stated that as a neighboring property owner, she is concerned about this proposal on a property that already has history of maintenance and upkeep issues. She stated over the years she has experienced ongoing problems with debris and leaves from trees on to her property as well as a tree falling on her house and taking down her fence. With these issues, she questions whether the property can adequately support a more intense use.

Ms. Boisvert stated she is also concerned about the impact that adding more residents would have on the neighboring properties. She indicated this property generates noise that can be heard during all hours of the day. Vehicle headlights entering and exiting the driveway at night also affect her property. She stated the residents leave their cars running for close to an hour and this is directly next to where her kitchen is located. She felt a fence could help with noise and trash coming onto her property. She indicated adding more units would add noise and light pollution and felt this addition would affect the quality of life for the neighborhood and asked that the Board deny the application.

Mr. Owen Harvey of 108 School Street stated he too was not in favor of this Cottage Court application. He felt this proposal would change the nature of the neighborhood.

Ms. Venezia addressed the Board again. Ms. Venezia suggested the barn could perhaps be used for storage. As far as the topography of the property, she stated that the land has a steep slope into the abutting property which is not reflected on the plan.

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

C. <u>Board Discussion and Action</u>

A motion was made by Kenneth Kost that the Planning Board issue final approval for PB-26-16 as shown on the plan set identified as "Evan Michael Barn Renovation" prepared at varying scales on July 20, 2026 with no conditions. The motion was seconded by Councilor Ellis.

Councilor Ellis thanked the neighbors for attending tonight's meeting. She stated she has reviewed the application and it seems to meet all the standards and did not feel the Board had any basis for denying this application. She further stated this type of infill development and making use of an empty barn is exactly the type of development the City is looking for. She stated she was in favor of this application

Mr. Kost stated he understands the concerns raised by the neighbors. He explained what the Board looks at is the Land Development Code and he also could not find any basis on which to deny this application. He added that not all renters come with a bad reputation.

Mr. Hoefer stated the addition of one unit to a two-unit property does not meet the standards for regional impact and also does not require notification to surrounding communities. He went on to say all requirements for meeting the conditional use permit application have been satisfied by the applicant. He stated this is a new standard for Keene. He stated he would have like to have seen an elevation of the architectural plans for the barn because the barn is in a state of disrepair.

Mr. Hoefer went on to say that after hearing comments from the neighbors on Castle Court, he felt it would be under the jurisdiction of the Board to suggest some sort of fencing along the rear of the property.

Chair Farrington noted that the Cottage Court Ordinance is a result of the City Council prioritizing infill development in order to provide additional housing units to meet the demand identified as part of the Housing Needs Analysis. He stated with each application the Board would learn from it and "fine tune" the regulations as needed.

Mayor Kahn stated there is no clear basis to deny this application, but there is historic character to this street. He expressed concern about the density of the number of bedrooms and questioned if there would be sufficient parking on the site. The Mayor stated he was not sure he was prepared to vote in favor; however, he would vote in favor of adding a condition of approval related to adding additional screening to the property.

Ms. Brunner stated she has heard two amendments to the proposed motion so far and advised the Board that they would need to make a motion to amend the motion to add those two items, vote on it, and then vote on the original motion.

The Chair reopened the public hearing and invited Mr. LeRoy to speak again.

Mr. Kost asked whether there was going to be any changes to the barn's exterior façades. Mr. LeRoy stated the long-term plan is to match that façade to the house, but for budgetary purposes the property owner did not want to commit to as part of this application. Mr. Kost asked whether this would be completed before someone moves in. Mr. LeRoy stated that decision would be based on the budget.

A motion was made by Michael Hoefer to amend the motion to include the following:

1. The submittal of an architectural drawing of the façade of the unit to make sure it fits in with the character and nature of School Street.
2. The installation of screening along the western portion of the property to shield the neighbor at 23 Castle Court from the additional traffic entering the site.

The amendment was seconded by Joseph Cocivera.

Mr. Kost stated he wasn't sure what the Board was asking for; how high should the fence be? Would it be sufficient to block the light trespassing onto the abutting property as was indicated by the neighbor? Regarding the potential façade modifications, the applicant has indicated the work may not be completed right now, but the Board may want to see these changes included as part of this application.

Councilor Ellis noted she has a neighbor who has a tree and leaves blow into her yard and she was not sure how you solve an issue like this.

Ms. Brunner noted that in looking at the online contour map, it does look like the parking area for this property is about 10 feet higher than the western property line and she wasn't sure if the fence would necessarily block the lighting, if this was the intent with the screening.

Mr. Hoefer stated he was thinking of stockade fence, potentially 10 feet high. If the property is higher than the stockade fence, an eight foot stockade fence along the western front would block all the headlights coming in and out of that driveway. He added that he was looking for staff's advice on the architectural standards that could be applied here to protect the values of the neighborhood. The Chair reminded the Board that screening can also be vegetation.

The Chair asked staff whether there was a screening provision under the Cottage Court standards. Ms. Brunner stated the way it is worded is when the type of development is more intense than the surrounding uses of the property, screening could be required. This neighborhood has single-family homes, so the proposed triplex could be considered a more intense use; however, there is some gray area with this application, which is why the staff report was not very direct. She noted the built forum of the barn is not changing. There is an existing semi-attached barn that is being converted. The actual buildings on the site are not changing, but the intensity of the use is higher than the surrounding uses. As a result, the Board has the ability to require landscaping in the form of a stockade fence or vegetation.

Mr. Cocivera felt screening would be helpful because of the lighting issue raised by the abutter. He stated the screening could also perhaps address the noise issue.

Mr. Kost stated he has some knowledge about noise abatement and noise walls and noted a stockade fence would not prevent noise.

The Mayor stated in this case perhaps vegetative screening would be better. He also added that without input from the property owner, it may be prudent to put this item on more time.

Mr. Hoefer felt the application is lacking the standards to be approved under Cottage Court Ordinance and added it was not the role of the Board to design what type of screening should be provided.

Councilor Ellis stated she agreed with Mr. Kost that the proposed screening options are not going to solve the concerns. She added that if the building facade is not going to be changed at the present time, that item does not need to be part of the application. However, if they are going to change it in the future, she felt it needs to be part of the proposal. She asked for the applicant to provide clarity on this issue.

Mr. Hoefer withdrew his motion to amend. Mr. Cocivera withdrew his second.

Mr. Kost withdrew his original motion. Councilor Ellis withdrew her second.

A motion was made by Councilor Ellis to continue this application to the August 24, 2026 Planning Board meeting. The motion was seconded by Mr. Kost.

Mr. LeRoy stated the applicant has spent a lot of time with staff on this application. The abutters have taken time to come before the Board tonight and he did not feel it was fair to request that everyone come back again next month. He stated they were willing to work with the abutter to address the light pollution and it is not something they were aware of. He added they are not opposed to constructing a fence or installing vegetation. He added that they could also commit to painting the barn as is in the same color. He added they provided everything the City requested and would have provided the required elevations or screening if that was something that was requested. He stressed again they are willing to work with the neighbors.

Mr. Kost stated in this application there is no proposal included to change the exterior of the barn. The discussion he heard was at some point in the future, the owner would address this issue. Chair Farrington noted architectural and visual appearance is the purview of the Board and this is something the Board could request. Ms. Brunner added that under Cottage Court standards, if the Board feels this is something that is necessary to meet the Ordinance, the Board could request a change to the façade.

Mr. Hoefer stated this could be a great addition to the neighborhood as a studio apartment but noted that he wants to make sure it fits in with the neighborhood. He felt it was within the Board's purview to deny this application based on a failure to comply with Section 17.5.4 of the LDC.

Mr. Kost noted this is not new construction. There is nothing needing to be done to the outside of the barn to accommodate the creation of the new interior apartment. The barn is an existing structure that, in his opinion, does not need to be changed. He added the application came before the Board seeking to add a 600-sf apartment inside of a building, but now the Board seems to be requesting all these additional items.

Councilor Ellis stated her confusion is that the applicant had indicated they would be willing to make changes to the exterior. However, if they are saying they are not wanting to make changes

to the exterior, she would agree with Mr. Hoefer that it would be under the Board's purview to request a change to the exterior.

A motion was made by Kenneth Kost that the Planning Board issue final approval for PB-26-16 as shown on the plan set identified as "Evan Michael Barn Renovation" prepared at varying scales on July 20, 2026 with no conditions. The motion was seconded by Councilor Ellis.

The motion was approved on a 3-2 roll call vote with Mayor Kahn and Michael Hoefer voting in the opposition.

2. **<u>Change of Governmental Land Use</u> – In accordance with NH RSA 674:54, the parcels at 0 Gilbo Ave & 0 School St (TMP#s 575-016-000 & 575-017-000) are proposed to be used for temporary construction storage Page 1 of 51 on behalf of the City of Keene during the Downtown Infrastructure Project. The parcels are ~2.86-ac in size and are in the Downtown Growth District.**

A. <u>Public Hearing</u>

Ms. Brunner explained this a public hearing for the Board and members of the public to learn about this project and for the Board to provide non-binding recommendations.

Public Works Director, Don Lussier, addressed the Board and stated the notification of governmental land use in front of Board tonight is a requirement of state law under NH RSA 674:54. When the government asserts its authority to use a property, it may not comply with all Planning Board standards. He explained that this proposal involves two vacant properties located at the corner of Gilbo Avenue and School Street that are owned by Main Street America (National Grange Mutual Insurance). Main Street America has generously agreed to allow the City to use that vacant parcels as a construction staging area during the Downtown Infrastructure Project for the next three years.

Mr. Lussier stated the City's contractor would be using the parcels for the storage of sand, gravel, stone, as well as pipes, concrete structures for storm drains, etc. There will be shipping containers stored on the property to hold materials, tools, and equipment. He added that this is for the contractor. The sub-contractor will all have their own containers and storage area on the site as well.

He explained that the paved portion of the property will be used as for parking for their employees during the workday. There will also be a job trailer located on the site.

Chair Farrington asked how many employees are expected. Mr. Lussier stated it could range between 30-40 employees (two crews working on different projects).

Mayor Kahn asked about security fencing around the site. Mr. Lussier stated they would be installing temporary chain link construction fencing around the site. Mr. Lussier added the City has asked for the fencing to be located inside the existing vegetated buffer on site.

Mr. Kost noted there are pedestrians and bicycles that travel in the area and he asked that safety be considered as trucks travel in and out of this site. He also asked that attention be paid to hazardous materials that may be uses on the site. Mr. Kost asked whether the residential properties in the neighborhood have been notified. Ms. Fortson stated abutting property owners within 200 feet have been notified. Ms. Brunner noted the notice went to the property owners and the renters might not have been notified through this process and she felt that perhaps the City could reach out to them.

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

Mr. Kost asked for some form of signage to be added for pedestrians and bicycles that travel through this intersection to be aware of turning trucks. Mr. Lussier noted the bike path already has a stop sign on either side of that driveway. He felt people would quickly understand that this site is being used for construction; however, if the Board would like a sign, then one can be installed.

A motion was made by Chair Farrington that the Planning Board provide a non-binding recommendation to the City of Keene to increase public awareness that there will be trucks entering and exiting this site. The motion was seconded by Michael Hoefer and was unanimously approved by roll call vote.

H. <u>Other Business</u>

None

I. <u>Staff Updates</u>

1. <u>Overview of Administrative and Minor Site Plan approvals issued from January-June 2026.</u>

Ms. Brunner addressed this item. She indicated a list of Administrative Planning approvals reviewed between January-June of this year were included in the Board's packet on pages 50 and 51. There were no Minor Site Plans approved during this time period and only four administrative approvals were issued. She noted that administrative approvals letters are posted on the Community Development webpage on the City website after they are issued and are deleted on a quarterly basis.

J. <u>New Business</u>

Mr. Hoefer felt the Cottage Court CUP process is being used in a way not originally intended by the City. For example, the conversions of smaller units versus the larger development that is happening near the hospital. Chair Farrington agreed, but added that the overarching goal is to increase density and infill in all districts of the City.

<u>Upcoming Dates of Interest</u>

- Planning Board Steering Committee: Tuesday, August 11, 12:00 PM
- Planning Board Site Visit: Wednesday, August 19, 8:00 AM - To Be Confirmed
- Planning Board Meeting: Monday, August 24, 6:30 PM

The Chair asked that the Board respond regarding their availability to attend site visits when they are contacted by City Staff.

K. <u>More Time Items</u>

Ms. Brunner noted the Joint Planning Board & Planning, Licenses, & Development (PLD) Committee meeting has been cancelled for August 10th due to lack of quorum from the PLD Committee.

<u>Adjournment</u>

There being no further business, Chair Farrington adjourned the meeting at 8:24 PM.

Respectfully submitted by,
Krishni Pahl, Minute Taker

Reviewed and edited by,
Megan A. Fortson, AICP – Planner & Deputy Zoning Administrator

ITEM #D.1.

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: August 24, 2026

To: Planning Board

From: Mari Brunner, Senior Planner

Through: Paul Andrus, Community Development Director

Subject: **Applications Ready for Final Approval**

Recommendation:
To issue final approval for applications that have met their conditions precedent to final approval.

Attachments:
None

Background:
This is a standing agenda item. 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 applications are ready for final approval:

1. PB-26-10 - Cottage Court Conditional Use Permit - Habitat for Humanity Duplex, 0 Grove St (TMP# 585-057-000)
2. PB-26-15 - Surface Water Protection Conditional Use Permit - Eversource L163 Transmission Line
3. PB-26-18 - Boundary Line Adjustment - 35 & 39 Kendall Rd (TMP#s 540-013-000 & 540-012-000)

If any other 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.

ITEM #G.1.

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: August 24, 2026

To: Planning Board

From: Megan Fortson, Planner

Through: Mari Brunner, Senior Planner

Subject: **PB-26-21 - Major Site Plan - Bensonwood Parking Lot Modifications, 25 Production Ave** - Applicant Bensonwood, on behalf of owner LIDA Realty LLC, proposes to construct a new 46-space employee parking area and make associated site improvements on the parcel at 25 Production Ave (TMP #110-007-000). The parcel is 6.87-ac in size and is located in the Industrial District.

Recommendation:
To revew the attached staff report and application materials in preparation for the public hearing.

Attachments:
1. Staff Report
2. Application Form
3. Narrative
4. Approved Site Plan from SPR-796
5. Plan Set
6. Drainage Report
7. Lighting Specification Sheet

Background:
The subject parcel is ~6.87-ac in size and is located at the south end of Production Ave. The site is developed with an existing ~104,428-sf building that houses Bensonwood & Unity Homes. Site access is provided via an existing curb cut along Production Ave and connects to an open paved parking area on the southern portion of the site. Industrial uses surround the parcel to the north and east while the Ash Swamp Brook and rural residential uses are located to the west and south.

The applicant proposes to create a second curb cut and construct a 43-space parking area consisting of ~22,970-sf of asphalt along the northern portion of the site. Twelve additional parking spaces will be delineated on the southern portion of the site adjacent to three outdoor storage areas that will be used to hold finished product while it is waiting to be picked up by trucks.

STAFF REPORT

PB-26-21 – MAJOR SITE PLAN – BENSONWOOD, 25 PRODUCTION AVE

Request:

Applicant Bensonwood, on behalf of owner LIDA Realty LLC, proposes to construct a 43-space employee parking area and make associated site improvements on the parcel at 25 Production Ave (TMP #110-007-000). The parcel is ~6.87-ac in size and is located in the Industrial District.

Background:

The subject parcel is ~6.87-ac in size and is located at the south end of Production Ave (Fig. 1). The site is developed with an existing ~104,428-sf building that houses Bensonwood & Unity Homes. Site access is provided via an existing curb cut along Production Ave and connects to an open paved parking area on the southern portion of the site. Industrial uses surround the parcel to the north and east while the Ash Swamp Brook and rural residential uses are located to the west and south.

Figure 1. Aerial imagery from 2025 showing the full extent of the parcel at 25 Production Ave.

The applicant proposes to create a second curb cut and construct a 43-space parking area consisting of ~22,970-sf of asphalt along the northern portion of the site. Twelve additional parking spaces will be delineated on the southern portion of the site adjacent to three outdoor storage areas that will be used to hold finished product while it is waiting to be picked up by trucks (Fig. 2). Per Section 26.12.3.A.1.e of the Land Development Code (LDC), the installation of new impervious surfaces exceeding 10,000-sf of contiguous area meets the threshold for Major Site Plan Review by the Planning Board.

Determination of Regional Impact:

Staff have made a preliminary evaluation that the proposal does not have the potential for "regional impact" as defined in RSA 36:55. The Board should make a final determination as to whether the proposal could have the potential for regional impact.

Completeness:

The applicant requests exemptions from submitting a separate landscaping plan, elevations/renderings, a traffic report, a soil analysis, a historic evaluation, a screening analysis, and an 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. The proposed drain is shown directly on top of the existing water main. A minimum of 12" of vertical separation is required in accordance with NHDES requirements and insultation provided between the drain and water main, additional details are required to be specified on the plans and detailed out for clarity.
2. The limits of the relocated water main should be specified on the plans, and a note added to the plans requiring the contractor to coordinate with Public Works and obtain an excavation permit for the relocation of the water main.
3. Provide turning movements confirming that the largest vehicle that will access the site and the largest KFD vehicle can access and maneuver though the site.
4. There is an increase in the stormwater runoff rate to Ash Swamp Brook in the post development conditions, no increase is peak stormwater runoff is allowed.
5. The existing sewer line and water line are shown in potential conflict with the proposed drain. It is recommended that the elevation of those two utilities be confirmed for the proposed design in lieu of in construction as specified on the plans. No direction is specified regarding the minimum separation of the relocated utilities, if required based on an identified conflict and in the case of a conflict with the sewer, the drainage system would need to be remodeled and redesigned.

APPLICATION ANALYSIS:

21.2 **Drainage:** Currently, stormwater from the existing paved parking and storage area is directed into a detention basin at the front (east) end of the site. This basin discharges into a city tax ditch along the southern property line that connects to Ash Swamp Brook. Runoff from the north side of the building goes into a tax ditch along the north property line and then into Ash Swamp Brook.

Stormwater from the new parking lot on the north side of the building is proposed to be collected in deep sump catch basins and piped to the existing stormwater basin, which will be expanded to handle the additional volume of runoff. The applicant submitted a revised drainage report dated August 6 which shows that overall volume of stormwater runoff from the site will be reduced. However, the City Engineer noted during his review that the amount of runoff to Ash Swamp Brook is proposed to increase, which is not allowed. At the time of this staff report, the applicant was still working with the City Engineer to address his questions regarding the proposed drainage and stormwater management measures. Planning Staff will share an update regarding the status of these items during the public hearing for this application at the Planning Board meeting on August 24, 2026.

21.3 **Sediment & Erosion Control:** The applicant proposes to install silt fencing along the northern and northwestern portions of the site to protect the City tax ditch to the north from siltation during construction. Planning Staff recommend that the Board include a condition of approval related to the submittal of a security to cover the cost of sediment and erosion control measures as well as the completion of an inspection of these measures prior to the start of construction. This standard appears to be met.

21.4 **Snow Storage & Removal:** Snow storage is shown on the proposed conditions plan to the west of the proposed parking area and a note has been added to the plan stating that no snow will be pushed into or stored within the 30' surface water buffer from Ash Swamp Brook, which is directly to the west. The narrative also states that any excess snow will be removed from the site. This standard appears to be met.

21.5 **Landscaping:** The applicant proposes to remove 9 existing trees along the western side of the north building façade to allow for the creation of the new parking area. Per Section 9.4.4.A of the LDC, a perimeter landscaping area is required to be created if a new on-site parking lot will be visible from the public right-of-way and/or is located adjacent to a residential zoning district. The proposed new parking area on the northern portion of the site will be minimally visible from Production Ave to the east and is adjacent to the Rural District across Ash Swamp Brook to the west.

The applicant proposes to install 13 lowbush blueberries and 12 inkberry hollies along the eastern portion of the site to screen the parking area from Production Ave as well as soften the transition between the building and the public right-of-way. To screen the rear portion of the site from the adjacent Rural District to the west, the applicant is proposing to maintain a 25' wooded buffer, which is allowed in lieu of perimeter landscaping per Section 9.4.4.A.5 of the LDC. During the review of this application, Planning Staff noted on aerial imagery (Fig. 1) that vehicles were encroaching into this 25' buffer on the southwestern corner of the site. To discourage the continuance of this practice and maintain the required wooded buffer, the applicant is proposing to rototill the compacted soil in this area and install 4 juniper bushes as a remediation measure.

Per Section 9.4.5 of the LDC, the applicant is also required to install 1 tree for every 10 new parking spaces and create interior parking lot landscaping areas. In addition to the shrubs proposed on the eastern portion of the site, the applicant is proposing to install 5 red maple trees. Due to the fact that the southern portion of the site is occupied by existing pavement and there is limited space between the building and northern property boundary, the applicant is requesting that the Board approve an alternative landscaping plan in accordance Section 9.4.5.B.5 of the LDC. This section of the code states that, *"The Planning Board may approve an alternative design for interior landscaping of parking lots as part of a site plan review, if they determine the proposed design generally meets the intent of this Article."*

The Board will need make a determination as to whether the proposed landscaping is sufficient to satisfy the intent of these standards. Planning Staff recommend that the Board include conditions of approval related to the submittal of a security to cover the cost of landscaping as well as the completion of initial and final landscaping inspections.

21.6 **Screening:** Section 21.6.1.A.4 of the LDC requires that parking lots be screened from adjacent properties. In addition to the screening described under Section 21.5 above, the applicant also proposes to maintain the existing vegetated buffer in the City tax ditch along the northern portion of the site to screen the parking area from the Eversource parcel directly to the north at 19 Production Ave. The Board will need to decide if the existing landscaping in this area is sufficient to satisfy this screening requirement.

21.7 **Lighting:** The applicant proposes to install four new wall-mounted light fixtures along the north building façade to illuminate the new parking area. All fixtures will be full cut-off with a color temperature of 3,500K or less and a color rendering index (CRI) greater than 70. This standard appears to be met.

21.8 **Sewer & Water:** The narrative states that there are no changes proposed to the existing sewer and water utilities other than raising the existing rims, cleanouts, curb stops, and gate valves to the new finish grade as necessary. This standard appears to be met.

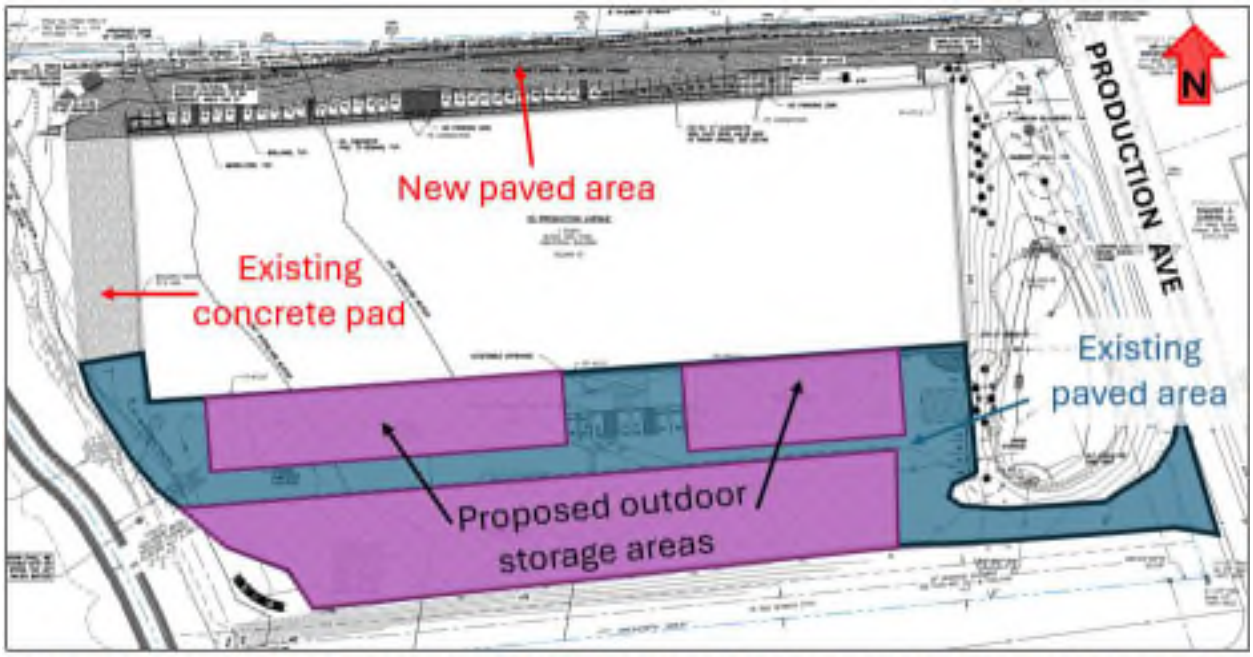


Figure 2. A snippet of the proposed conditions plan showing the new parking lot and outdoor storage areas.

21.9 **Traffic & Access Management:** A new curb cut on Production Ave is proposed to provide access to the north parking lot and will be identified as an "employee only entrance" using signage. The north and south parking / storage areas will be connected via an existing concrete pad and drive aisle located to the rear of the building; however, circulation around the building will be limited to use by emergency vehicles only. The southern portion of the site will be reserved for delivery vehicles picking up finished product. The proposed conditions plan shows that a 22'-wide travel aisle will be maintained between the outdoor storage areas and shows the installation of a bike rack near the northeast corner of the building near the employee entrance. This standard appears to be met.

21.10 **Filling & Excavation:** The narrative states that there will be minimal filling and excavation and notes that the proposed employee parking lot will require stripping of the topsoil and the installation of gravel and asphalt, which will result in proposed finished grades that are close to the existing site grading. This standard appears to be met.

21.11 **Surface Waters & Wetlands:** No impacts are proposed to the 30-ft surface water buffer. Although a Surface Water Protection Conditional Use Permit is not required for the proposed scope of work, a Shoreland Permit will need to be obtained from the New

Hampshire Department of Environmental Services (NHDES) for the proposed disturbances within the 250' shoreland buffer. Planning Staff recommend that the Board include a condition of approval related to the submittal of an approved Shoreland Permit and the inclusion of the permit number on the proposed conditions plan. This standard appears to be met.

21.12 **Hazardous & Toxic Materials:** There are no hazardous or toxic materials involved with this project. This standard is not applicable.

21.13 **Noise:** There are no changes proposed to the noise levels generated on this site. This standard is not applicable.

21.14 **Architecture & Visual Appearance:** There are no changes proposed to the architecture and visual appearance of the building. This standard is not applicable.

Recommended Motion:

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

"Approve PB-26-21 as shown on the plan set identified as "Employee Parking; 25 Production Avenue, Keene New Hampshire" prepared by SVE Associates at varying scales on July 10, 2025 and last revised on August 11, 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. **Submittal of an approved NHDES Shoreland Permit and the inclusion of the approved permit number on the proposed conditions plan.**
    b. **Owner's signature appears on the plans.**
    c. **Submittal of five (5) full-size paper copies and a flattened PDF version of the final plan set.**
    d. **Submittal of a security to cover the cost of landscaping, sediment and erosion control measures, and as-built plans in a form and amount acceptable to the Community Development Director.**
    e. **Submittal of updated plans and any other application materials necessary to satisfy all remaining comments from 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, all sediment and erosion control measures shall be installed and inspected by the Community Development Director or their designee.**
    b. **Following the installation of landscaping, the Community Development Department shall be contacted to perform an initial inspection.**
    c. **One year following the installation of all landscaping, the Community Development Department shall be contacted to perform a final landscaping inspection."**

CITY OF KEENE
NEW HAMPSHIRE

Planning Application

Project Number:	PB-26-21	**Date Submitted:**	July 10, 2026
Project Name:	Employee Parking	**Zoning:**	
Project Address:	25 Production Ave	**Parcel Size:**	
Parcel Number:			

Owner Information

LIDA Realty LLC	6 Blackjack Crossing	Walpole NH 030608
Name	*Address*	*City/State/Zip*

Applicant Name	**Applicant Phone #**
Liza Sargent	802-257-0561 ext. 202

Authorized Agent Name	**Authorized Agent Phone #**
Liza Sargent	802-257-0561

Project Description

Construct employee parking north of existing building as existing parking on south side of building is being used to store product.

Attachments

Narrative & Plan Set		***Technical Reports***	
Narrative	Submitted	Drainage Report	Submitted
Location Map	Submitted	Traffic Report / Analysis	Exemption Requested
Existing Conditions Plan	Submitted	Soil Analysis	Exemption Requested
Proposed Conditions Plan	Submitted	Historic Evaluation	Exemption Requested
Grading Plan	Submitted	Screening Analysis	Exemption Requested
Landscaping Plan	Exemption Requested	Architectural Analysis	Exemption Requested
Lighting Plan	Submitted	Other Reports / Analyses	N/A
Elevations / Renderings	Exemption Requested		

PROJECT NARRATIVE

Employee Parking
25 Production Avenue
Owner: LIDA Realty, LLC
Applicant: Bensonwood

July 10, 2026

SVE Associates, on behalf of the applicant the Bensonwood, is submitting this site plan application to construct an employee parking lot for the existing facility at 25 Production Avenue. The project consists of construction of a 46-space parking lot for the existing employees. The reason for the proposed relocated employee parking is because the facility is storing their finished product in the existing employee parking lot. There isn't room for both. Almost the entire parcel is within the zone X, 500-year floodplain.

The proposed plan complies with all City Development Standards:

1.) Drainage & Stormwater Management:
There will be no net increase in stormwater runoff. See attached drainage narrative. Stormwater from the proposed parking lot will be treated and detained in the deep sump catch basins and expanded stormwater basin onsite.

2.) Sedimentation/ Erosion Control:
Erosion control will consist of silt fence along the perimeter of the project. The Contractor is to install, monitor, and repair erosion control measures on a regular basis. These instructions are included in the notes on Sheet N-1 and details on Sheet C-5.

3.) Snow Storage and Removal:
Snow storage is proposed to the west of the proposed parking and south of the proposed driveway. If snowfall exceeds available snow storage, snow will be trucked offsite.

4.) Landscaping:
Five red maples are to be planted to screen the existing parking south of the building.

5.) Screening:
The new parking lot will be screened by the existing building to the north on the adjacent parcel. We are respectfully requesting no additional screening required for the new parking for the following reasons: (1) no residential lots abut the property to the north, (2) the majority of the lots on Production Avenue currently do not have parking lot screening so it does not adversely affect the neighborhood, and (3) the north property line contains easements for both overhead and underground utilities and is adjacent to the City tax ditch, neither of which are conducive to screening.

Required trees for the new parking spaces are proposed to be planted in a location that will better screen the existing parking spaces to the south of the building.

6.) Lighting:
There are 6 wall mounted lights proposed. All lights are full cut-off.

7.) Sewer & Water:
No changes proposed, other than raising rims, cleanouts, curb stops, gate valves to new finish grade as necessary.

8.) Traffic & Access Management:
No significant changes to amount or timing of trips to the site. Employee vehicles will be separated from the delivery vehicles transporting the products. Employee vehicles will use the north driveway, delivery vehicles will use the south driveway.

9.) Filling and Excavation:
There will be minimal filling and excavation. The employee parking lot will require stripping of the topsoil and installation of gravels and asphalt. Proposed finished grades are close to existing. The existing stormwater basin will be expanded.

10.) Surface Waters & Wetlands:
The property abuts the Ash Swamp Brook to the west and the City's drainage swales to the north and south. There are not wetland impacts. The project requires a NHDES Shoreland permit for disturbance within the 250' shoreland buffer.

11.) Hazardous & Toxic Materials:
Not applicable.

12.) Noise:
The proposed employee parking lot will generate noise typical of a parking lot.

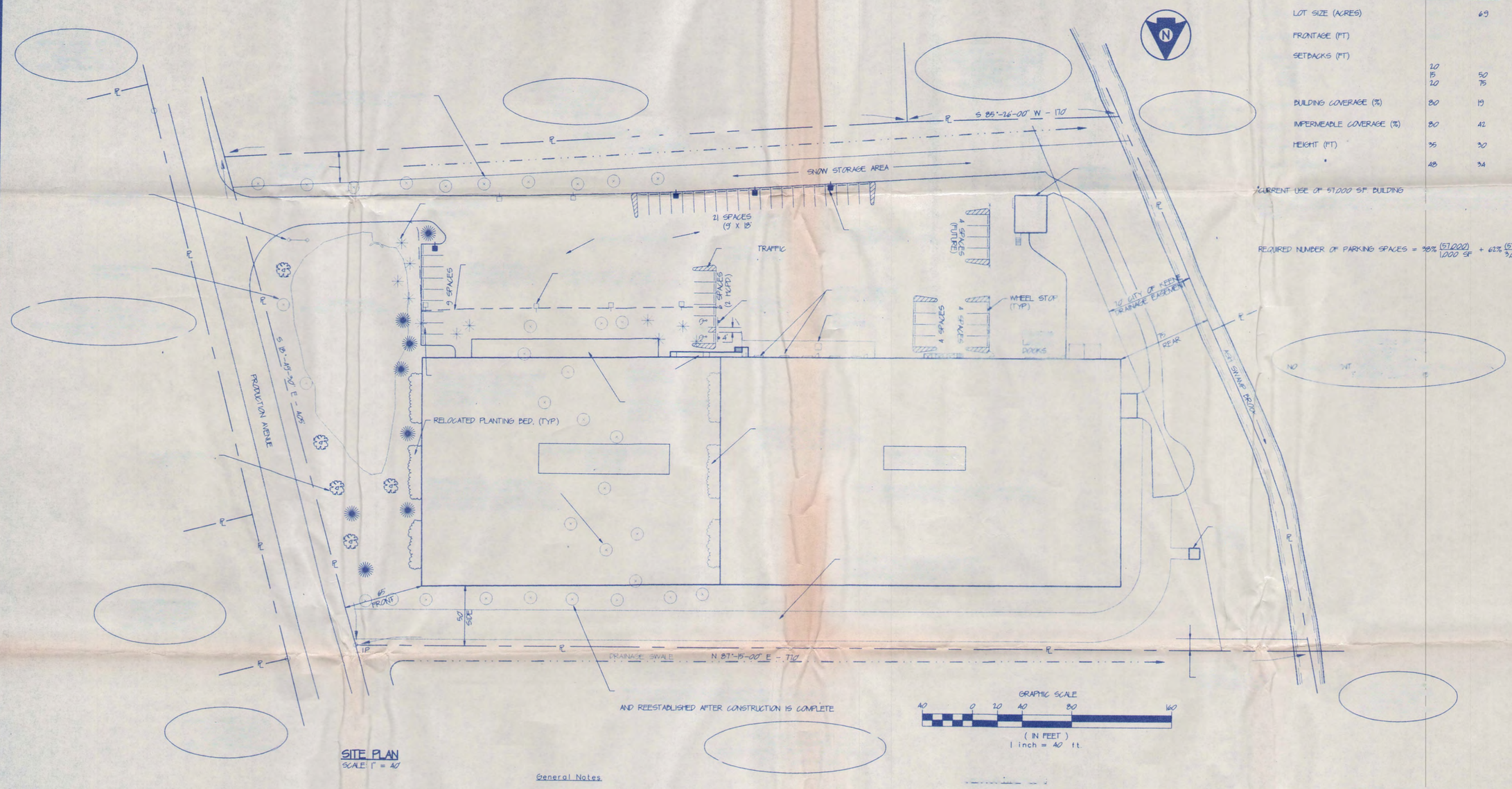
13.) Architecture and Visual Appearance:
Not applicable.

PROJECT ZONING INFORMATION
ZONED INDUSTRIAL – AS PER THE CITY OF KEENE, NH ZONING ORDINANCES
(LAST AMENDED SEPTEMBER 14, 1992)

			PROPOSED	REFERENCE
LOT SIZE (ACRES)		6.9	6.9 (300,564 SF)	
FRONTAGE (FT)				
SETBACKS (FT)	20		65	
	15	50	50	
	20	75	75	
BUILDING COVERAGE (%)	80	19	33	
IMPERMEABLE COVERAGE (%)	80	42	60	
HEIGHT (FT)	35	30	30	
	48	34	48	

% CURRENT USE OF 57,000 SF BUILDING — 62% WAREHOUSE SPACE

REQUIRED NUMBER OF PARKING SPACES = 38% (57,000 / 1,000 SF) + 62% (57,000 / 3,000 SF) + (4,300 / 3,000 SF) = 48 SPACES



SITE PLAN
SCALE: 1" = 40'

LEGEND

- 10 FOOT CONTOUR
- 492 x2 SPOT ELEVATION
- EDGE OF PAVEMENT
- FENCE LINE
- PINE TREE
- MISCELLANEOUS DECIDUOUS TREE
- PROPOSED
- 472
- EDGE OF PAVEMENT
- SILT FENCE
- PINE TREE
- MISCELLANEOUS DECIDUOUS TREE

General Notes:

1.

2. Site plan developed from a compilation of "Warehouse and Sterilization Facility – Site Plan" prepared by Dutresne-Henr 1987, and topographic and planimetric survey in proposed expansion completed by Coleman Surveys in December 1992.

3. to

4.

5. Prior to the start of construction, a Fill Plan must be submitted to the City of Keene Planning Department for review and approval. The Fill Plan must indicate the quantities of fill to the site, source of fill materials, be transport the fill to/from the

conditioned upon adherence to conditions of this Fill Plan, and failure to comply with that plan is grounds for revocation of any and all City Permits.

1. All disturbed with shrub or a 40% creeping , 20% Kentucky bluegrass, 25% annual 15% r Seed to be applied at a to

2. All existing shrubs and trees in the proposed building or preloading

3.

4. All landscaping indicated on this plan is to be maintained by the Owner after the completion of construction and replaced as necessary with new planting materials.

THE STATE OF NEW HAMPSHIRE REGISTERED PROFESSIONAL ENGINEER

Rev.		By

DH Inc.

Drawn By

Date

C1

of

D

EMPLOYEE PARKING

25 PRODUCTION AVENUE, KEENE NEW HAMPSHIRE

PROPERTY OWNER:

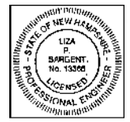
LIDA REALTY LLC

6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

APPLICANT:

BENSONWOOD

6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE



Liza Sargent 8/6/26

LIZA P. SARGENT
R.C.E. NUMBER: 13365 DATE

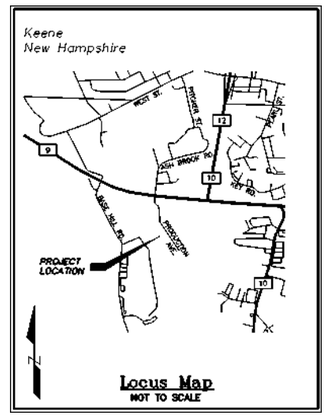
APPROVED BY THE OWNER OR APPLICANT

_____ DATE _____

APPROVED BY THE KEENE PLANNING BOARD

ON _____

CERTIFIED BY CHAIRMAN_____



INDEX OF PLANS

N-1	NOTES & LEGEND
S-1	EXISTING CONDITIONS (1"=30')
S-2	EXISTING CONDITIONS (1"=30')
C-1	SITE PLAN (1"=30')
C-2	GRADING & DRAINAGE PLAN (1"=10')
C-3	GRADING & DRAINAGE PLAN (1"=10')
C-4	GRADING & DRAINAGE PLAN (1"=10')
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS
LT-1	LIGHTING PLAN

SVE PROJECT #: K2822
PREPARED BY

Civil Engineer:
SVE Associates
439 West River Road
P.O. Box 1818
Brattleboro, VT 05302
PHONE (802) 257-0561

Land Surveyor:
Huntley Survey & Design, PLLC
659 West Road
Temple, NH 03084
PHONE (603) 924-1669

July 10, 2026
Revised thru August 5, 2026

Drawing name: P:\Project\NH PROJECTS\K-2822 Bensonwood-Production Ave\Dwg\K2822 SITE 8-6-2026.dwg Aug 06, 2026 - 1:28pm

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CALL DIG-SAFE, AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE THE START OF EXCAVATION.
2. THE CONTRACTOR IS EXPECTED TO BE AWARE OF AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS.
3. ALL TRENCHING, EXCAVATION, SHEETING, SHORING, ETC SHALL COMPLY WITH THE MOST CURRENT OSHA REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY SVE ASSOCIATES IF FIELD CONDITIONS VARY FROM THAT SHOWN ON THE PLAN(S). THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLAN(S) UNLESS SO AUTHORIZED BY SVE ASSOCIATES.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SITE PLANS AND SPECIFICATIONS PROVIDED OR IN ACCORDANCE WITH NH DEPT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
6. IN CASE OF CONFLICTS, THE MOST STRINGENT INTERPRETATION OF THE PLANS, SPECIFICATIONS, LOCAL OR STATE REGULATIONS, OR PERMIT CONDITIONS SHALL APPLY. THE ENGINEER SHALL BE THE DETERMINANT AS TO WHAT APPLIES.
7. ALL KNOWN SUBSURFACE UTILITIES AND STRUCTURES HAVE BEEN INDICATED ON THE PLAN(S) AS ACCURATELY AS POSSIBLE. THE EXACT LOCATION MAY VARY AND THE CONTRACTOR IS CAUTIONED TO PROCEED WITH CARE.
8. CONTRACTOR SHALL VERIFY ALL BENCH MARKS, INVERTS, PIPES AND STRUCTURES ELEVATIONS PRIOR TO START OF WORK IMMEDIATELY NOTIFY SVE ASSOCIATES IF THE FIELD INFORMATION DOES NOT MATCH PLAN INFORMATION
9. THE OWNER WILL PROVIDE BENCH MARKS THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL OTHER LAYOUT AND FOR REPLACEMENT OF LAYOUT COMPLETED BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE A FULL SET OF AS-BUILT DRAWINGS TO THE OWNER WITH SWING TIES OR COORDINATES, LOCATING ALL VALVES, FITTINGS, STRUCTURES, PIPES, ETC. THE AS-BUILTS SHALL INDICATE MATERIALS, PIPE LENGTHS INSTALLED, ALL INVERTS, AND ALL STRUCTURE ELEVATIONS. ACCEPTANCE OF THE WORK IS SUBJECT TO ACCEPTANCE OF THE AS-BUILTS BY THE ENGINEER AND OWNER
11. MONUMENTATION THAT HAS BEEN DISTURBED SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT NO COST TO THE OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DE-WATERING AT NO ADDITIONAL COST TO THE OWNER
13. ALL CASTINGS AND VALVE BOXES SHALL BE SET FLUSH IN PAVEMENT AND WALKS, UP 0.1 FEET IN VEGETATED SURFACES.
14. ALL SURFACES SHALL BE GRADED TO DRAIN.
15. ALL TREES WHOSE ROOTS HAVE BEEN DAMAGED SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR SHALL RESTORE ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION OR BETTER ALL NEW AND EXISTING PIPES AND STRUCTURES SHALL BE CLEANED. ALL SIGNS SHALL BE REPLACED ALL DAMAGED VEGETATION SHALL BE REPLACED
17. ALL CURB SHALL BE SET SO THAT ENDS ABUT OR ARE TIPPED DOWN, 6' MINIMUM LENGTH, FLUSH WITH PAVEMENT.
18. UNLESS OTHERWISE NOTED, ALL CURB RADII TO BE FACE OF CURB

SEDIMENT AND EROSION CONTROL

1. INSTALL ALL SEDIMENT & EROSION CONTROL MEASURES IN ACCORDANCE WITH MANUFACTURER'S DIRECTION OR DETAILS PROVIDED. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL. THEY SHALL TAKE ALL MEASURES NEEDED TO MINIMIZE EROSION TO THE GREATEST EXTENT POSSIBLE, AT NO ADDITIONAL COST TO THE OWNER, REGARDLESS OF DETAIL SHOWN ON THESE PLANS.
3. CONTRACTOR SHALL INSPECT AND REPAIR ALL SEDIMENT AND EROSION CONTROL MEASURES DAILY WHILE UNDER CONSTRUCTION, THEN AFTER EACH RAINFALL OF 0.5" IN 24 HOURS AND NOT LESS THAN ONCE A WEEK THEREAFTER UNTIL ALL UPHILL SOILS ARE WELL STABILIZED.
4. SEED, FERTILIZE & MULCH ALL FINISH GRADED AREAS WITHIN 72 HOURS OF FINISH GRADING, ROADWAY STABILIZED W/IN 72 HOURS OF ACHIEVING FINISH GRADE.
5. SEDIMENT CONTROLS AND/OR SILT FENCES SHALL BE REPLACED WHEN CLOGGED AND NO LONGER FUNCTIONAL.
6. SEDIMENT CONTROLS AND/OR SILT FENCES SHALL REMAIN IN PLACE UNTIL ALL UPHILL VEGETATED AREAS ARE STABILIZED.
7. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED IF LEFT IN PLACE MORE THAN 21 DAYS.
8. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
9. STABILIZATION OF ALL WORK AREAS SHALL BE COMPLETED NOT MORE THAN 45 DAYS FOLLOWING THE START OF WORK.
10. ALL SOIL SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH EROSION CONTROL FABRIC, S150 FROM NORTH AMERICAN GREEN OR APPROVED EQUAL.
11. STABILIZE ALL DRAINAGE SWALES AND DITCHES PRIOR TO DIRECTING RUNOFF TO THEM.
12. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE SEDIMENT AND EROSION CONTROLS AS REQUESTED BY THE ENGINEER.
13. LIMIT THE AREA OF DISTURBANCE TO SMALLEST PRACTICAL AREA.

PROJECT SPECIFIC NOTES:

1. ALL STORM DRAIN TO BE HIGH DENSITY SMOOTH BORE POLYETHYLENE, HANCOR OR APPROVED EQUAL, U.N.O.
2. ALL AREAS TO BE VEGETATED SHALL RECEIVE A MINIMUM OF 6" OF LOAM, SEED AND MULCH. IF PLANS OR SPECIFICATIONS HAVE CONFLICTING DEPTHS OF LOAM, 6" OF LOAM SHALL BE THE PREVAILING DEPTH USED.
3. SEEDING OF ALL DISTURBED AREAS SHALL BE COMPLETED NOT LATER THAN OCTOBER 15TH.
4. SEEDING OF ALL FINISHED AREAS SHALL BE COMPLETED NOT MORE THAN 72 HOURS AFTER FINISH GRADING.
5. STABILIZATION OF ALL WORK AREAS SHALL BE COMPLETED NOT MORE THAN 45 DAYS FOLLOWING THE START OF WORK.
6. BROOM, WASH AND APPLY TACK COAT TO BASE PAVEMENT PRIOR TO WEAR COURSE PLACEMENT
7. ALL NEW EXTERIOR LIGHTS SHALL BE SHIELDED TO PROTECT AGAINST ADDED LIGHT POLLUTION.
8. STABILIZE ALL DRAINAGE SWALES PRIOR TO DIRECTING RUNOFF TO THEM.

SEQUENCE OF WORK

THE SEQUENCE OF WORK SHALL BE FOLLOWED WITHIN EACH PHASE OF THE PROJECT AT NO TIME OR PLACE SHALL PROJECT PHASING SUPERCEDE SOUND SEDIMENT AND EROSION CONTROL PLANNING.

1. INSTALL SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, IN LOCATIONS DETAILED ON THIS PLAN OR AS ORDERED BY THE ENGINEER.
2. CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF SEDIMENT OFFSITE.
3. CLEAR AND GRUB THE PARKING/DRIVEWAY.
4. CONSTRUCT ACCESS DRIVE/PARKING AREA IN ACCORDANCE WITH APPROVED PLANS
5. LOAM AND SEED DISTURBED AREAS, STABILIZE SLOPES WITH MATTING WHERE SPECIFIED.
6. REMOVE SILT FENCE AFTER ALL UPHILL SOILS ARE STABILIZED.

STABILIZATION DEFINITION:

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED COVER HAS BEEN ESTABLISHED IN A MANNER THAT IS EVENLY DISTRIBUTED OVER THE SITE, WITH NO LARGE AREAS OF BARE SOIL;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED;
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.

FLOOD ELEVATION NOTE:

1. THE SUBJECT PARCEL IS LOCATED MOSTLY IN ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP 33005C0266E. THE BASE FLOOD ELEVATION IN THIS AREA RANGES FROM 472.8' TO 471.3'. THE SUBJECT PARCEL IS SHOWN ON FLOOD INSURANCE RATE MAP 33005C0266E WHICH WAS BEEN REVISED TO REFLECT LOMR EFFECTIVE MARCH 20, 2006.

A.D.A. ACCESSIBILITY NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH DEPARTMENT OF JUSTICE 28 CFR PART 36, A.D.A. STANDARDS FOR ACCESSIBLE DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

PARKING SPACES AND ACCESS AISLES:

1. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION
2. MINIMUM PARKING SPACE WIDTH SHALL BE 8 FT
3. MINIMUM ACCESS AISLE WIDTH SHALL BE 5 FT (8 FT. FOR VAN ACCESSIBLE SPACES).
4. ACCESSIBLE SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILTY. VAN ACCESSIBLE SPACES SHALL BE FURTHER DESIGNATED AS SUCH BY APPROPRIATE SIGNAGE.

ACCESSIBLE ROUTES:

5. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, A.D.A. PARKING, PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO AN A.D.A. BUILDING ENTRANCE.
6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT A.D.A. ACCESSIBLE BUILDINGS, ACCESSIBLE ELEMENTS AND FACILITIES (MAILBOXES, TRASH RECEPTACLES, COMMON AREAS), AND A.D.A. PARKING THAT ARE ON THE SAME SITE.
7. MAXIMUM SLOPE OF SURFACES ADJACENT TO AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%).
8. CURB RAMP FLARES SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
9. MAXIMUM CROSS-SLOPE ALONG ANY PORTION OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 (2%).
10. TRANSITIONS FROM RAMPS AND WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

RAMPS:

11. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP
12. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP.
13. MAXIMUM SLOPE OF ANY RAMP SHALL BE 1:12 (8.33%).
14. MAXIMUM RISE OF ANY RAMP SHALL BE 30 IN. ANY RAMP HAVING A RISE GREATER THAN OR EQUAL TO 6 IN. SHALL HAVE AT LEAST ONE HANDRAIL.
15. RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP. LANDINGS SHALL BE AS WIDE AS THE RAMP AND AT LEAST 60 IN. LONG.
16. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

IN THE EVENT THAT THESE REQUIREMENTS CONFLICT WITH DESIGN PLANS, OR IF FIELD CONDITIONS RENDER THESE UNATTAINABLE, CONTACT THE ARCHITECT AND/OR ENGINEER PRIOR TO BEGINNING WORK.

PERMITS REQUIRED:

1. CITY OF KEENE, SITE PLAN REVIEW
2. NHDES SHORELAND PERMIT

PROPERTY OWNER:

LIDA REALTY LLC
6 BLACKJACK CROSSING
WALPOLE, NH 03608

SEED SPECIFICATIONS

PERMANENT SEED:

ALL MOWABLE AREAS: PARK SEED NHDOT TYPE 15
(CONSERVATION MIX ACCEPTABLE, AS APPROVED BY ENGINEER)

CREEPING RED FESCUE	40 LB/AC
PERENNIAL RYEGRASS	50 LB/AC
KENTUCKY BLUEGRASS	25 LB/AC
REDTOP	5 LB/AC
TOTAL:	120 LB/AC

ALL SLOPES 3:1 OR STEEPER: SLOPE SEED NHDOT TYPE 45
(OR OTHER WILDFLOWER MIX APPROVED BY ENGINEER)

CREEPING RED FESCUE	35 LB/AC
PERENNIAL RYEGRASS	30 LB/AC
REDTOP	5 LB/AC
ALSIKE CLOVER	5 LB/AC
LANCE-LEAVED COREOPSIS	5 LB/AC
OXEYE DAISY	5 LB/AC
BUTTERFLY WEED	5 LB/AC
BLACKEYED SUSAN	5 LB/AC
WILD LUPINE	5 LB/AC
TOTAL:	95 LB/AC

APPLICANT:

BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NH 03608

LEGEND

- HYDRANT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- CULVERT END SECTION
- SEWER MANHOLE
- GATE VALVE
- DRAIN MANHOLE
- HANDICAP PARKING
- LIGHT POLE
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- SILT FENCE
- 100 YEAR FLOODPLAIN BOUNDARY
- WETLAND BOUNDARY
- SIGN
- UNLESS NOTED OTHERWISE
- NOT IN CONTRACT
- TO BE REMOVED
- OR APPROVED EQUAL
- STABILIZED CONSTRUCTION ENTRANCE
- INTEGRAL CONCRETE CURB
- VERTICAL CONCRETE CURB
- VERTICAL GRANITE CURB
- TIP-DOWN

NEW HAMPSHIRE
SPECIES OF CONCERN

WOOD TURTLE

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

Specific Information:

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

This species is protected under RSA 1400.

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

11/12/25

SITE DATA TABLE

TAX MAP #:	702-01-004-0000; 311,127 SQ. FT. ± 7.142 ACRES	
ZONE:	INDUSTRIAL	
	AVAILABLE:	REQUIRED:
LOT SIZE:	7.14AC	NONE
FRONTAGE:	405 FEET	50 FEET
LOT WIDTH:	405 FEET	NONE
BUILDING SETBACKS:		
FRONT	20'	
REAR:	20'	
SIDES:	15'	
PAVEMENT SETBACKS:		
PARKING AREA: 7452± S.F.		
FRONT	8'	
REAR:	8'	
SIDES:	8'	
LOT COVERAGE:	MAXIMUM:	PROPOSED:
BUILDINGS:	80% (248,902 S.F./ 5.71 AC)	33% (102,955 S.F./ 2.36 AC)
PAVEMENT	80% (248,902 S.F./ 5.71 AC)	34% (104,377 S.F./ 2.40 AC)
TOTAL IMPERMEABLE:	80% (248,902 S.F./ 5.71 AC)	67% (207,332 S.F./ 4.76 AC)
PARKING:	REQUIRED	PROPOSED:
8' X 18':	LIGHT INDUSTRIAL 0.5 SPACE/1,000 GFA + 4 SPACES/1,000 GFA OFFICE =100,784 SF (0.5/1,000) + (1,500 SF)*(4/1,000) =50+6	56 (OF WHICH 3 ARE ADA COMPLIANT)
A.D.A. ACCESSIBLE:	3	3
LANDSCAPING:	REQUIRED	PROPOSED:
	1 TREE/10 PARKING SPACES 46*1/10=5 TREES	5 TREES
	10% PARKING = 56*9*18*0.1 =907.2 SF	910 SF
	75LF/3 LF/SHRUB =25	25 SHRUBS

WILDLIFE CONSERVATION MEASURES NOTES:

1. THE FOLLOWING CONSERVATION MEASURES ARE PROVIDED TO AVOID AND MINIMIZE IMPACTS TO WOOD TURTLE (GLYPTEMYS INSCULPTA). ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHOULD BE PROVIDED FLYERS THAT HELP TO IDENTIFY 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 SPECIES FLYERS FOR NHFG CONTACT INFORMATION.
2. TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING NESTING SEASON (MAY 15TH TO JULY 15TH). NESTS ARE PROTECTED BY NH LAWS (RSA 212-B:4, FIS 1401.03). IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHOULD CONTACT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. SEE SPECIES FLYERS FOR NHFG CONTACT INFORMATION.
   a. THE NEXT OR SUSPECTED NEST SHOULD BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHOULD BE COMMUNICATED TO ALL PERSONNEL ONSITE.
   b. SITE ACTIVITIES SHOULD NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.
3. FOR PROJECT ACTIVITIES OCCURRING DURING THE ACTIVE SEASON FOR TURTLES (BETWEEN APRIL 15TH AND OCTOBER 15TH) SEARCHES SHOULD BE CONDUCTED IMMEDIATELY BEFORE THE START OF WORK DAILY, AFTER EXTENDED BREAKS AND BEFORE THE MOVEMENT OF MACHINERY. INDIVIDUALS CONDUCTING SEARCHES OF THE WORK SITE SHOULD REVIEW SPECIES IDENTIFICATION AND REPORTING INFORMATION FROM SPECIES FLYERS.
4. TO THE EXTENT PRACTICABLE, LIMIT THE EXTENT OF THE ACTIVE CONSTRUCTION ZONE, INCLUDING STAGING AREAS AND EQUIPMENT STORAGE SITES, TO MINIMIZE THE POTENTIAL TO IMPACT TURTLES FOR THE DURATION OF PROJECT ACTIVITIES.
5. NATIVE SPECIES SHOULD BE USED FOR RESEEDING OF DISTURBED AREAS
6. 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 GREAT THAN ¼ INCHES.
7. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHOULD BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AN 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.
8. IN THE EVENT A PROTECTED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHOULD NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
9. THE ECOLOGICAL REVIEW SECTION, ITS EMPLOYEES AND AUTHORIZED AGENTS, SHOULD HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
10. THESE CONSERVATION MEASURES DO NOT CONSTITUTE COMPLIANCE WITH THE FEDERAL ENDANGERED SPECIES ACT (ESA). THERE MAY BE OCCURRENCES OF FEDERALLY LISTED SPECIES IN NEW HAMPSHIRE THAT ARE NOT INCLUDED ON THE DATACHECK LETTER. PLEASE VISIT US FISH AND WILDLIFE SERVICE'S (USFWS) INFORMATION FOR PLANNING AND CONSULTATION WEBSITE (IPAC:HTTPS://IPAC.ECOSPHERE.FWS.GOV/) FOR AN OFFICIAL LIST OF FEDERALLY LISTED SPECIES THAT MAY BE PRESENT IN YOUR PROJECT AREA. IF A FEDERAL AGENCY IS INVOLVED IN YOUR PROJECT THROUGH FUNDING, PERMIT, OR OTHER AUTHORIZATION, COORDINATE YOUR IPAC RESULTS WITH YOUR POINT OF CONTACT AT THE AGENCY FOR FURTHER ESA REVIEW. IF THERE IS NO FEDERAL AGENCY NEXUS TO YOUR PROJECT, AND YOU DETERMINE THROUGH IPAC, HABITAT EVALUATIONS, ETC. THAT A PROJECT MAY CAUSE TAKE OF A FEDERALLY LISTED SPECIES, WE RECOMMEND COORDINATING WITH THE USFWS' NEW ENGLAND FIELD OFFICE (NEWENGLAND@FWS.GOV; 603-223-2541).

LIZA P. SARGENT No. 13365 STATE OF NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER

Liza Sargent 8/6/26

LIZA P. SARGENT DATE
R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	WILDLIFE CONSERVATION MEASURES	16-JUL-26	LPS	LPS
2	COMMUNITY DEVELOPMENT COMMENTS	05 AUG 26	LPS	LPS

SVE
Engineering
Planning
Landscape Architecture
Surveying

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

NOTES & LEGEND

EMPLOYEE PARKING

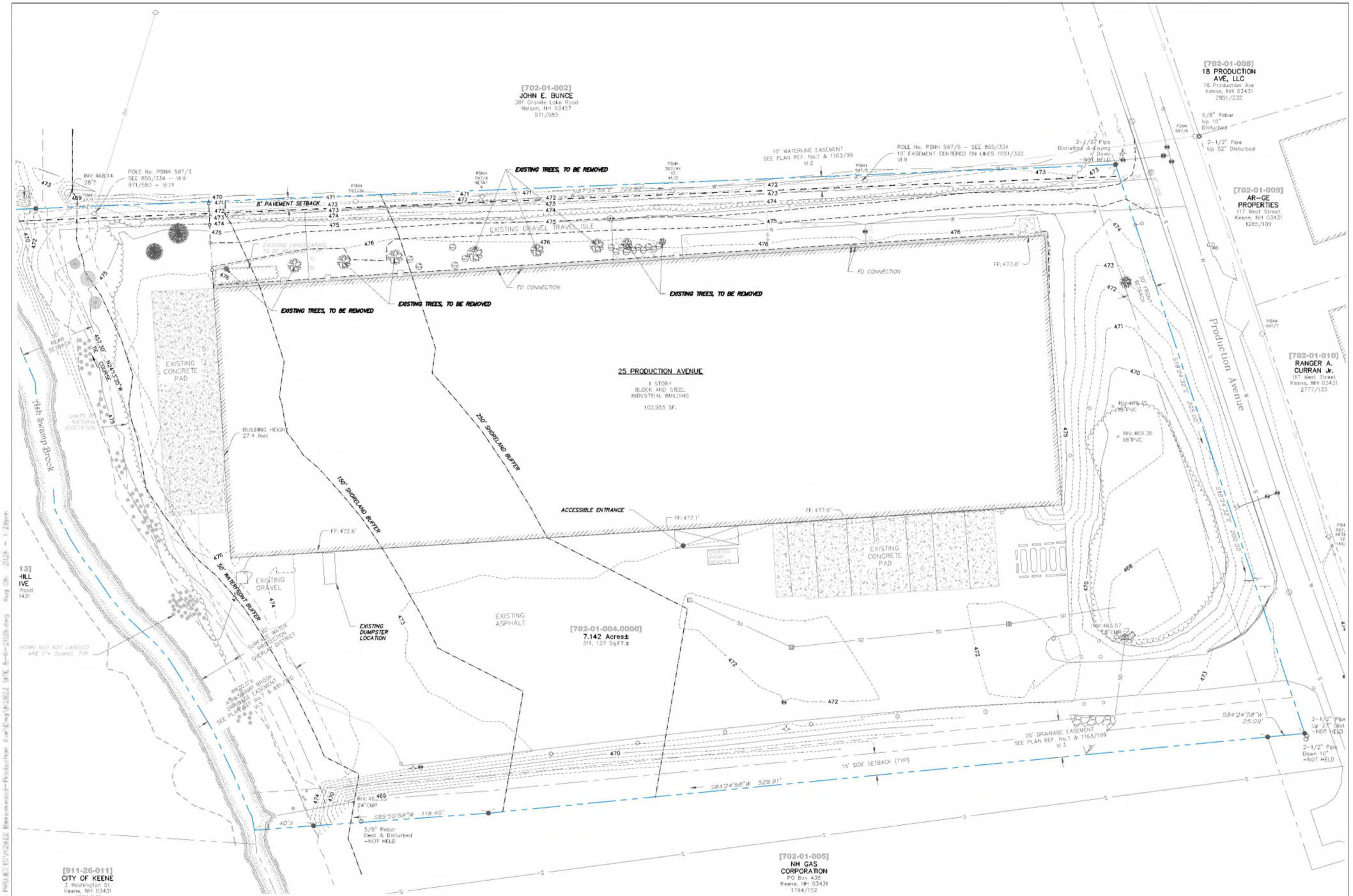
BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

PROJ. #: K2622

DATE 7 - JUL -26

DESIGN: LPS
DRAWN: AJG
CHECKED: LPS

SHEET N-1



THIS PARCEL IS SUBJECT TO THE RIGHTS, IF ANY, OF THE CITY OF KEENE TO EASEMENTS UNDER THE LAYOUT OF THE ASH SWAMP DRAINAGE RECORDED IN BOOK 679, PAGE 105, BOOK 681, PAGE 210 AND BOOK 682, PAGE 49 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.
THE EASEMENT IS FOR THE PURPOSE OF FLOOD PREVENTION, AND GIVES THE CITY OF KEENE THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND OTHER OBSTRUCTIONS.

FLOOD ELEVATION NOTE:

1. THE SUBJECT PARCEL IS LOCATED MOSTLY IN ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP 33005C0266E. THE BASE FLOOD ELEVATION IN THIS AREA RANGES FROM 472.8' TO 471.3'. THE SUBJECT PARCEL IS SHOWN ON FLOOD INSURANCE RATE MAP 33005C0266E WHICH HAS BEEN REVISED TO REFLECT LOMR EFFECTIVE MARCH 20, 2008.

PLAN REFERENCES:

1. EXISTING CONDITIONS PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY 25 PRODUCTION AVENUE, KEENE, NEW HAMPSHIRE. PREPARED FOR MONADNOCK ECONOMIC DEVELOPMENT CORPORATION 51 RAILROAD STREET, KEENE, NEW HAMPSHIRE", DATED AUGUST 16, 2016 PREPARED BY SVE ASSOCIATES OF BRATTLEBORO VERMONT.
2. EXISTING CONDITIONS PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY" LISTED IN PLAN REFERENCE NOTE 1, UPDATED BY HUNTLEY SURVEY & DESIGN, PLLC OF TEMPLE NEW HAMPSHIRE IN JUNE 2026.
3. EXISTING CONDITIONS PLAN ENTITLED "PLAN SHOWING SITE PLAN OF PROPERTY OF LIDA REALTY LLC", DATED JULY 22, 2025, PREPARED BY DIBERNARDO ASSOCIATES, LLC OF BELLOWS FALLS VERMONT.

STATE OF NEW HAMPSHIRE
LIZA P. SARGENT
No. 13365
LICENSED
PROFESSIONAL ENGINEER

Liza Sargent 8/6/26

LIZA P. SARGENT DATE
R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	COMMUNITY DEVELOPMENT COMMENTS	03-AUG-26	LPS	LPS

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EXISTING CONDITIONS

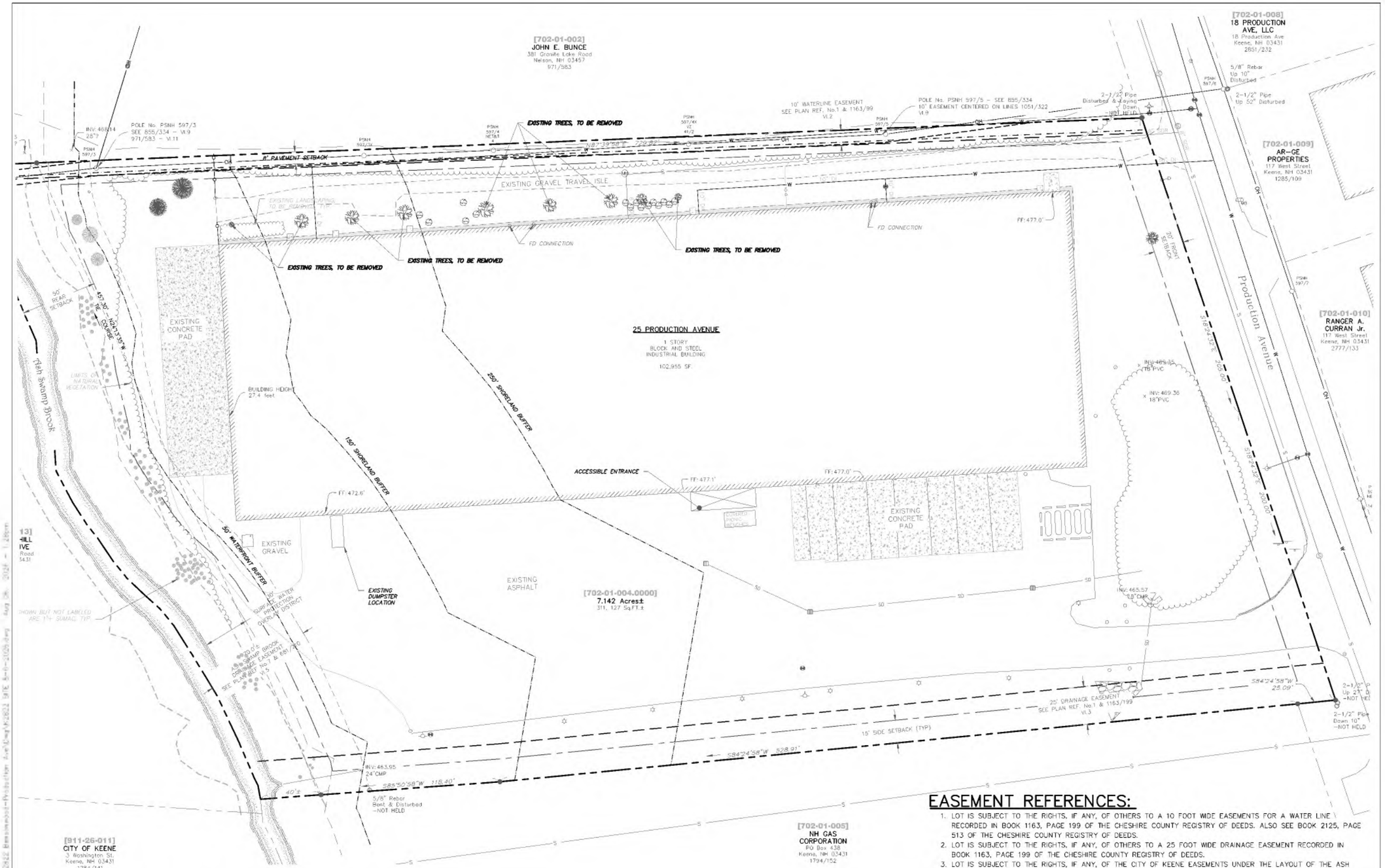
EMPLOYEE PARKING

BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

0 15' 30' 60'
GRAPHIC SCALE 1" = 30'

N

PROJ. #: K2822
DATE: 7 - JUL - 26
DESIGN: LPS
DRAWN: AJG
CHECKED: LPS
SHEET S-1



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EASEMENT REFERENCES:

1. LOT IS SUBJECT TO THE RIGHTS, IF ANY, OF OTHERS TO A 10 FOOT WIDE EASEMENTS FOR A WATER LINE RECORDED IN BOOK 1163, PAGE 199 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS. ALSO SEE BOOK 2125, PAGE 513 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.
2. LOT IS SUBJECT TO THE RIGHTS, IF ANY, OF OTHERS TO A 25 FOOT WIDE DRAINAGE EASEMENT RECORDED IN BOOK 1163, PAGE 199 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.
3. LOT IS SUBJECT TO THE RIGHTS, IF ANY, OF THE CITY OF KEENE EASEMENTS UNDER THE LAYOUT OF THE ASH SWAMP DRAINAGE RECORDED IN BOOK 679, PAGE 105, BOOK 681, PAGE 210, AND BOOK 682, PAGE 49 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.
4. LOT IS SUBJECT TO ALL MATTERS INCLUDING CONDITIONS IMPOSED BY THE KEENE PLANING BOARD, SHOWN ON PLANS RECORDED IN CABINET 7 #139, CABINET 4 #196, CABINET 5 #58 AND CABINET 5 #59 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS, ALSO INCLUDING THE WATERLINE EASEMENT ACROSS LOT #3, THE DRAINAGE EASEMENT ACROSS LOT #4, AND THE EASEMENT MARKED AT THE WESTERLY END OF LOTS 3 AND 4. ALSO INCLUDING THE SPECIFIC CONDITION MARKED ON THE PLAN AT CABINET 5 #59 TO THE EFFECT THAT THE MUNICIPAL WATER SERVICE TO LOT #3 MIST BE ACCEPTABLE TO THE FIRE CHIEF.
5. LOT IS SUBJECT TO THE RIGHTS, IF ANY, OF OTHER UNDER AN AGREEMENT FOR WATER MAIN EXTENSION RECORDED IN BOOK 1082, PAGE 322 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.
6. LOT IS SUBJECT TO THE RIGHTS, IF ANY, OF PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO EASEMENTS RECORDED IN BOOK 855, PAGE 334 AND BOOK 1051, PAGE 322 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.
7. LOT IS SUBJECT TO THE RIGHTS, IF ANY, OF OTHERS TO LAY , RELAY, REPAIR AND MAINTAIN LINES OF WIRE TO A 3.1 ACRE PARCEL RECORDED IN BOOK 971, PAGE 538 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
LIZA P. SARGENT
No. 13365
PROFESSIONAL ENGINEER

Liza Sargent 8/6/26

LIZA P. SARGENT DATE
R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	COMMUNITY DEVELOPMENT COMMENTS	05-AUG-26	LPS	LPS

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EXISTING CONDITIONS

EMPLOYEE PARKING

BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

0 15' 30' 60'
GRAPHIC SCALE 1" = 30'

N

PROJ. #: K2822
DATE: 7 - JUL - 26
DESIGN: LPS
DRAWN: AJG
CHECKED: LPS
SHEET S-2

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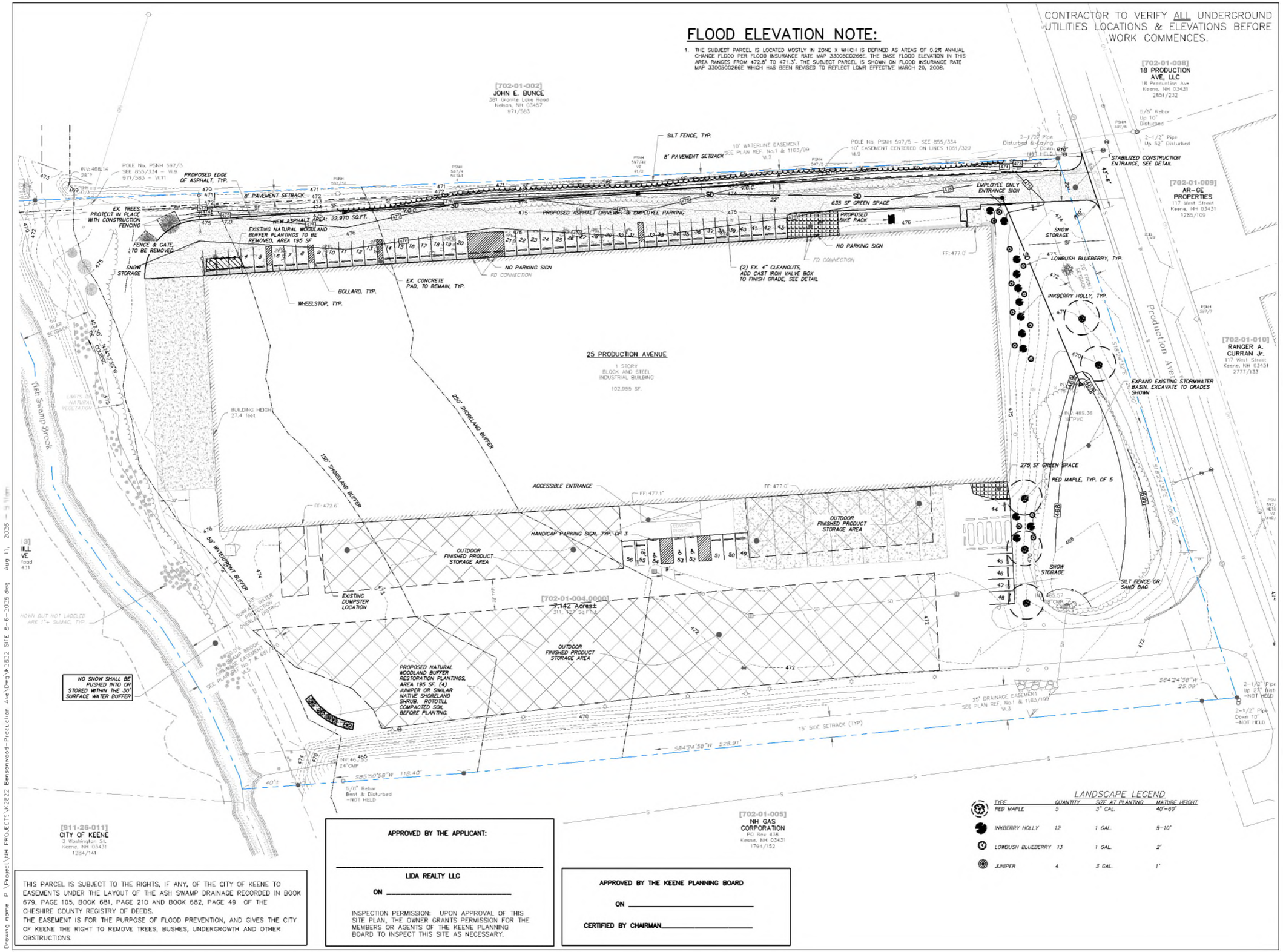
CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES LOCATIONS & ELEVATIONS BEFORE WORK COMMENCES.



TYPE	QUANTITY	SIZE AT PLANTING	MATURE HEIGHT
RED MAPLE	5	3" CAL.	40'-60'
INKBERRY HOLLY	12	1 GAL.	5-10'
LOWBUSH BLUEBERRY	13	1 GAL.	2'
JUNIPER	4	3 GAL.	1'

LANDSCAPE LEGEND

THIS PARCEL IS SUBJECT TO THE RIGHTS, IF ANY, OF THE CITY OF KEENE TO EASEMENTS UNDER THE LAYOUT OF THE ASH SWAMP DRAINAGE RECORDED IN BOOK 679, PAGE 105, BOOK 681, PAGE 210 AND BOOK 682, PAGE 49 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.
THE EASEMENT IS FOR THE PURPOSE OF FLOOD PREVENTION, AND GIVES THE CITY OF KEENE THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND OTHER OBSTRUCTIONS.

APPROVED BY THE APPLICANT:

_____

LIDA REALTY LLC

ON _____

INSPECTION PERMISSION: UPON APPROVAL OF THIS SITE PLAN, THE OWNER GRANTS PERMISSION FOR THE MEMBERS OR AGENTS OF THE KEENE PLANNING BOARD TO INSPECT THIS SITE AS NECESSARY.

APPROVED BY THE KEENE PLANNING BOARD

ON _____

CERTIFIED BY CHAIRMAN_____

STATE OF NEW HAMPSHIRE – LIZA P. SARGENT No. 13365 – LICENSED – PROFESSIONAL ENGINEER

Liza Sargent 8/11/26

LIZA P. SARGENT DATE
R.C.E. NUMBER: 13365

REVISION	DATE	DWN	CHK
REVISED PER CITY FB COMMENTS	04-AUG-26	LPS	LPS
REVISED PER CITY FB COMMENTS	11-AUG-26	AJG	LPS

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Landscape Architecture
Surveying

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

SITE PLAN

EMPLOYEE PARKING

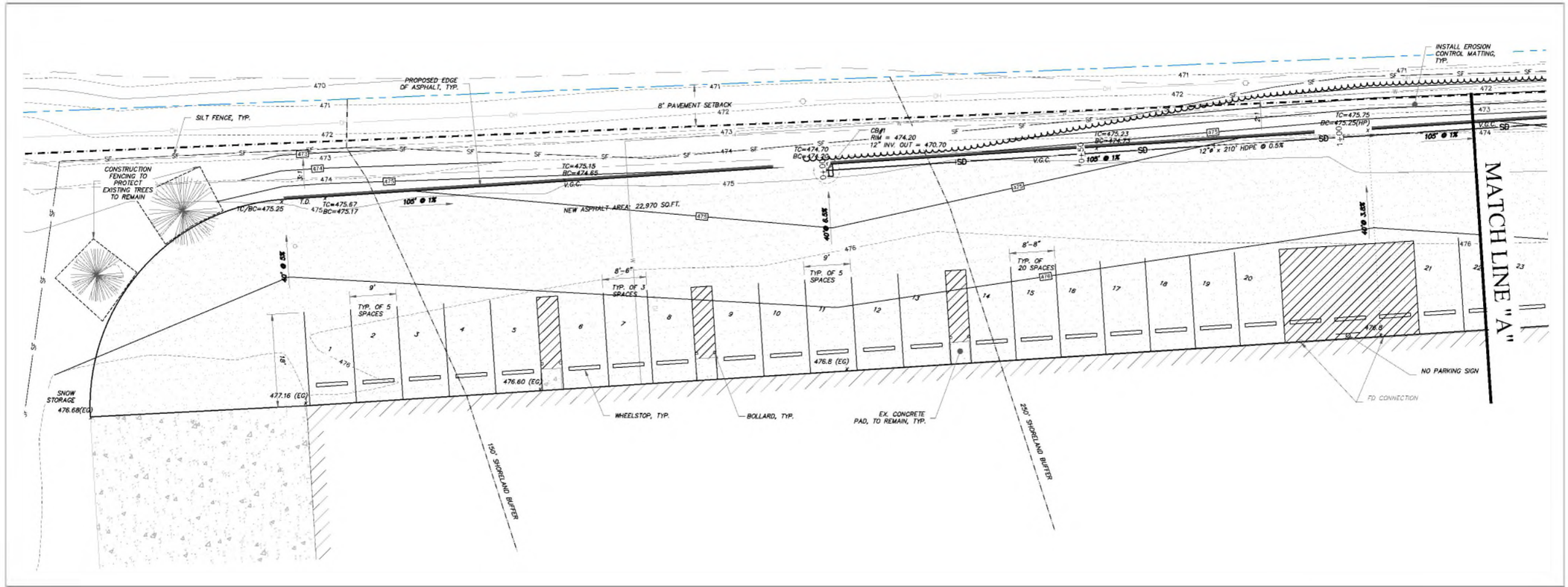
BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

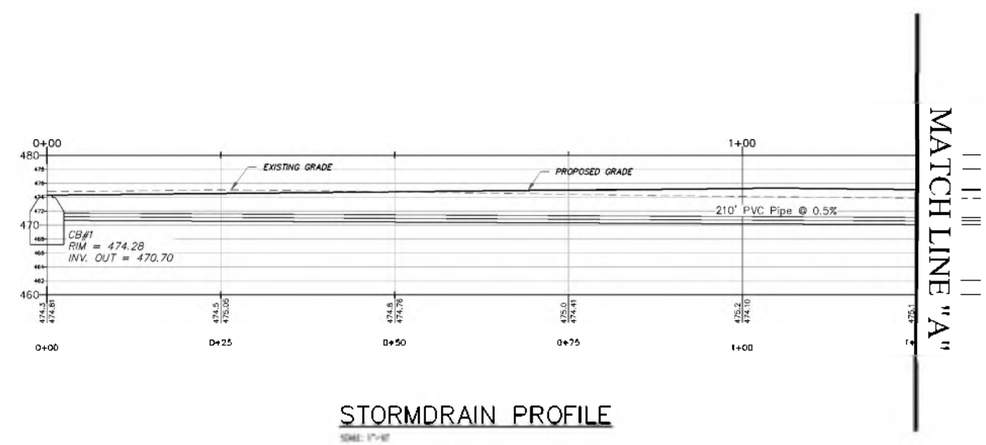
0 15' 30' 60'
GRAPHIC SCALE 1" = 30'

N

PROJ. #: K2822
DATE: 7 - JUL - 26
DESIGN: LPS
DRAWN: AJG
CHECKED: LPS
SHEET C-1

Drawing name: P:\Project\NH PROJECTS\K2822 Bensonwood-Precision Ave\Dwg\K2822 SITE 8-6-2026.dwg Aug 11, 2026 – 9:11am





STORMDRAIN PROFILE

SCALE: 1"=10'

STATE OF NEW HAMPSHIRE
LIZA P. SARGENT No. 13365 LICENSED PROFESSIONAL ENGINEER

Liza Sargent 8/6/26

LIZA P. SARGENT R.C.E. NUMBER: 13365 DATE

NO.	REVISION	DATE	DWN	CHK
1	COMMUNITY DEVELOPMENT COMMENTS	05-AUG-26	LPS	LPS

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GRADING & DRAINAGE PLAN

EMPLOYEE PARKING

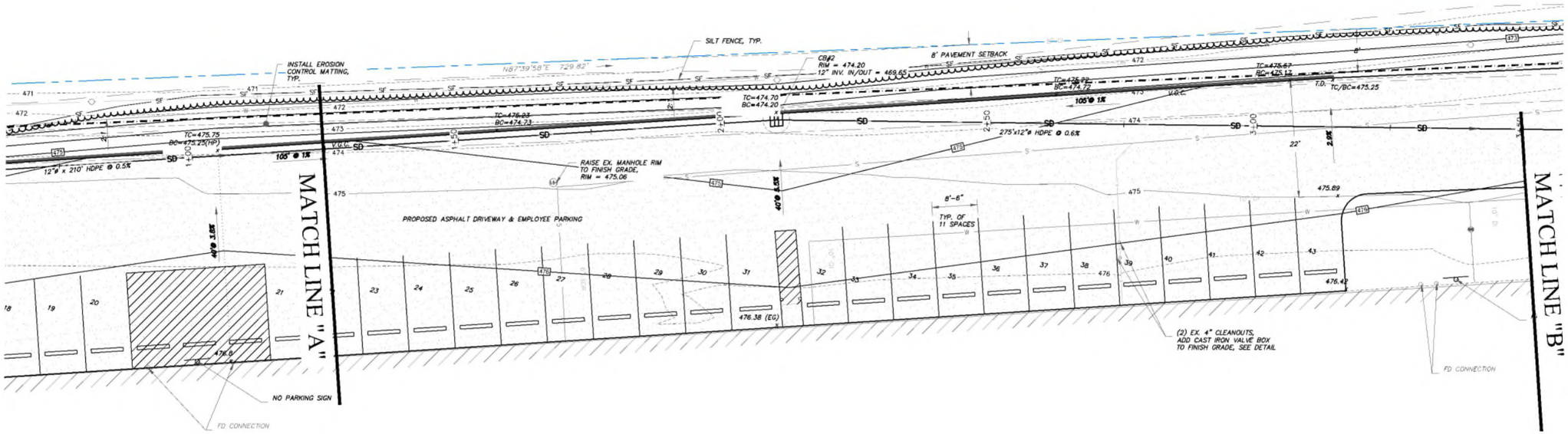
BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

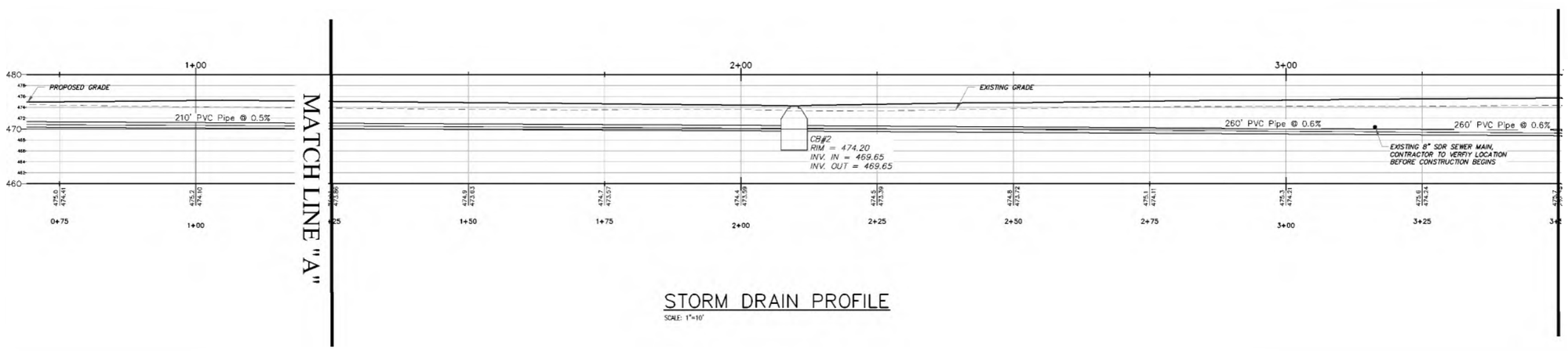
0 5' 10' 20'
GRAPHIC SCALE 1" = 10'

N

PROJ. #: K2822
DATE: 7 - JUL - 26
DESIGN: LPS
DRAWN: AJG
CHECKED: LPS
SHEET C-2

Drawing name: P:\Project\NH PROJECTS\K2822 Bensonwood-Pressolier Ave\Dwg\K2822 SITE 8-6-2026.dwg Aug 06, 2026 - 1:26pm





STORM DRAIN PROFILE

SCALE: 1"=10'

LIZA P. SARGENT
No 13365

Liza Sargent 8/6/26

LIZA P. SARGENT R.C.E. NUMBER: 13365 DATE

NO.	REVISION	DATE	DWN	CHK
1	COMMUNITY DEVELOPMENT COMMENTS	05-AUG-26	LPS	LPS

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GRADING & DRAINAGE PLAN

EMPLOYEE PARKING

BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

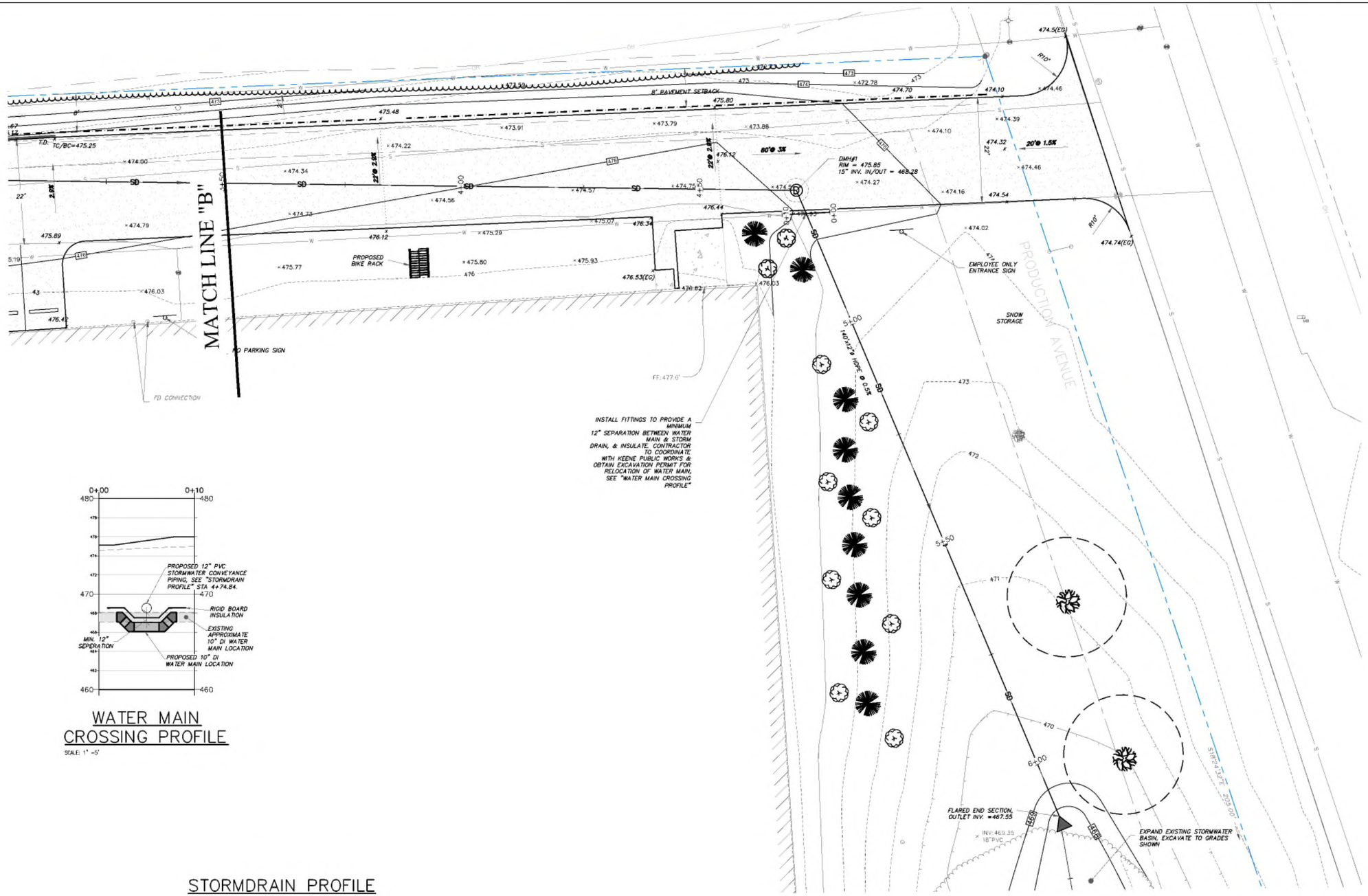
GRAPHIC SCALE 1" = 10'

PROJ. # K2822

DATE 7 - JUL - 26

DESIGN: LPS
DRAWN: AJG
CHECKED: LPS

SHEET C-3

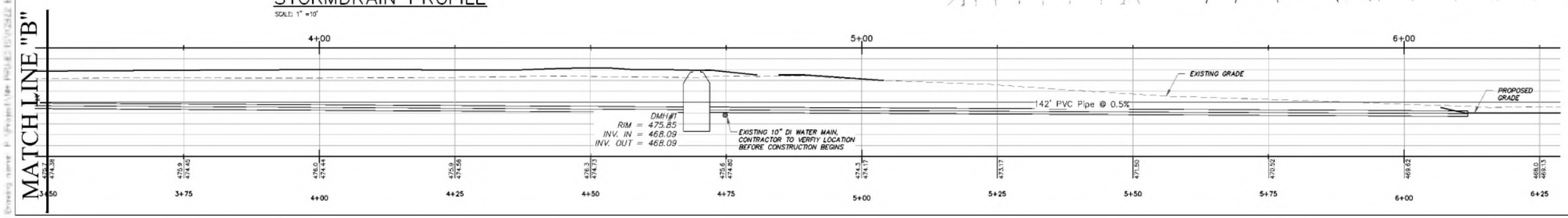


WATER MAIN CROSSING PROFILE

SCALE: 1" =5'

STORMDRAIN PROFILE

SCALE: 1" =10'



Liza Sargent 8/6/26

LIZA P. SARGENT DATE
R.C.E. NUMBER: 13365

NO.	REVISION	DATE	DWN	CHK
1	COMMUNITY DEVELOPMENT COMMENTS	05-AUG-26	LPS	LPS

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GRADING & DRAINAGE PLAN

EMPLOYEE PARKING

BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

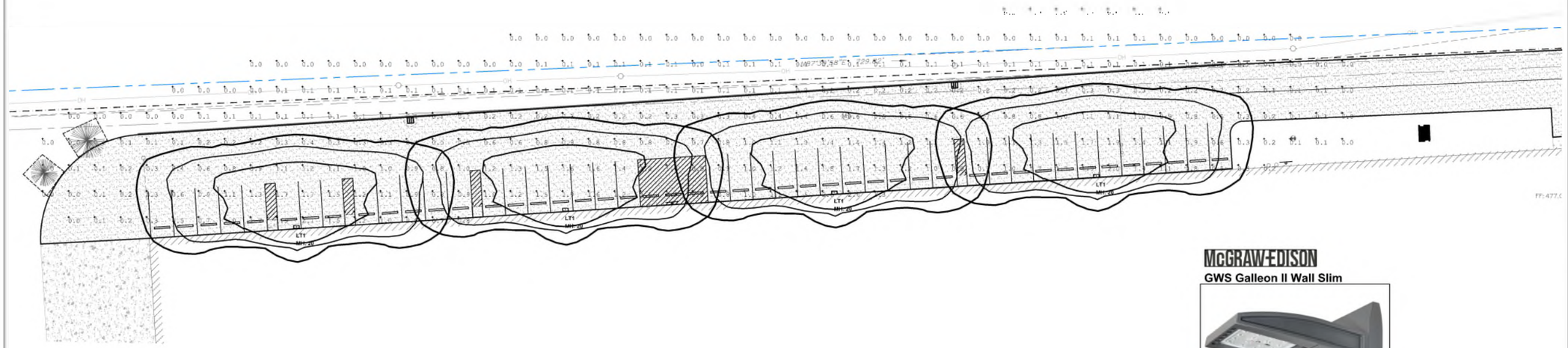
GRAPHIC SCALE 1" = 10'

PROJ. # K2822

DATE 7 - JUL -26

DESIGN: LPS
DRAWN: AJG
CHECKED: LPS

SHEET C-4



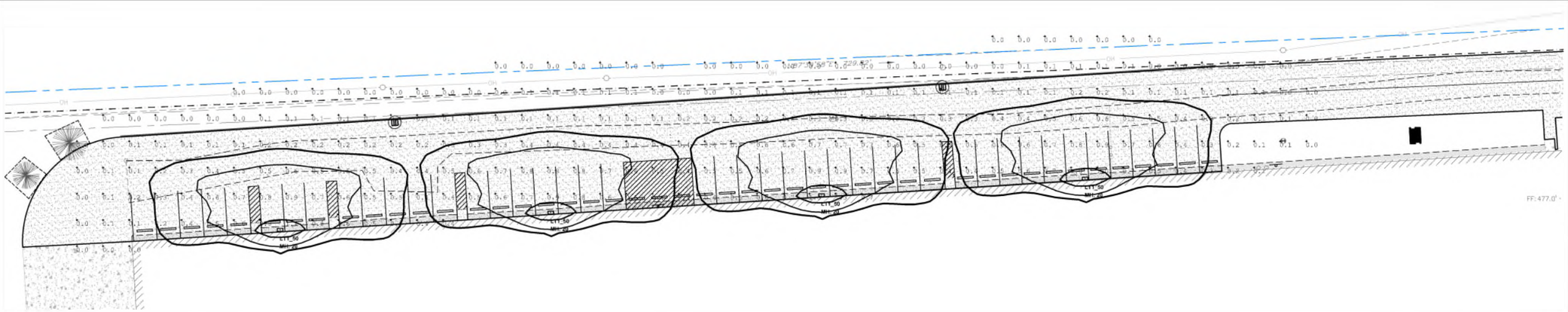
McGRAW-EDISON

GWS Galleon II Wall Slim

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Lumens/Lamp	Luminaire Watts	Total Watts
	4	LT1	McGRAW-EDISON GWS-SA2B-33CU-SL2-XX	0.300	5387	46.4	185.6

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.22	2.8	0.3	4.07	9.33

LIGHTING PLAN



McGRAW-EDISON

GWS Galleon II Wall Slim

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Lumens/Lamp	Luminaire Watts	Total Watts
	4	LT1_50	McGRAW-EDISON GWS-SA2B-50CU-SL2-XX	0.450	5387	46.4	185.6

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	0.61	1.3	0.2	3.05	6.50

REDUCED LIGHTING PLAN

NO.	REVISION	DATE	DRN	CHK
1	COMMUNITY DEVELOPMENT COMMENTS	03-AUG-26	LPS	LPS

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LIGHTING PLAN

EMPLOYEE PARKING

BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

0 10' 20' 40'
GRAPHIC SCALE 1" = 20'

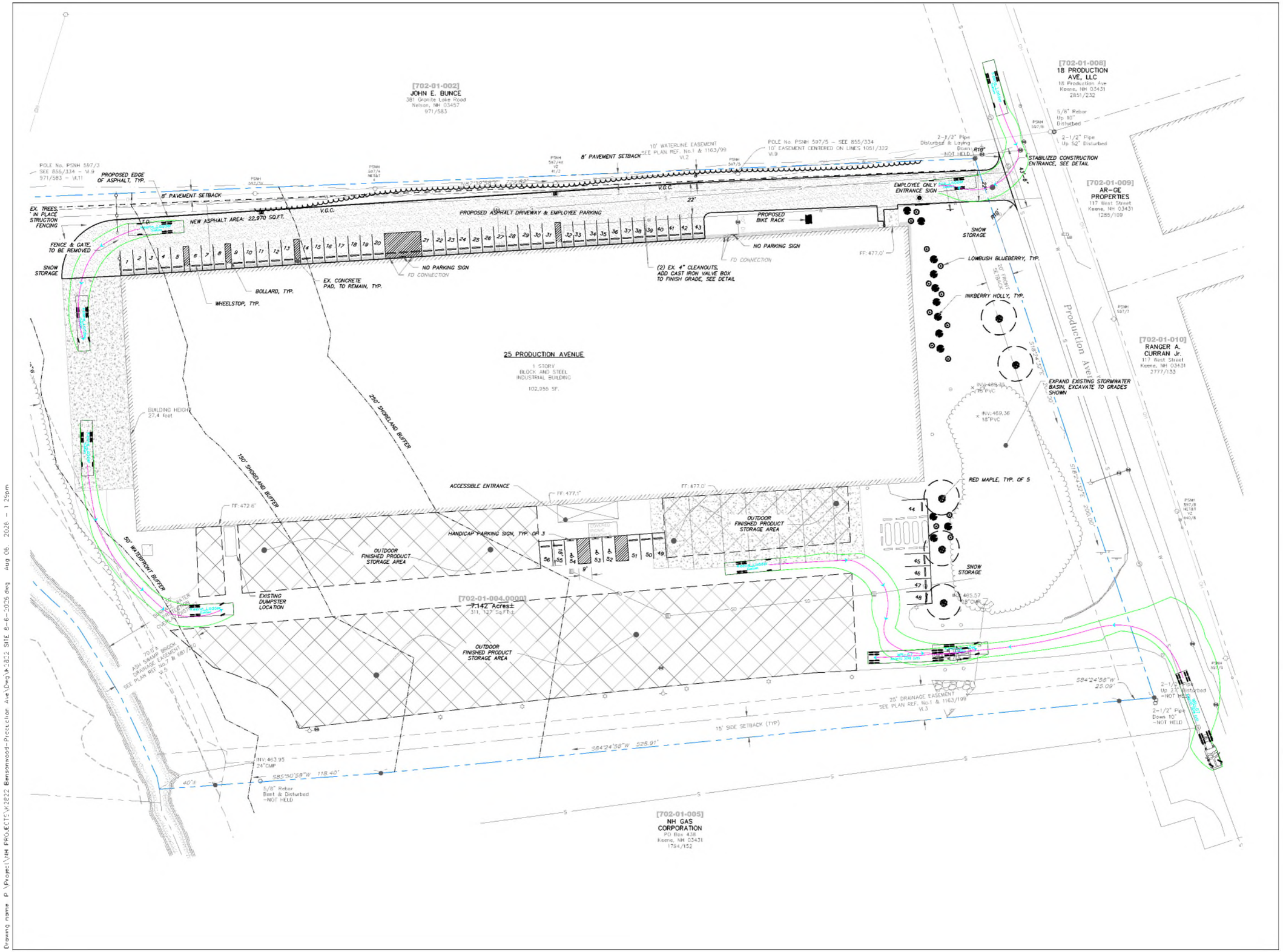
N

PROJ. #: K2822

DATE: 7 - JUL - 26

DESIGN: LPS
DRAWN: AJG
CHECKED: LPS

SHEET LT-1



NO.	REVISION	DATE	DWN	CHK

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TRAFFIC MANEUVERING

EMPLOYEE PARKING

BENSONWOOD
6 BLACKJACK CROSSING
WALPOLE, NEW HAMPSHIRE

15' 30' 60'
GRAPHIC SCALE 1" = 30'

N

PROJ. # K2822

DATE 7 - JUL - 26

DESIGN: LPS
DRAWN: AJG
CHECKED: LPS

EXHIBIT A

Drawing name: P:\Projects\NH PROJECTS\K2822 Bensonwood-Production Ave\Dwg\K2822 SITE 8-6-2026.dwg Aug 06, 2026 - 1:26pm

Drainage Narrative
for the
Employee Parking
25 Production Avenue
Keene, N.H.

Dated: 7/10/2026
Revised: 8/6/2026

Prepared For:
LIDA Realty LLC
6 Blackjack Crossing
Walpole, NH 03608

Prepared By:
SVE Associates
P.O. Box 1818
Brattleboro, VT 05302

Liza Sargent, P.E.
PE No. 13365

STATE OF NEW HAMPSHIRE
LIZA P. SARGENT No. 13365 LICENSED
PROFESSIONAL ENGINEER

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1.0 Introduction

This Drainage Narrative documents the drainage impacts associated with the proposed employee parking lot off the north side of the building at 25 Production Avenue in Keene, NH. The property is currently owned by LIDA Realty LLC and contains an existing light industrial building, associated parking that is currently being used for storage of finished materials. LIDA Realty LLC would like to construct the new employee parking along the north side of the existing building to provide more space for storage and limit conflicts with transporting the finish product.

2.0 Existing Conditions

2.1 Site Characteristics

The site is developed, with a light industrial building, associated municipal utilities, an existing stormwater basin that discharges to the adjacent tax ditch. The area where proposed employee parking would be is currently lawn space. On the north side of the building, the property slopes generally to the north tax ditch. To the east side of the building, the property slopes to the stormwater basin located between the building and Production Avenue. The existing parking lot has several catch basins that drain to the stormwater basin. The property abuts Ash Swamp Brook to the west.

2.2 Soil Characteristics

Review of the Natural Resources Conservation Service Web Soil Survey indicates the project area is Rayham-Wareham complex, occasionally flooded. The soils are considered to have a hydrologic classification of C/D.

2.3 Flood Plain

Review of the Flood Insurance Rate Map (FIRM) for the City of Keene, New Hampshire, Community Panel 33005C0266E effective date: May 23, 2006, indicates the subject property falls primarily within zone X, the 500-year floodplain. The 100-year floodplain elevation varies from 471.3 to 472.8 in this area.

2.4 Existing Hydrology

The drainage area studied for this project is approximately 6.6+/- acres in size. Hydrological calculations indicate the expected runoff generated from the existing property. The majority of stormwater runs either overland or through storm drain piping to the stormwater basin on the property, then out the outlet culvert to the tax ditch along the southern property line eventually to the Ash Swamp Brook. A smaller portion of the stormwater runs from the north side of the building to the tax ditch along the north property line and then to the Ash Swamp Brook.

The table below summarizes the results of the existing runoff calculations for the property. Flow is represented in cubic feet per second (CFS).

Design Storm	Existing 100R	Existing 101R	Existing 102R
Q_{10}	9.08	2.35	1.86
Q_{25}	9.84	3.19	2.51
Q_{50}	*10.41*	*3.97*	*3.10*
Q_{100}	*11.00*	*4.88*	*3.80*

3.0 Developed Conditions

3.1 Design Objectives

The objective of this Stormwater Management Report is to analyze the pre- and post-development stormwater runoff conditions and impacts to downgradient properties for the proposed development of the property. There will be approximately $^{+}/_{-}$22,970 square feet of added impervious area. Stormwater generated on the developed site will be collected in the new catch basins and piped to the expanded stormwater basin.

3.2 Developed Hydrology

The limited drainage area studied for the developed hydrology consists of the same overall area examined in the existing hydrology.

3.3 Summary of Post Developed Hydrology (CFS)

Design Storm	Developed 100R	Developed 101R	Developed 102R
Q_{10}	*9.37*	*1.12*	1.86
Q_{25}	*10.12*	*1.48*	2.51
Q_{50}	*10.69*	*1.82*	*3.10*
Q_{100}	*11.31*	*2.21*	*3.80*

Design Storm	Existing 100R	Developed 100R	Existing 101R	Developed 101R	Existing 102R	Developed 102R	Δ
Q_{10}	9.08	*9.37*	2.35	*1.12*	1.86	1.86	-0.94
Q_{25}	9.84	*10.12*	3.19	*1.48*	2.51	2.51	*-1.43*
Q_{50}	*10.41*	*10.69*	*3.97*	*1.82*	*3.10*	*3.10*	*-1.87*
Q_{100}	*11.00*	*11.31*	*4.88*	*2.21*	*3.80*	*3.80*	*-2.35*

4.0 Stormwater Management Standards

The Surface Water Drainage System is consistent with the City of Keene Land Development Regulations.

A. There is no significant increase in runoff off the site in the post development condition.

B. The stormwater runoff will be collected in the deep sump catch basins, and collected in the expanded stormwater basin; therefore, no degradation of water quality is expected.

5.0 Conclusion

This Drainage Narrative has been prepared to document the stormwater impacts associated with the development of the new employee parking, currently lawn at 25 Production Avenue in Keene. The calculation presented have been completed in accordance with the City of Keene Land Development Regulations. The proposed storm drainage system was designed for the 10 and 25-year design storms. The conclusion based on system design indicates the onsite runoff will be managed and there will be no adverse impacts to downstream abutters.

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGRAW-EDISON

GWS Galleon II Wall Slim

Wall Mount Luminaire

Product Features

Light ARchitect™

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 9

Product Certifications

Quick Facts

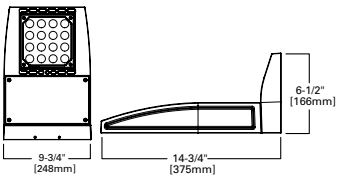
- Lumen packages range from 2,700 - 52,000 (20W - 373W)
- 14 optical distributions
- Efficacy up to 160 LPW

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

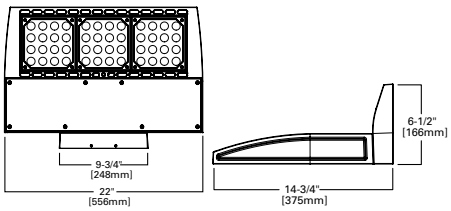
Dimensional Details

1 Square - Housing



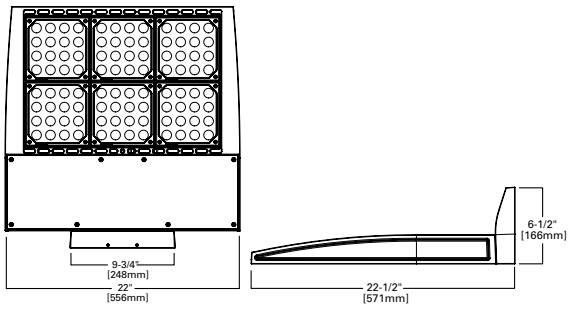
Weight: 10.0 lbs (4.5 kg)

2-3 Square - Housing



Weight: 19.6 lbs (8.9 kg)

4-6 Square - Housing



Weight: 32.9 lbs (14.9 kg)

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GWS-SA1C-740-U-T2-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution and IES NEMA Type (HxV)	Finish
	Configuration	Drive Current				
GWS=Galleon Wall Slim **BAA-GWS**=Galleon Wall Slim Buy American Act Compliant [18] **TAA-GWS**=Galleon Wall Slim Trade Agreements Act Compliant [18] **BABA-GWS**=Galleon Wall Slim Build America Buy America [21]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares	**A**=350mA[3] **B**=450mA **C**=615mA **D**=800mA **E**=1050mA **F**=1200mA **Z**=Configured [19]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V	**T1**=Type I **T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [6] **F**=Single Fuse[7] **FF**=Double Fuse[7] **20K**=20kV surge protective device **2L**=Two Circuits [8, 20] **CC**=Coastal Construction **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [9] **GRSBK**=Glare Reducing Shield, Black [4] **GRSWH**=Glare Reducing Shield, White [4] **AHD145**=After Hours Dim, 5 Hours[10] **AHD245**=After Hours Dim, 6 Hours[10] **AHD255**=After Hours Dim, 7 Hours[10] **AHD355**=After Hours Dim, 8 Hours[10] **HA**=50°C High Ambient **DALI**=DALI Drivers **WG**=Factory installed Wire Guard [11] **SLD**=Factory installed Vandal Shield **TB**=3-position Terminal Block	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle[12] **WPS2XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [17] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [17] **WLS2XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [17] **WLS4XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [17] **SPB1**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting[14] **SPB2**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting[14] **SPB4**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting[14] **DIM10-L08**=AirMesh Occupancy Sensor (<8' Mounting)[12] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting)[12] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting)[12]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **WOLC-7P-10A**=WaveLinx Outdoor Control Module [15] **TL7-HVG**=AirMesh 7-PIN node, 110-480V [15] **LS/HSS**=Field Installed House Side Shield [9, 16] **LS/GRSBK-2PK**=Glare Reducing Shield, Black [16, 4] **LS/GRSWH-2PK**=Glare Reducing Shield, White [16, 4] **LS/PFS**=Perimeter Shield, Black [13] **LS/WG/1**=Field installed Wire Guard, 1 Sq [11] **LS/WG/3**=Field installed Wire Guard, 3 Sq [11] **LS/WG/6**=Field installed Wire Guard, 6 Sq [11] **LS/SLD/1**=Field installed Vandal Shield, 1 Sq **LS/SLD/3**=Field installed Vandal Shield, 3 Sq **LS/SLD/6**=Field installed Vandal Shield, 6 Sq

NOTES:

1. Customer is responsible for engineering analysis to confirm fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details
3. Available with SA1 only. Not available with 347V or 480V.
4. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
7. Single fuse (F) specify voltage 120V, 277V or 347V. Double fuse (FF) specify voltage 208V, 240V or 480V.
8. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option
9. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected
10. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
11. Extended lead times may apply.
12. Not available if any SPB or WaveLinx sensor is selected
13. Set of 4 pcs. One set required per Light Square.
14. Sensor configuration mobile application required for configuration. See controls page for details
15. Requires PR7 receptacle
16. Order one shield per Light Square.
17. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for Bluetooth Programmable sensors
18. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
19. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc.
20. Available with SA1A for 120V only.
21. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Product Specifications

Construction

- Single-piece die-cast aluminum housing with integrated heat sink
- Available in three housing sizes: small (1 light square), medium (2 or 3 light squares), and large (4, 5, or 6 light squares)
- Housing and optics IK10 impact rated
- Housing and optics IP66 rated

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 14 optical distributions for wall mount applications
- 3 shielding options include HSS, GRS and PFS
- SLD constructed of Makrolon GP, UV stabilized clear polycarbonate, with a thickness of 3/16" and impact rated IK10; Secured at 4 fastening points and spaced 3/16" from optical lens
- WG constructed of 11-guage wire in a 1"x1" cell pattern; Chrome color poly powder coat finish
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments
- Optional 50°C high ambient (HA) configuration

Mounting

- Gasketed and zinc plated rigid steel mounting attachment for wall mount only

Typical Applications

- Exterior Wall, Walkway

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option available

Compliance

- This Cooper product is manufactured in the US and meets the BABA cost of components rule. To verify a configured product with specific accessories and options meets BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Our BABA designation is based on the minimum compliance requirement for BABA. Individual Government Agencies may have more stringent compliance standards
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Warranty

- Five year limited warranty, consult website for details www.cooperlighting.com/legal

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: August 24, 2026

To: Planning Board

From: Rebecca Landry, Deputy City Manager

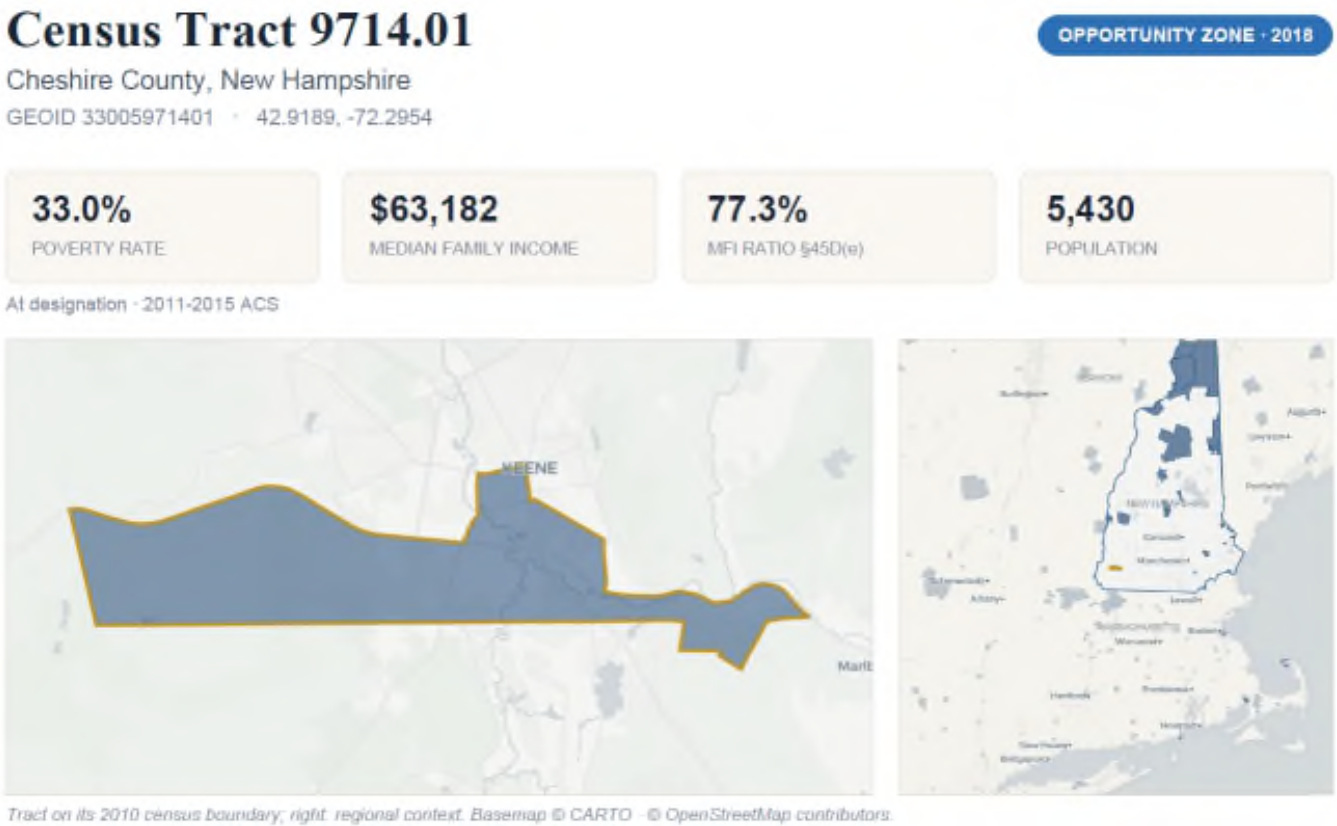
Through: Paul Andrus, Community Development Director

Subject: **Opportunity Zone 2.0 Nomination**

Recommendation:
To direct the Planning Board Chair to send a letter of support for the City of Keene's Opportunity Zone 2.0 Expansion nomination.

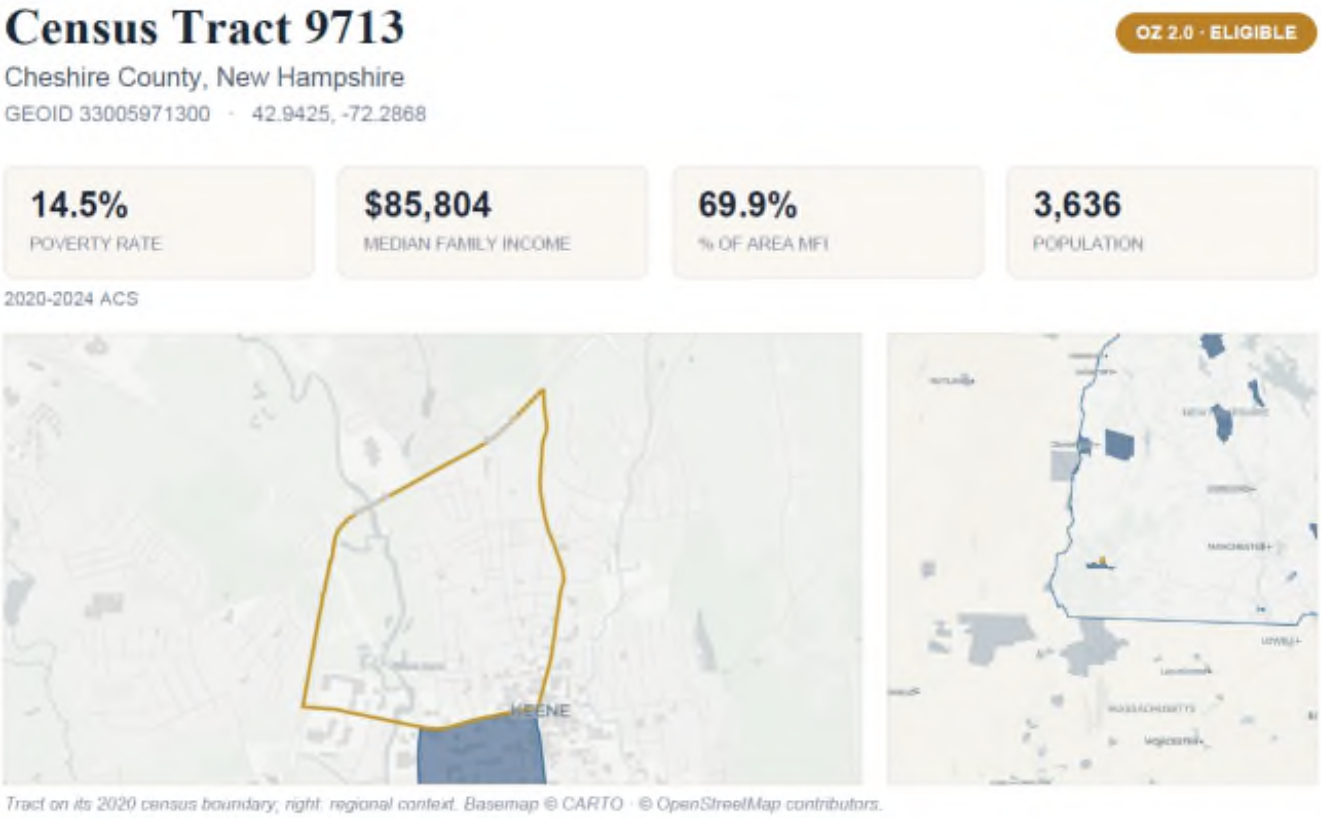
Attachments:
None

Background:
Opportunity Zones are federally designated low-income census tracts where private investors can receive tax incentives for investing in long-term projects that drive economic and community development. The original Opportunity Zones ("OZ 1.0") allowed investors to defer prior capital gains, with those deferrals expiring at the end of 2026. The City of Keene has one designated census tract under the OZ 1.0 program, 33005971403, shown in dark blue in the figure below from The National Opportunity Zones Map (OpportunityZones.com). These legacy zones remain active until December 31, 2028.



CAPTION: A map showing the outline of Census Tract 9714.01 along with key statistics, including: 33% poverty rate, $63,182 Median Family Income, 77.3% MFI Ratio, and 5,430 population.

New federal legislation has made the Opportunity Zone tax incentives permanent. While the 2018 tracts remain active, newly designated OZ 2.0 tracts run alongside them for a temporary two-year overlap. The City of Keene has two census tracts that are eligible for OZ 2.0, including 33005971403, shown above and 33005971300, shown outlined in orange in the figure below from The National Opportunity Zones Map (OpportunityZones.com).



CAPTION: A map showing the outline of Census Tract 9713 along with key statistics, including: 14.5% poverty rate, $85,804 Median Family Income, 69.9% of Area MFI, and 3,636 population.

According to the NH Office of Business and Economic Affairs, the State of New Hampshire will use Community Nomination Form submissions, federal data, and direct outreach to submit 25 tracts for designation to the U.S. Treasury by September 28, 2026. Designations take effect January 1, 2027, and run through December 31, 2036. To nominate a tract, an authorized official of the city or town containing the eligible tract and/or landowners and prospective developers must submit a nomination form that asks for a description of local organizations, planning boards, or economic development entities supporting the nomination. The nomination period closes on August 28, 2026.

The City intends to submit a nomination to expand Keene's Opportunity Zone to include both eligible Census tracts. Staff request a letter of support signed by the Planning Board Chair to signal the Board's endorsement of this application.