



Planning Board – August 1, 2017, 6:30PM
City Hall **Committee Room** – 3 Washington Street, 2nd floor

SPECIAL AGENDA

- I. **Call to order** – roll call
- II. **Public Hearing**
 1. **S-04-17 – 62 Nims Road – Subdivision** – Applicant Wendy Pelletier of Cardinal Surveying & Land Planning, on behalf of owners John & Frances Bolles, proposes to subdivide property located 62 Nims Road into three lots. A waiver is requested from Section III.B.6 Hillside Protection of the Planning Board Site Plan and Subdivision Regulations. The existing site is 19.48 acres in size and located in the Rural Zoning District (TMP# 903-19-015).
 2. **S-03-17 – 72 Old Walpole Road – Subdivision** – Applicant Wendy Pelletier of Cardinal Surveying & Land Planning, on behalf owner, Rick Willson proposes to subdivide property located 72 Old Walpole Road. The site is 1.03 acres in size and located in the Low Density Zoning District (TMP# 152-04-003).
- III. **New Business**
- IV. **Director Reports**

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STAFF REPORT

S-04-17 – 62 NIMS ROAD SUBDIVISION

Request:

Applicant Wendy Pelletier of Cardinal Surveying & Land Planning, on behalf of owners John & Frances Bolles, proposes to subdivide property located 62 Nims Road into three lots. A waiver is requested from Section III.B.6 Hillside Protection of the Planning Board Site Plan and Subdivision Regulations. The existing site is 19.48 acres in size and located in the Rural Zoning District (TMP# 903-19-015).

Background:

The Applicant proposes to subdivide the lot at 62 Nims Road into three residential building lots. The existing 19.48-acre parcel is currently located on the east side of Nims Road, and slopes east towards Otter Brook Dam. There is an existing residential structure located on the property as well as multiple out buildings.

The proposed subdivision would create a 6.73-acre lot where the existing dwelling is located. To the south of this lot would be a new 7.21-acre lot. This lot would contain an existing shed and barn. To the north of this lot would be a new 5.54-acre lot. Currently a small spring house is located in this area; however, the proposed northern-most lot would remain predominately undeveloped. No new development is proposed at this time.

Completeness:

Since this application is not associated with any new development, the Applicant has requested exemptions from having to provide the following technical reports / plans: Grading, Landscaping, Lighting, Drainage, and Traffic. After reviewing this request, Staff has determined that exempting the Applicant from submitting this information would have no bearing on the merits of the application. Staff recommends that the Planning Board grant these exemptions and accept the application as “complete.”

Departmental Comments:

Staff from the City’s Police, Public Works and Code Departments did not identify any issues with this proposal. The Applicant has addressed comments made from the Fire Department.

Application Analysis:

The following is a review of the Board’s relevant development standards in relation to the proposed application:

1. **Drainage:** As no new development is proposed at this time, this standard appears to be met. However, the Applicant has provided a note on the Plan that states, “Grading of the proposed house sites shall be done in accordance with the City of Keene Development Standards.”
2. **Sedimentation & Erosion Control:** As no new development is proposed at this time, this standard appears to be met.
3. **Hillside Protection:** The Applicant notes that 20% of the existing 19.48-acre lot is precautionary slopes and 8.5% are prohibitive slopes. Precautionary slopes are those of 15% - 25% slope where any land area is shown to have an elevation gain of 10-feet over a horizontal distance between 66- and 40-feet. Prohibitive slopes are those of >25% slope where any land area is shown to have an elevation gain of greater than 10-feet over a horizontal distance of 40-feet or less.

Section III.B.6 Hillside Protection of the Planning Board Site Plan and Subdivision Regulations, which states “Except for Conservation Residential Development Subdivisions, for all proposed subdivisions of parcels greater than fifteen (15) acres in size, land areas meeting the definition of a prohibitive slope shall be excluded in the calculation of minimum lot size for each new lot...fifty (50)

STAFF REPORT

percent of land areas meeting the definition of a precautionary slope shall be excluded in the calculation of minimum lot size for each new lot.”

After calculating for the presence of precautionary and prohibitive slopes, the proposed northern most lot of 5.54-acres would have only 2.68-acres of land to attribute towards minimum lot size. The Rural Zone requires a minimum lot size of 5 acres.

The Applicant is seeking a waiver from the Section III.B.6. of the Planning Board Subdivision Regulations. The Applicant notes that there is 1.13-acres of the proposed northern lot that are not affected by steep slopes or wetlands. This area is at the front of the lot, where there is adequate space for a potential residential structure, driveway, septic system and well.

The Applicant has included a note on the proposed Subdivision Plan that states, “Work performed within the precautionary and prohibitive slope areas shall conform to the City of Keene Hillside Protection Ordinance.” The City’s Hillside Protection Ordinance (Article XII of the Zoning Ordinance) was developed with the purpose of protecting the City’s ecological and scenic resources from undue adverse impacts resulting from development of steep slopes and to guide development of those hillside areas where development can be safely accomplished through carefully designed, low-impact development. The issuance of any future building permit would be dependent on compliance with this Ordinance, and would involve a review by the City Engineer.

The Applicant has been asked to address the following four waiver criteria in their presentation before the Board. The Board must determine that these criteria have been met in order to issue a waiver from the standard.

- a) *That granting the waiver will not be contrary to the spirit and intent of these regulations;*
- b) *That granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment;*
- c) *That granting the waiver has not been shown to diminish the property values of abutting properties.*
- d) *Consideration will also be given to whether strict conformity with the regulations or Development Standards would pose an unnecessary hardship to the applicant.*

4. Snow Storage & Removal: The proposed lots would have ample space for snow storage on site.
5. Flooding: This property is not located within the 100-year floodplain.
6. Landscaping: No new landscaping is proposed at this time.
7. Noise: No noise impacts would be generated as a result of this proposal.
8. Screening: This standard is not applicable to this proposal.
9. Air Quality: No impacts to air quality would be generated as a result of this proposal.
10. Lighting: No new lighting is proposed at this time.
11. Sewer and Water: No City sewer and water connections currently service this lot. The existing dwelling has an onsite septic system and well.
12. Traffic: This standard is not applicable to this proposal.

STAFF REPORT

13. Comprehensive Access Management: The Applicant includes a note on the Subdivision Plan that states “The proposed driveway(s) will be constructed in accordance with City Driveway Standards. A permit shall be obtained from the Code Enforcement Office before construction of the driveway begins. A permit shall be obtained from the Public Works Department Prior to any excavation within the City Right of Way. The City Engineering Division shall be contacted 48-hours in advance to inspect the driveway. Driveways over 300 feet long shall have a turn around for fire equipment.” This standard appears to be met.
14. Hazardous & Toxic Materials: The Applicant notes that there are no known hazardous and toxic materials on the site.
15. Filling & Excavation: No filling and excavation is proposed.
16. Wetlands: Wetlands are present on the property. Approximately 1.7-acres of wetlands are located on the south-east portion of the existing lot. A smaller area of wetlands is located along the northern edge of the existing parcel. The Applicant has depicted the delineated wetlands areas as well as the 75’ Surface Water Protection Buffer on the proposed Subdivision Plan. The wetland delineation was completed on April 11, 2017 by a NH Certified Wetland Scientist.

The Applicant has deducted the wetland areas from the calculation of minimum lot size, and has demonstrated there is sufficient remaining developable area on the proposed lots. This standard appears to be met.
17. Surface Waters: There are no surface waters present on the property other than wetlands.
18. Stump Dumps: The Applicant has included a note on the Subdivision Plan that states: “*On-site burial of stumps from land clearing shall be in accordance with RSA 14-M:1. Stump burial shall not be within 75’ of any public or private water system. The Bureau of Solid Waste shall be notified of any intent to bury stumps.*”
19. Architecture & Visual Appearance: This standard is not applicable to this proposal.

RECOMMENDATION FOR APPLICATION:

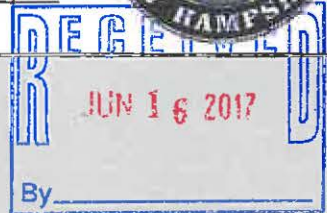
Staff will provide a recommendation at the Planning Board meeting on July 24, 2017.

CITY OF KEENE | PLANNING BOARD

SUBDIVISION APPLICATION



This form must be filled out in its entirety. If a box is not checked, staff will assume that the information is not provided and the application is, therefore, not complete. Incomplete applications will not be accepted for review.



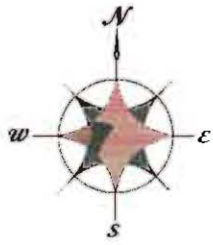
A Project Name 3LOT SUBDIVISION 62 NIMS ROAD	Date Received/Date of Submission:	
	Date of pre-application meeting:	
Tax Map Parcel number(s) 703-19-015-0000	Date Application is Complete:	
Planning Department File #: S-04-17		
Project Address: 62 NIMS ROAD	Owner	Name: JOHN BOLLES P.O.A. FRANCES BOLLES
		Address: 62 NIMS ROAD
Acreage/S.F. of Parcel: 19.48 /	Applicant	Telephone/E-mail: JOHN 352-8821
		Signature: John Bolles P.A.
Zoning District: RURAL	Applicant	Name: CARDINAL SURVEYING & LAND PLANNING WENDY PELLETIER
		Address: 403 WASHINGTON ST Telephone/E-mail: 499-6151 Signature: Wendy A Pelletier

B Descriptive Narrative Including

- | | | |
|---|---|---|
| <input type="checkbox"/> Type of development | <input type="checkbox"/> Sedimentation Control | <input type="checkbox"/> Scope/scale of development |
| <input checked="" type="checkbox"/> Proposed uses | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Parcel size |
| <input type="checkbox"/> Location of access points | <input type="checkbox"/> Debris management | <input type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| <input checked="" type="checkbox"/> Any other descriptive information | <input type="checkbox"/> Disposal proposals for boulders, stumps & debris | |

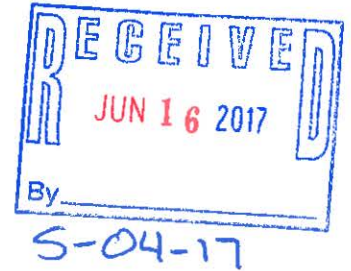
C A complete application must include the following

- | | |
|---|---|
| <input type="checkbox"/> Two (2) copies of completed application forms signed & dated | <input checked="" type="checkbox"/> Plans stamped/signed by reg. professional |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative | <input checked="" type="checkbox"/> Two (2) copies on 8.5" x 11" or 11" x 17" |
| <input checked="" type="checkbox"/> Certified list of all owners of property within 200' | <input checked="" type="checkbox"/> Three (3) copies of all technical reports |
| <input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter | <input checked="" type="checkbox"/> A check to cover the costs of legal notice to advertise |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (22" x 36") | the public hearing, mailing notices out to abutters |



CARDINAL SURVEYING AND LAND PLANNING, LLC

463 Washington Street
Keene, NH 03431
(603) 209-1989
www.cardinalsurveying.net
"Know Your Boundaries"



June 15, 2017

62 Nims Road
3 Lot Subdivision

Project Narrative

Map 903-19-015-0000 is a 19.48-acre lot with 20% precautionary slopes and 8.5% prohibitive slopes, primarily on the north side of the lot. The remainder of the lot slope gently from the road to the rear. There is an existing dwelling and several out buildings on the property. Approximately 4 acres is open field at the front of the lot. There is 1.7 acres of wetlands in the south-east half of the lot.

Nims Road is a dead-end road, approximately 3200' long with 11 homes. 62 Nims Road is approximately half way up the road on the east side.

The lot is in the rural district and is directly abutted by eight 5+ acre lots. The remaining lots on the road are in excess of 10 acres.

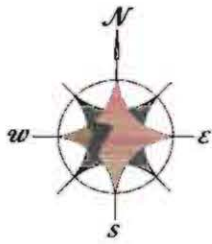
This is a proposed residential 3 lot subdivision. The existing dwelling will be on a 6.73 acre lot with a lot to the north and the south of it.

The lot to the south is 7.21 acres and is impacted by wetlands and a small area of prohibitive slopes. There is 1.3 acres of open area for building. The driveway will be approximately 300' long from the road with a slope of 1.5%.

This lot will consist of 2 tracts. Tract 2 will be retained by this lot if the house lot is sold before the other two lots to allow for the remainder of the land to be kept in current use. Upon the sale of this lot, tract 2 will be transferred to the house lot.

The lot to the north is 5.54 acres and is impacted by most of the steep slopes on the entire lot and two small areas of wetlands. There is 1.13 acres of open area suitable for building, septic and the driveway. The driveway will be approximately 250' long with a slope of 1%.

There is no building proposed at this time. The requirements for drainage, erosion control, stump and debris management is noted in the general notes and will be addressed at the time building permits are applied for.



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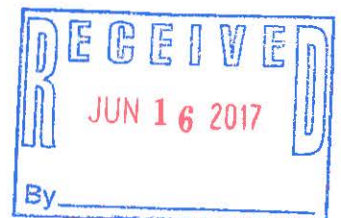
June 15, 2017

62 Nims Road
3 Lot Subdivision

Waiver Request of Subdivision Regulations IV.C.6-Hillside Protection

Map 903-19-015-0000 is a 19.48-acre lot with 20% precautionary slopes and 8.5% prohibitive slopes, primarily on the north side of the lot.

A waiver is requested for lot 903-19-015-01000. The proposed lot is 5.54 acres with 2.68 acres of useable land, see the lot area calculations on the plans. 1.13 acres of this lot is not affected by slopes, is at the front of the lot and has adequate space for a house, driveway, septic and well without impacting the slope areas.

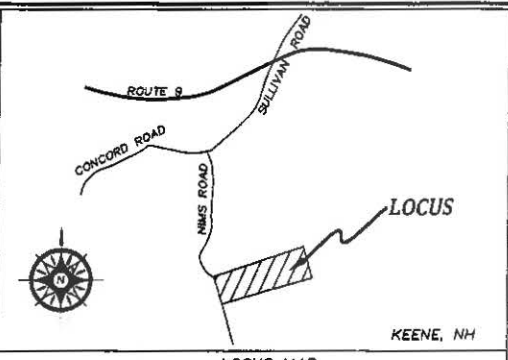


S-04-17

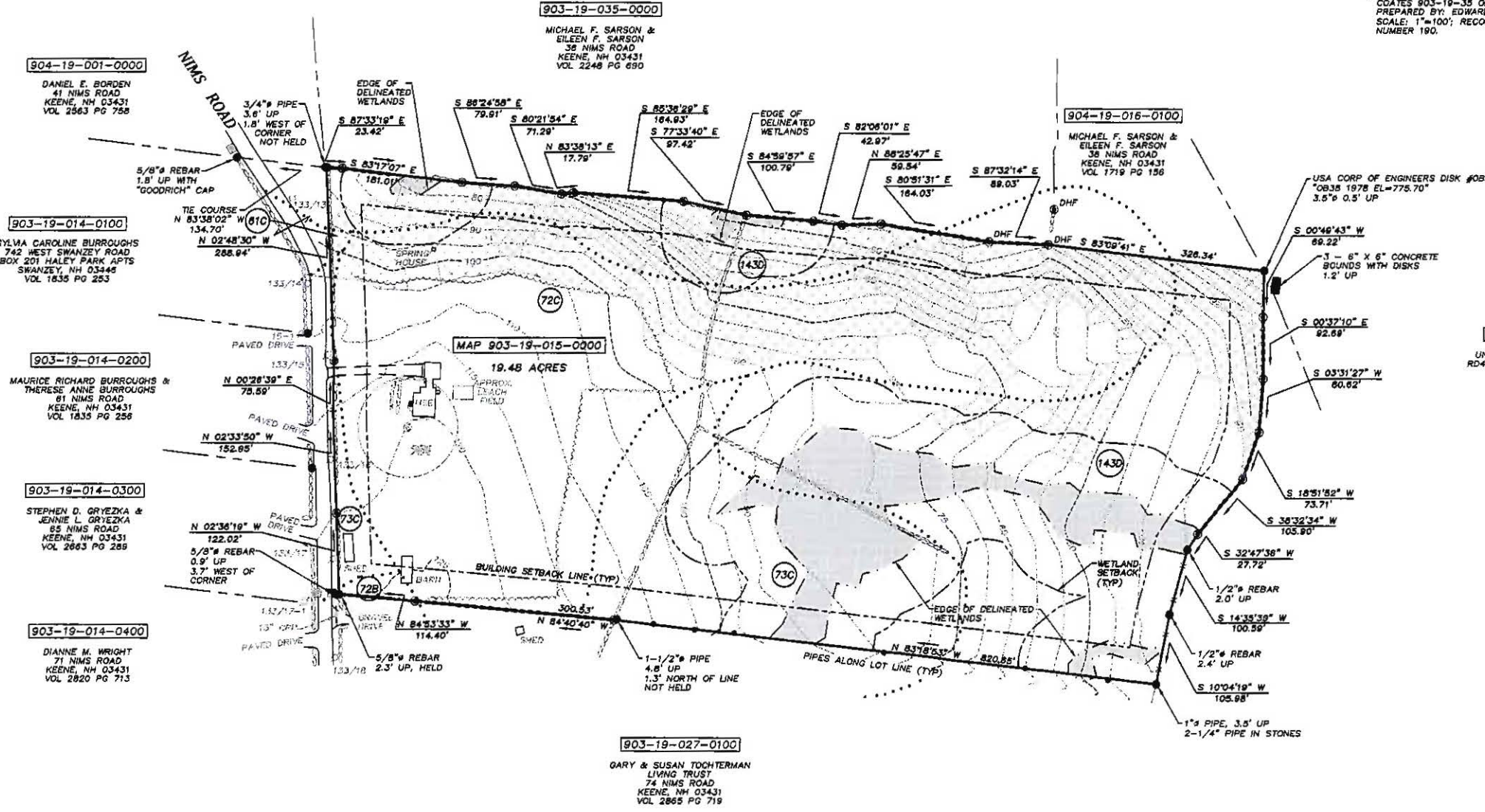


- SOILS LEGEND**
- 72B - BERKSHIRE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 - 72C - BERKSHIRE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
 - 73B - BERKSHIRE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
 - 73C - BERKSHIRE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 - 61C - TUNBRIDGE-LYMAN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
 - 143C - MONADNOCK FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY

- PLAN REFERENCES**
- 1) PLAN ENTITLED: "SUBDIVISION OF PROPERTY OF JAMES T. & CHERYL A. POTTER KEENE, NEW HAMPSHIRE"; PREPARED BY: DIBERNARDO ASSOCIATES; DATED: 5/30/95; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 11 DRAWER 10 NUMBER 12.
 - 2) PLAN ENTITLED: "TAX MAP 904 SECTION 19 LOT 16 SUBDIVISION PLAN OF LAND OF BRIAN A. HOULE & NIMS ROAD KEENE, NEW HAMPSHIRE 03431 PREPARED FOR EILEEN SARSON 153 BAKER STREET, KEENE, NEW HAMPSHIRE 03431"; PREPARED BY: TFMORAN; DATED: JULY 22, 1999; REVISED THROUGH: 8/26/99; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 4 NUMBER 72.
 - 3) PLAN ENTITLED: "PLAT OF WILLIAM H. COATES SUBDIVISION NIMS ROAD KEENE, N.H."; PREPARED BY: THOMAS W. FLAVIN, JR.; DATED: FEB. 3, 2001; REVISED THROUGH: 4/17/01; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 6 NUMBER 110.
 - 4) PLAN ENTITLED: "PLAN OF LAND OF THE ESTATE OF WILLIAM H. COATES 903-19-35 OFF NIMS ROAD, KEENE, NEW HAMPSHIRE"; PREPARED BY: EDWARD C. GOODRICH, JR.; DATED: APRIL 7, 2005; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 5 NUMBER 190.

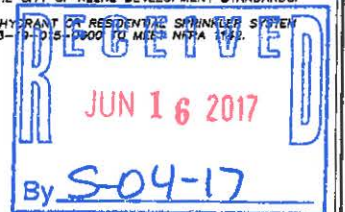


- NOTES**
- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 903-19-015-0000 INTO 3 RESIDENTIAL LOTS.
 - 2) OWNER OF RECORD: FRANCES E. BOLLES IRREVOCABLE TRUST, 469 SOUTH ROAD, EAST SULLIVAN, NH 03445, VOLUME 2514 PAGE 590.
 - 3) EXISTING AREA OF 903-19-015-0000: 19.48 ACRES.
 - 4) MAP NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
 - 5) CURRENT ZONING: RURAL. MIN. LOT AREA - 5 ACRES. MIN. FRONTAGE - 50 FEET. MIN. WIDTH AT BUILDING LINE - 200 FEET. SETBACKS: FRONT - 50 FEET, SIDE - 50 FEET, REAR - 50 FEET.
 - 6) THE RIGHT OF WAY OF NIMS ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTS AND IS SHOWN TO BE 3 RCD'S WIDE (49.5') BASED ON THE LAYOUT OF 1857 RECORDED IN VOLUME 1 PAGE 187 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
 - 7) WETLANDS WERE DELINEATED ON APRIL 11, 2017 BY TIMOTHY J. FERWERDA, CWS 032, OF MERIDIAN LAND SERVICES, INC., 31 OLD NASHUA ROAD, SUITE 2, AMHERST, NH 03031, PHONE #603-873-1441.
 - 8) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 5 FEET.
 - 9) 903-19-015-0000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
 - 10) WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
 - 11) THE PROPOSED DRIVEWAY(S) WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICE BEFORE CONSTRUCTION OF THE DRIVEWAY BEGINS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY. DRIVEWAYS OVER 300 FEET LONG SHALL HAVE A TURN AROUND FOR FIRE EQUIPMENT.
 - 12) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.
 - 13) GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
 - 14) A CISTERN AND DRY HYDRANT OR RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED FOR 903-19-015-0000 TO MEET NHSA 1722.



903-19-031-0000
UNITED STATES OF AMERICA
RD4 OTTER BROOK DAM CORPS
OF ENGINEERS
KEENE, NH 03431
VOL 054 PG 249

WETLAND DELINEATION WAS COMPLETED IN THE AREAS SHOWN ON APRIL 11, 2017 ACCORDING TO THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012 (ERDC/EL TR-12-1).



PLAN SET

SHEETS 1/2 AND 2/2: EXISTING CONDITIONS PLAN & PROPOSED CONDITIONS - 3 LOT SUBDIVISION TO REMAIN ON FILE AT THE CITY OFFICE

SHEET 1/1 SUBDIVISION PLAN TO BE RECORDED AT CHESHIRE COUNTY REGISTRY OF DEEDS.

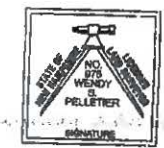
2017
APPROVED AS A BOUNDARY LINE ADJUSTMENT
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD

BY: _____, CHAIRMAN

SURVEYOR'S CERTIFICATION

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN NH LAN 500.1.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.



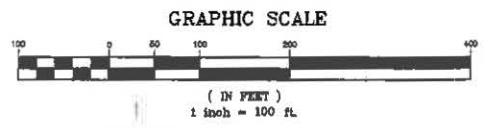
OWNER CERTIFICATION

I, FRANCES E. BOLLES, CERTIFY THAT I AM THE OWNER OF 903-19-015-0000, AND APPROVE OF THIS SUBDIVISION.

John A. Bolles, P.A.
JOHN A. BOLLES, POA
DATE: _____

No.	Date	Revision	By
EXISTING CONDITIONS			
MAP 903-19-015-0000 62 NIMS ROAD KEENE, NH 03431			
DATE: JUNE 16, 2017		SCALE: 1"=100'	
PREPARED FOR: FRANCES E. BOLLES JOHN A. BOLLES, POA 469 SOUTH ROAD EAST SULLIVAN, NH 03445			
CARDINAL SURVEYING & LAND PLANNING Keene, New Hampshire 03431 Tel. (603) 499-6151			

- LEGEND**
- - PIN FOUND
 - - MONUMENT FOUND
 - - REBAR SET
 - ⊙ - DRILL HOLE FOUND
 - ⊙ - DRILL HOLE SET
 - ⊙ - UTILITY POLE
 - ⊙ - WELL
 - ⊙ - CATCH BASIN
 - - TREE LINE
 - - - - - APPROXIMATE ADJUTER LINE
 - EXISTING CONTOUR LINE
 - BUILDING SETBACK LINE
 - SOILS LINE
 - EDGE OF DELINEATED WETLANDS
 - STONE WALL
 - ▨ - PRECAUTIONARY SLOPES
 - ▨ - PROHIBITIVE SLOPES

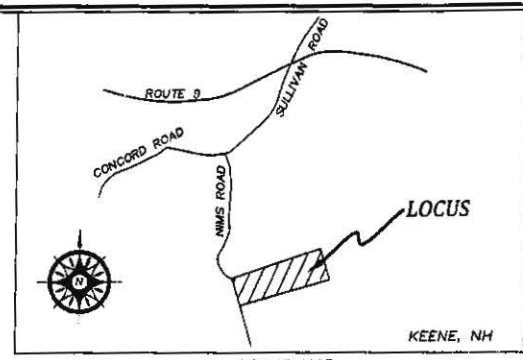




TOTAL LOT FRONTAGE
 903-19-015-0000: 228.89 FEET
 903-19-015-0100: 125.58 FEET
 903-19-015-0200: 172.73 FEET

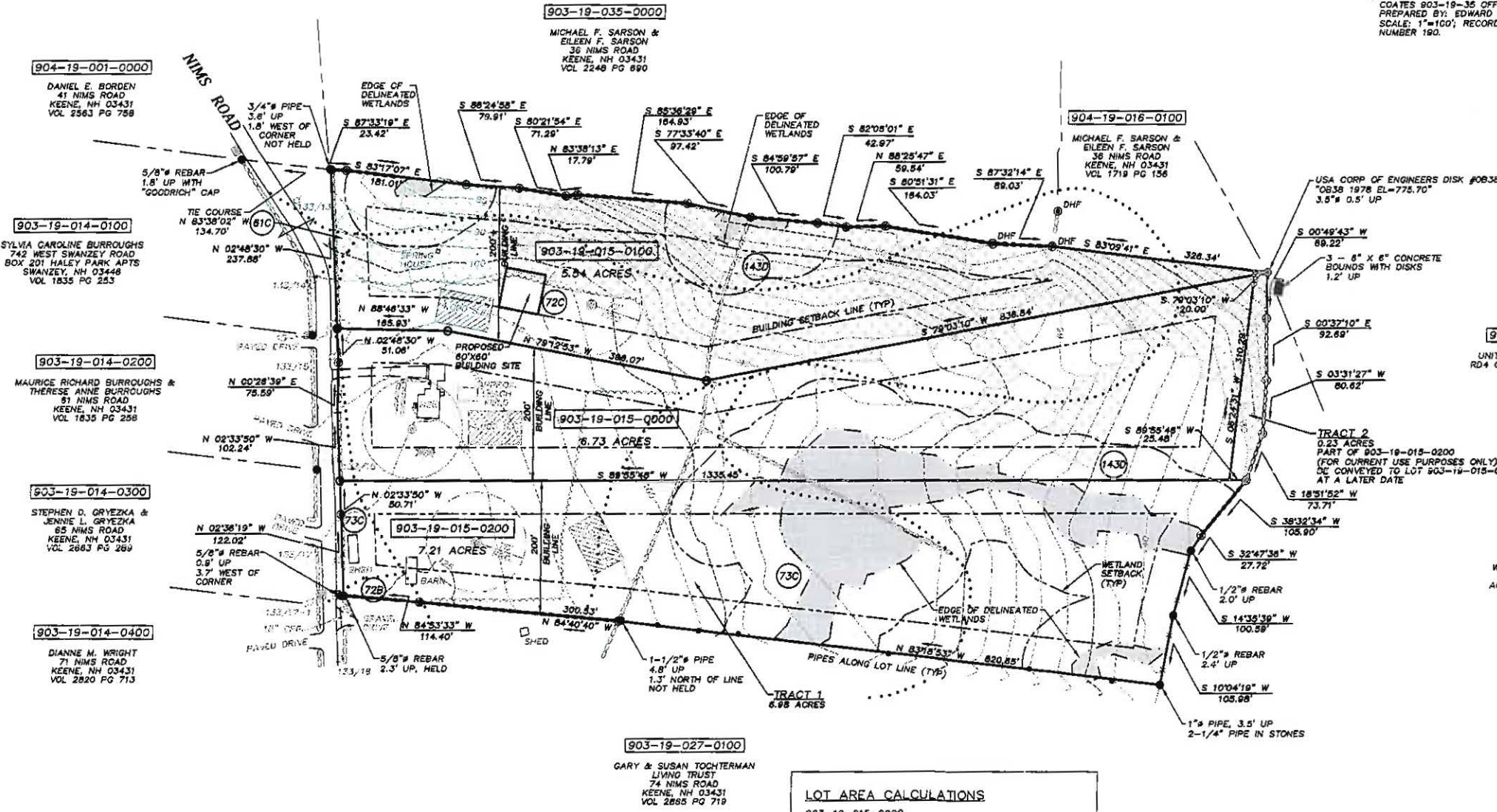
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 - (73C) - BERKSHIRE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 - (61C) - TUNBRIDGE-LYMAN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
 - (1430) - MONADNOCK FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY

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 - 2) PLAN ENTITLED: "TAX MAP 904 SECTION 19 LOT 18 SUBDIVISION PLAN OF LAND OF BRIAN A. HOULE & NIMS ROAD KEENE, NEW HAMPSHIRE 03431 PREPARED FOR EILEEN SARSON 153 BAKER STREET, KEENE, NEW HAMPSHIRE 03431"; PREPARED BY: TMORAN; DATED: JULY 22, 1999; REVISED THROUGH: 8/29/99; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 4 NUMBER 72.
 - 3) PLAN ENTITLED: "PLAT OF WILLIAM H. COATES SUBDIVISION NIMS ROAD KEENE, N.H."; PREPARED BY: THOMAS W. FLAVIN, JR.; DATED: FEB. 3, 2001; REVISED THROUGH: 4/17/01; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 6 NUMBER 110.
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LOCUS MAP
NOT TO SCALE

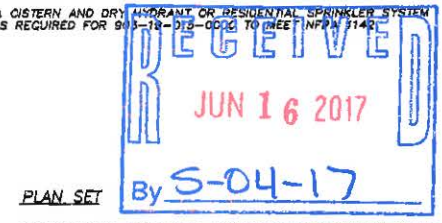
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 - 7) WETLANDS WERE DELINEATED ON APRIL 11, 2017 BY TIMOTHY J. FERWERDA, CHS 039, OF MERIDIAN LAND SERVICES, INC., 31 OLD NASHUA ROAD, SUITE 2, ASHBURST, NH 03031. PHONE #603-873-1447.
 - 8) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 5 FEET.
 - 9) 903-19-015-0000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
 - 10) WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
 - 11) THE PROPOSED DRIVEWAY(S) WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICE BEFORE CONSTRUCTION OF THE DRIVEWAY BEGINS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY. DRIVEWAYS OVER 300 FEET LONG SHALL HAVE A TURN AROUND FOR FIRE EQUIPMENT.
 - 12) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.
 - 13) GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
 - 14) A CISTERN AND DR. HYDRANT OR RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED FOR 903-19-015-0100 TO MEET NFPA 1142.



903-19-031-0000
 UNITED STATES OF AMERICA
 RD4 OTTER BROOK DAM CORPS
 OF ENGINEERS
 KEENE, NH 03431
 VOL 654 PG 245

TRACT 2
 0.23 ACRES
 PART OF 903-19-015-0200
 (FOR CURRENT USE PURPOSES ONLY) TO
 BE CONVEYED TO LOT 903-19-015-0000
 AT A LATER DATE

WETLAND DELINEATION WAS COMPLETED IN
 THE AREAS SHOWN ON APRIL 11, 2017
 ACCORDING TO THE REGIONAL SUPPLEMENT
 TO THE CORPS OF ENGINEERS WETLAND
 DELINEATION MANUAL: NORTH CENTRAL
 AND NORTHEAST REGION, VERSION 2,
 JANUARY 2012 (ERDC/EL TR-12-1).



PLAN SET
 SHEETS 1/2 AND 2/2: EXISTING CONDITIONS PLAN & PROPOSED CONDITIONS - 3 LOT SUBDIVISION TO REMAIN ON FILE AT THE CITY OFFICE
 SHEET 1/1 SUBDIVISION PLAN TO BE RECORDED AT CHESHIRE COUNTY REGISTRY OF DEEDS.

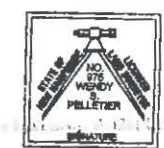
PROPOSED CONDITIONS
3 LOT SUBDIVISION
MAP 903-19-015-0000
62 NIMS ROAD
KEENE, NH 03431
 DATE: JUNE 16, 2017 SCALE: 1"=100'
 PREPARED FOR: FRANCES E. BOLLES, JOHN A. BOLLES, POA, 489 SOUTH ROAD, EAST SULLIVAN, NH 03445
 CARDINAL SURVEYING & LAND PLANNING, Keene, New Hampshire 03431, Tel. (603) 499-6151

LOT AREA CALCULATIONS

903-19-015-0000	EXISTING: 293,093 S.F. OR 6.73 ACRES
	WETLANDS: -18,148 S.F.
	SOM OF PRECAUTIONARY SLOPES: -20,885 S.F.
	PROHIBITIVE SLOPES: -7,214 S.F.
	USABLE AREA: 249,846 S.F. OR 5.74 ACRES
903-19-015-0100	EXISTING: 241,321 S.F. OR 5.54 ACRES
	WETLANDS: -3,765 S.F.
	SOM OF PRECAUTIONARY SLOPES: -82,974 S.F.
	PROHIBITIVE SLOPES: -57,845 S.F.
	USABLE AREA: 116,737 S.F. OR 2.68 ACRES
903-19-015-0200	EXISTING: 314,079 S.F. OR 7.21 ACRES
	WETLANDS: -56,581 S.F.
	SOM OF PRECAUTIONARY SLOPES: -732 S.F.
	PROHIBITIVE SLOPES: -6,919 S.F.
	USABLE AREA: 250,048 S.F. OR 5.74 ACRES

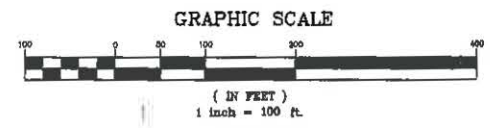
APPROVED AS A BOUNDARY LINE ADJUSTMENT
 IN ACCORDANCE WITH THE PROVISIONS OF RSA 874:
 THE CITY OF KEENE PLANNING BOARD
 BY: _____, CHAIRMAN
 DATE: _____

SURVEYOR'S CERTIFICATION
 THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN NH LAN 500.1.
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.



OWNER CERTIFICATION
 I, FRANCES E. BOLLES, CERTIFY THAT I AM THE OWNER OF 903-19-015-0000, AND APPROVE OF THIS SUBDIVISION.
 John A. Bolles, P.O.A.
 DATE: _____

- LEGEND**
- - PIN FOUND
 - - MONUMENT FOUND
 - - REBAR SET
 - ⊙ - DHF
 - ⊙ - DRILL HOLE FOUND
 - ⊙ - DRILL HOLE SET
 - ⊙ - UTILITY POLE
 - ⊙ - WELL
 - ⊙ - CATCH BASIN
 - - TREE LINE
 - - APPROXIMATE ABUTTER LINE
 - - EXISTING CONTOUR LINE
 - - BUILDING SETBACK LINE
 - - SOILS LINE
 - - EDGE OF DELINEATED WETLANDS
 - - STONE WALL
 - - PRECAUTIONARY SLOPES
 - - PROHIBITIVE SLOPES
 - - 4,000 SQUARE FOOT DEDICATED SEPTIC AREA
 - - PROTECTIVE WELL RADIUS

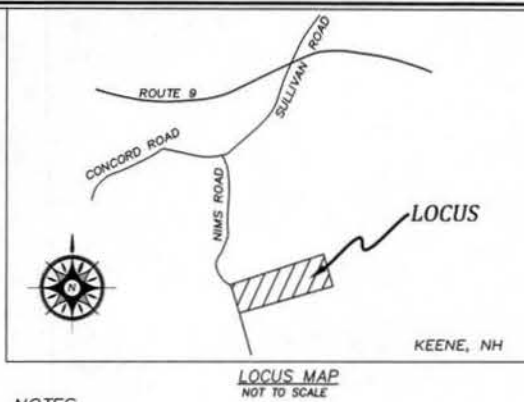




TOTAL LOT FRONTAGE
 903-19-015-0000: 228.89 FEET
 903-19-015-0100: 125.58 FEET
 903-19-015-0200: 172.73 FEET

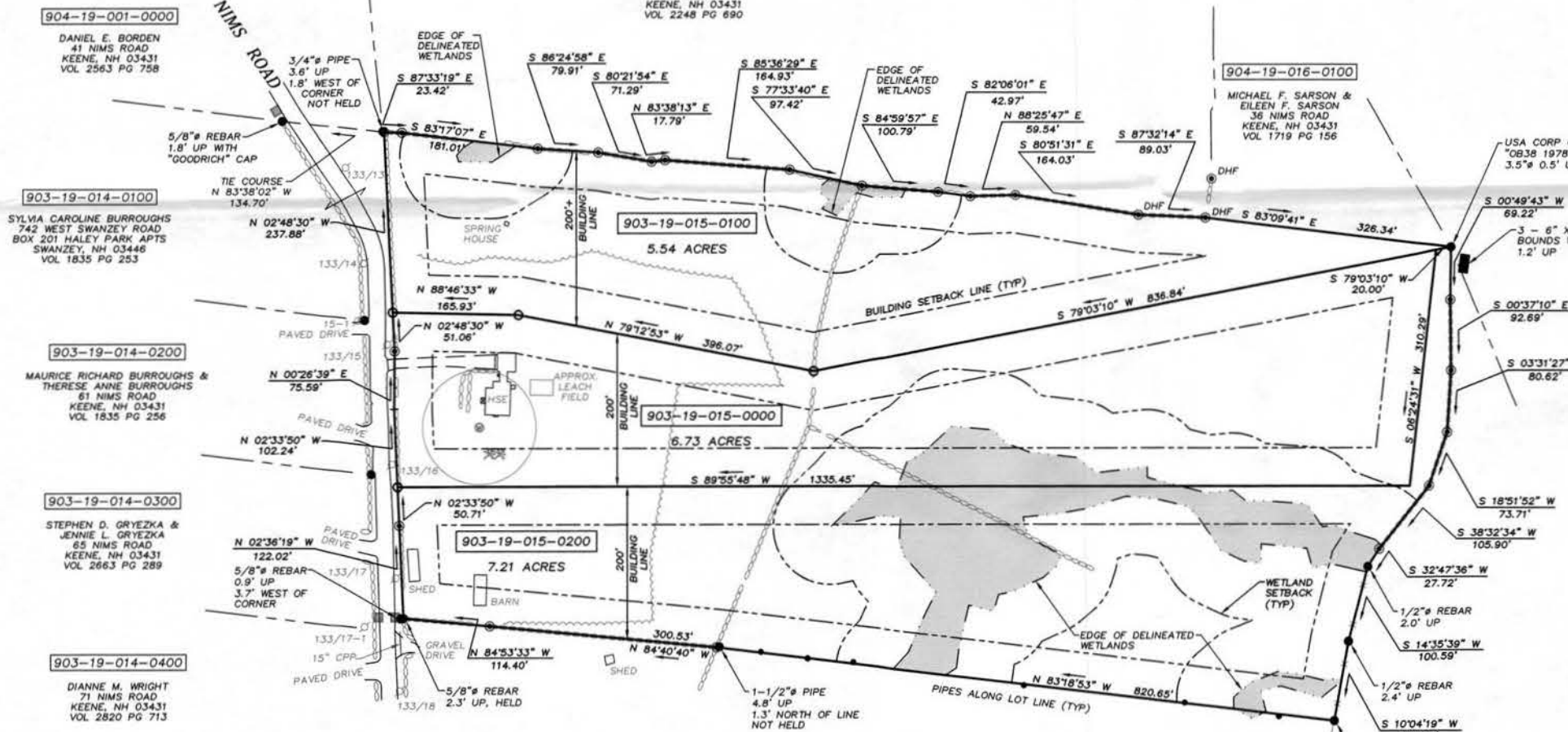
PLAN REFERENCES

- 1) PLAN ENTITLED: "SUBDIVISION OF PROPERTY OF JAMES T. & CHERYL A. POTTER KEENE, NEW HAMPSHIRE"; PREPARED BY: DIBERNARDO ASSOCIATES; DATED: 5/30/95; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 11 DRAWER 10 NUMBER 12.
- 2) PLAN ENTITLED: "TAX MAP 904 SECTION 19 LOT 16 SUBDIVISION PLAN OF LAND OF BRIAN A. HOULE 4 NIMS ROAD KEENE, NEW HAMPSHIRE 03431 PREPARED FOR EILEEN SARSON 153 BAKER STREET, KEENE, NEW HAMPSHIRE 03431"; PREPARED BY: TFMORAN; DATED: JULY 22, 1999; REVISED THROUGH: 8/26/99; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 4 NUMBER 72.
- 3) PLAN ENTITLED: "PLAT OF WILLIAM H. COATES SUBDIVISION NIMS ROAD KEENE, N.H."; PREPARED BY: THOMAS W. FLAVIN, JR.; DATED: FEB. 3, 2001; REVISED THROUGH: 4/17/01; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 6 NUMBER 110.
- 4) PLAN ENTITLED: "PLAN OF LAND OF THE ESTATE OF WILLIAM H. COATES 903-19-35 OFF NIMS ROAD, KEENE, NEW HAMPSHIRE"; PREPARED BY: EDWARD C. GOODRICH, JR.; DATED: APRIL 7, 2005; SCALE: 1"=100'; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 5 NUMBER 190.

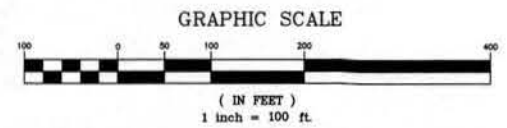


NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 903-19-015-0000 INTO 3 RESIDENTIAL LOTS.
- 2) OWNER OF RECORD: FRANCES E. BOLLES IRREVOCABLE TRUST, 469 SOUTH ROAD, EAST SULLIVAN, NH 03445, VOLUME 2514 PAGE 590.
- 3) EXISTING AREA OF 903-19-015-0000: 19.48 ACRES.
- 4) MAP NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
- 5) CURRENT ZONING: RURAL
 MIN. LOT AREA - 5 ACRES
 MIN. FRONTAGE - 50 FEET
 MIN. WIDTH AT BUILDING LINE - 200 FEET
 SETBACKS:
 FRONT - 50 FEET
 SIDE - 50 FEET
 REAR - 50 FEET
- 6) THE RIGHT OF WAY OF NIMS ROAD WAS DETERMINED BY THE LOCATION OF STONEWALLS AND MONUMENTS AND IS SHOWN TO BE 3 RODES WIDE (49.5') BASED ON THE LAYOUT OF 1857 RECORDED IN VOLUME 1 PAGE 187 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 7) WETLANDS WERE DELINEATED ON APRIL 11, 2017 BY TIMOTHY J. FERRELLA, CWS 039, OF MERIDIAN LAND SERVICES, INC., 31 OLD NASHUA ROAD, SUITE 2, AMHERST, NH 03031, PHONE #603-673-1441.
- 8) 903-19-015-0000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 9) WORK PERFORMED WITHIN THE PRECAUTIONARY AND PROHIBITIVE SLOPE AREAS SHALL CONFORM TO THE CITY OF KEENE HILLSIDE PROTECTION ORDINANCE.
- 10) THE PROPOSED DRIVEWAY(S) WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICE BEFORE CONSTRUCTION OF THE DRIVEWAY BEGINS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY. DRIVEWAYS OVER 300 FEET LONG SHALL HAVE A TURN AROUND FOR FIRE EQUIPMENT.
- 11) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.
- 12) GRADING OF THE PROPOSED HOUSE SITES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KEENE DEVELOPMENT STANDARDS.
- 13) A CISTERN AND DRY HYDRANT OR RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED FOR 903-19-015-0000 TO MEET NFPA 1142.



- LEGEND**
- - PIN FOUND
 - - MONUMENT FOUND
 - - REBAR SET
 - ⊙ DHF - DRILL HOLE FOUND
 - ⊙ - DRILL HOLE SET
 - - UTILITY POLE
 - ⊙ - WELL
 - ⊙ - CATCH BASIN
 - - TREE LINE
 - - - - - APPROXIMATE ABUTTER LINE
 - - - - - EXISTING CONTOUR LINE
 - - - - - BUILDING SETBACK LINE
 - - SOILS LINE
 - - - - - EDGE OF DELINEATED WETLANDS
 - ⊖ - STONE WALL



2017
 APPROVED AS A BOUNDARY LINE ADJUSTMENT
 IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
 THE CITY OF KEENE PLANNING BOARD
 BY _____ CHAIRMAN

OWNER CERTIFICATION
 I, FRANCES E. BOLLES, CERTIFY THAT I AM
 THE OWNER OF 903-19-015-0000, AND
 APPROVE OF THIS SUBDIVISION.
 JOHN A. BOLLES, POA DATE _____

DATE _____
SURVEYOR'S CERTIFICATION
 THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE
 USING AN ELECTRONIC TOTAL STATION AND MEETS THE
 MINIMUM REQUIREMENTS OF AN RURAL SURVEY AS
 SPECIFIED IN NH LAN 500.1.
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL
 APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

 DATE 7-18-17



PLAN SET
 SHEETS 1/2 AND 2/2: EXISTING CONDITIONS PLAN &
 PROPOSED CONDITIONS - 3 LOT SUBDIVISION
 TO REMAIN ON FILE AT THE CITY OFFICE
 SHEET 1/1 SUBDIVISION PLAN TO BE RECORDED
 AT CHESHIRE COUNTY REGISTRY OF DEEDS.

1	7/10/17	CITY COMMENTS	WF
No.	Date	Revision	By

3 LOT SUBDIVISION
 903-19-015-0000
 62 NIMS ROAD
 KEENE, NH 03431
 DATE: JUNE 16, 2017 SCALE: 1"=100'
 PREPARED FOR:
 FRANCES E. BOLLES
 JOHN A. BOLLES, POA
 469 SOUTH ROAD
 EAST SULLIVAN, NH 03445
CARDINAL SURVEYING & LAND PLANNING
 Keene, New Hampshire 03431
 Tel. (603) 499-6151 SHT 1/1

S-03-16 2-Lot Subdivision –72 Old Walpole Road

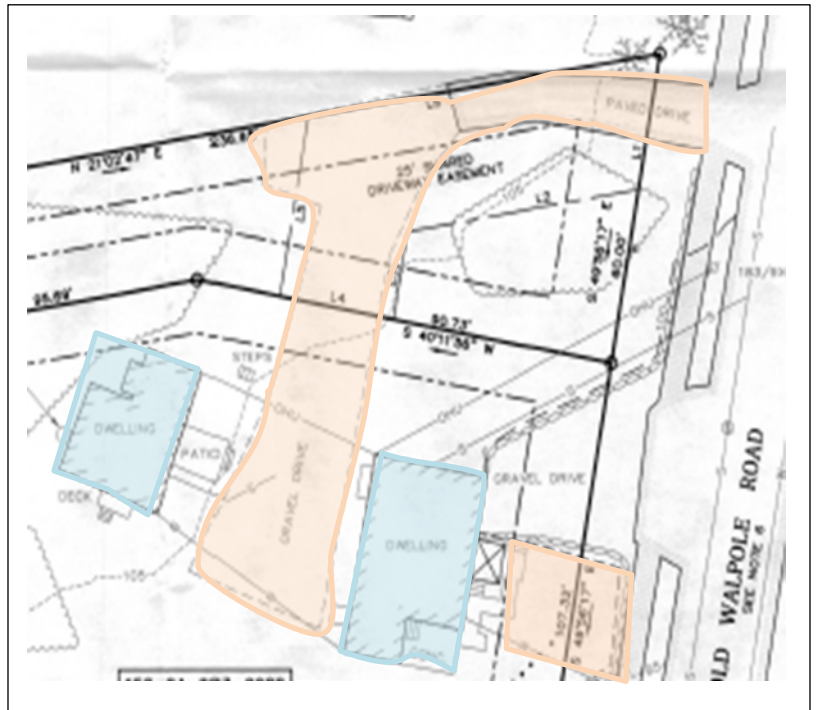
Request:

Wendy S. Pelletier of Cardinal Surveying & Land Planning, on behalf of owner Asher Construction, LLC proposes a 2-lot subdivision in the Low Density zoning district just north of the roundabout at Maple Ave., West Surry Road and Court St. This proposal would subdivide an existing 1.03 acre lot (TMP# 152-04-003-0000) into one, 20,076 acre lot and one 24,507 acre lot. The site does not contain wetlands, steep slopes or surface waters.

Background:

The application states that there are three structures on the lot; a primary dwelling, an accessory dwelling unit and a shed. Each dwelling, highlighted in blue has its own driveway, highlighted in orange. A 1989 air photos show the existence of both driveways making them both, by default, legal.

No changes are proposed for the residences and the shed on the 20,076 SF or 0.46 lot. An inquiry to the Code Enforcement and Assessing Departments shows that the two dwelling structures were built in 1945. The existing dwellings are connected to City sewer and water. While there is no building proposed at this time, a future building would also be connected to City sewer and water. For access, the second, slightly larger, primarily rear lot will share the west driveway at the top of the lot through an included easement. Considerations and requirements for applicable permits as well as stump and debris management are noted on the subdivision plan for future use.



Completeness:

The Applicant has submitted the following drawing: “2 Lot Subdivision Plan, 152-04-003-0000, 72 Old Walpole Road, Keene NH 03431”, 1” = 20’, dated June 16, 2017. The Applicant has requested a variety of site-specific exemptions from the Existing and Proposed Conditions Plan requirements explicitly for site features that are not present on the site (i.e. stonewalls, cellar holes, etc.). After reviewing the requested exemptions, staff recommends that the Board grant the requested exemptions, deem the application complete and open the public hearing for S-03-17. As a reminder, the Board has 65 days to make a decision on an application once the Public Hearing has been opened.

Departmental Comments:

Engineering: Comments were resolved.

Police: “No issues”

Fire: “No issues”

Code: “No issues”

Application Analysis:

This application proposes no development and is served by City water and sewer. The resulting, subdivided parcel is, within existing regulations, developable.

RECOMMENDATION FOR APPLICATION:

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

Approve S-03-17, as shown on the plan identified as “2 Lot Subdivision Plan, 152-04-003-0000, 72 Old Walpole Road, Keene NH 03431”, prepared by Wendy S. Ganio. LLS of Cardinal Surveying and Land Planning, at a scale of 1” = 20’, dated June 16, 2017 with the following conditions:

- 1. Owner’s signature on plan prior to approval.*

CITY OF KEENE | PLANNING BOARD

SUBDIVISION APPLICATION



This form must be filled out in its entirety. If a box is not checked, staff will assume that the information is not provided and the application is, therefore, not complete. Incomplete applications will not be accepted for review.



A	Project Name 2 LOT SUBDIVISION	Date Received/Date of Submission:
	Tax Map Parcel number(s) 152-04-003.0000	Date of pre-application meeting:
		Date Application is Complete:
		Planning Department File #: S-03-17
Project Address: 72 OLD WALPOLE RD	Owner	Name: RICK WILLSON
		Address: 544 ROUTE 12A SURRV
		Telephone/E-mail: H - 357-3920 W - 802-463-0229
Acreage/S.F. of Parcel: 44,582 / 1.03 AC	Applicant	Signature: <i>Rick Willson</i>
Zoning District: LOW DENSITY		Name: CARDINAL SURVEYING & LAND PLANNING WENDY PELLETIER
		Address: 403 WASHINGTON ST. KEENE
		Telephone/E-mail: 499-6151
		Signature: <i>Wendy A. Pelletier</i>

B Descriptive Narrative Including

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Type of development | <input type="checkbox"/> Sedimentation Control | <input checked="" type="checkbox"/> Scope/scale of development |
| <input checked="" type="checkbox"/> Proposed uses | <input checked="" type="checkbox"/> Vegetation | <input checked="" type="checkbox"/> Parcel size |
| <input checked="" type="checkbox"/> Location of access points | <input checked="" type="checkbox"/> Debris management | <input checked="" type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| <input checked="" type="checkbox"/> Any other descriptive information | <input checked="" type="checkbox"/> Disposal proposals for boulders, stumps & debris | |

C A complete application must include the following

- | | |
|--|---|
| <input checked="" type="checkbox"/> Two (2) copies of completed application forms signed & dated | <input checked="" type="checkbox"/> Plans stamped/signed by reg. professional |
| <input checked="" type="checkbox"/> Two (2) copies of descriptive narrative | <input checked="" type="checkbox"/> Two (2) copies on 8.5" x 11" or 11" x 17" |
| <input checked="" type="checkbox"/> Certified list of all owners of property within 200' | <input checked="" type="checkbox"/> Three (3) copies of all technical reports |
| <input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter | <input checked="" type="checkbox"/> A check to cover the costs of legal notice to advertise the public hearing, mailing notices out to abutters |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (22" x 36") | |

Required Items for Submittal	N/A	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Soils report prepared by a licensed NH engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Documentation of all test pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedrock within 48" of ground level	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poorly drained soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highly erosive soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL TECHNICAL REPORTS (Section IV.D.2.g)

The Planning Board may request additional technical studies from the Applicant; including, but not limited to, Natural Heritage Documentation, Historic Evaluation, Screening Analysis, detailed Architectural Study.

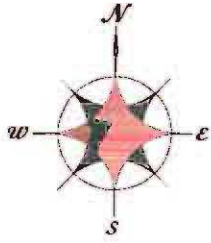
Waivers from the Planning Board's 19 Development Standards? Y N
 (If yes, please provide a detailed list in the space below.)

LIGHTING PLAN
 GRADING PLAN
 LANDSCAPING PLAN

The Planning Board Development Standards are to be met for all applications. Please review the development standards and provide a brief narrative description for how your application addresses each and/or indicate where on the plan or in the application proof of compliance can be found. Applicants can either supply the information in the space provided, or attach a brief narrative (use of a separate sheet is recommended).

- 1) Drainage: NO BUILDING IS PROPOSED AT THIS TIME, THIS A SUBDIVISION OF LAND ONLY
- 2) Sedimentation & Erosion Control:
- 3) Hillside Protection:
- 4) Snow Storage & Removal:
- 5) Flooding:
- 6) Landscaping:
- 7) Noise:
- 8) Screening:

- | | | |
|-----|-----------------------------------|-----------------|
| 9) | Air Quality: | N/A |
| 10) | Lighting | N/A |
| 11) | Sewer & Water: | NOTE 14 ON PLAN |
| 12) | Traffic: | N/A |
| 13) | Driveways | NOTE 13 |
| 14) | Hazardous & Toxic Materials: | N/A |
| 15) | Filling & Excavation: | N/A |
| 16) | Wetlands: | NOTE 7 |
| 17) | Surface Waters: | NOTE 7 |
| 18) | Stump Dumps: | NOTE 15 |
| 19) | Architecture & Visual Appearance: | N/A |



CARDINAL SURVEYING AND LAND PLANNING, LLC

463 Washington Street
Keene, NH 03431
(603) 209-1989

www.cardinalsurveying.net

"Know Your Boundaries"

June 15, 2017

72 Old Walpole Road
2 Lot Subdivision

Project Narrative

Map 152-04-003-0000 is a 1.03-acre lot on the south side of Old Walpole Road, across from Glen Road and just before American Ave. There is a primary dwelling and an accessory dwelling on the lot, accessed by 2 existing driveways.

The lot is in the low-density district. The neighborhood is comprised of modest single-family homes on 10,000+- s.f. lots.

This is a proposed residential 2 lot subdivision. The existing dwelling and accessory dwelling will be on a 20,076 s.f. lot. The second lot will be a rear lot of 24,507 s.f. This lot will share the westerly most driveway entrance with the accessory dwelling on the first lot.

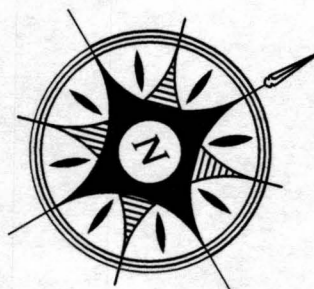
There are not wetlands, surface water or steep slopes on the lot.

The existing dwellings are connected to City sewer and water. A new dwelling will be connected to City utilities as well. The elevation of the house is such that it will not need a sewer pump.

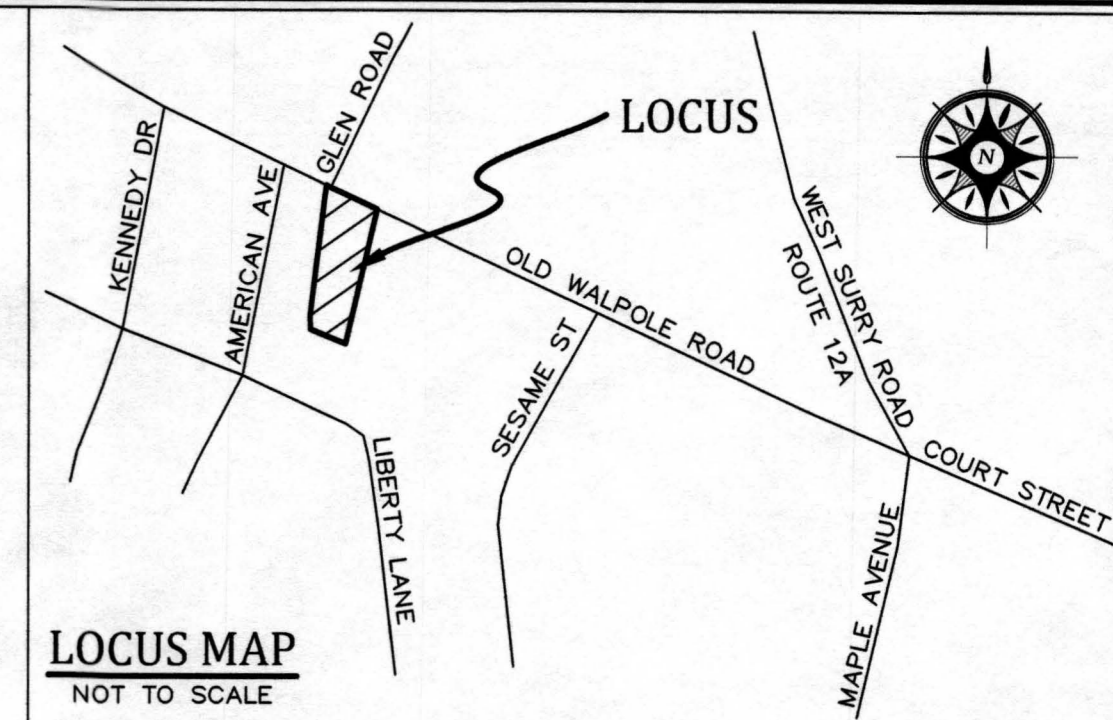
There is no building proposed at this time. The requirements for drainage, erosion control, stump and debris management is noted in the general notes and will be addressed at the time building permits are applied for.

SOILS LEGEND

- 143B - MONADNOCK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
- 143C - MONADNOCK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY



MAGNETIC 2017



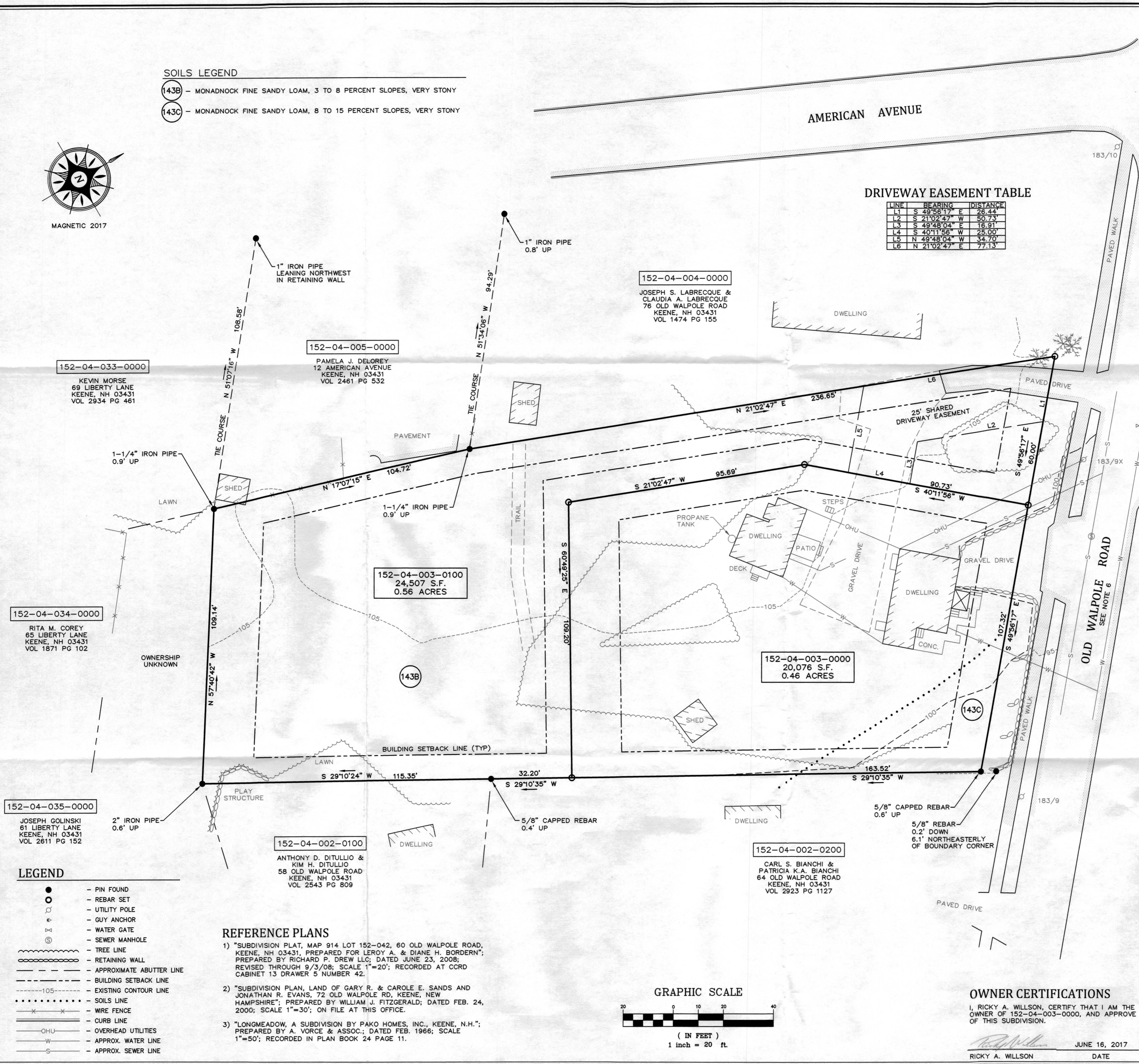
LOCUS MAP
NOT TO SCALE

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 152-04-003-0000 INTO TWO RESIDENTIAL LOTS.
- 2) OWNER OF RECORD:
RICKY A. WILLSON
544 ROUTE 12A
SURREY, NH 03431-8124
VOLUME 2201 PAGE 314
- 3) EXISTING AREA OF 152-04-003-0000: 44,582 S.F. OR 1.03 ACRES
PROPOSED AREA OF 152-04-003-0000: 20,076 S.F. OR 0.46 ACRES
PROPOSED AREA OF 152-04-003-0100: 24,506 S.F. OR 0.56 ACRES
- 4) MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
- 5) CURRENT ZONING: LOW DENSITY DISTRICT
MIN. LOT AREA - 10,000 S.F.
MIN. FRONTAGE - 60 FEET
MIN. WIDTH AT BUILDING LINE - 70 FEET
SETBACKS:
FRONT - 15 FEET
SIDE - 10 FEET
REAR - 20 FEET
- 6) THE RIGHT OF WAY OF OLD WALPOLE ROAD IS SHOWN TO BE 33' WIDE BASED ON THE CENTERLINE OF EXISTING TRAVELED WAY BASED ON THE RE-SURVEY OF 1836 RECORDED IN VOLUME 1 PAGE 37 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
- 7) NO JURISDICTIONAL WETLANDS WERE OBSERVED.
- 8) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. CONTOUR INTERVAL IS 5 FEET.
- 9) 152-04-003-0000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 10) SOIL INFORMATION IS BASED ON THE SOIL SURVEY OF CHESHIRE COUNTY, NEW HAMPSHIRE, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- 11) THE PARCEL MAY BE SUBJECT TO EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- 12) THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.
- 13) THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS. A PERMIT SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICE BEFORE CONSTRUCTION OF THE DRIVEWAY BEGINS. A PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY. THE CITY ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS MINIMUM IN ADVANCE TO INSPECT THE DRIVEWAY.
- 14) ALL NECESSARY PERMITS WILL BE OBTAINED FROM CITY OF KEENE PUBLICS WORKS DEPARTMENT FOR SEWER AND WATER CONNECTIONS.
- 15) ON-SITE BURIAL OF STUMPS FROM LAND CLEARING SHALL BE IN ACCORDANCE WITH RSA 14-M:1. STUMP BURIAL SHALL NOT BE WITHIN 75' OF ANY PUBLIC OR PRIVATE WATER SYSTEM. THE BUREAU OF SOLID WASTE SHALL BE NOTIFIED OF ANY INTENT TO BURY STUMPS.

DRIVEWAY EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	S 49°56'17" E	26.44'
L2	S 21°02'47" W	50.73'
L3	S 49°48'04" E	16.91'
L4	S 40°11'56" W	25.00'
L5	N 49°48'04" W	34.70'
L6	N 21°02'47" E	77.13'



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PARODY FAMILY REVOCABLE TRUST
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JOSEPH S. LABRECQUE &
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JOSEPH GOLINSKI
61 LIBERTY LANE
KEENE, NH 03431
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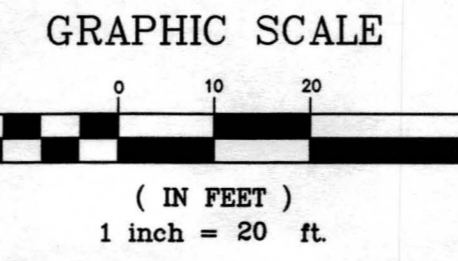
152-04-002-0100
ANTHONY D. DITULLIO &
KIM H. DITULLIO
58 OLD WALPOLE ROAD
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152-04-002-0200
CARL S. BIANCHI &
PATRICIA K.A. BIANCHI
64 OLD WALPOLE ROAD
KEENE, NH 03431
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- LEGEND**
- - PIN FOUND
 - - REBAR SET
 - - UTILITY POLE
 - - GUY ANCHOR
 - - WATER GATE
 - - SEWER MANHOLE
 - - TREE LINE
 - - RETAINING WALL
 - - APPROXIMATE ABUTTER LINE
 - - BUILDING SETBACK LINE
 - - EXISTING CONTOUR LINE
 - - SOILS LINE
 - - WIRE FENCE
 - - CURB LINE
 - - OVERHEAD UTILITIES
 - - APPROX. WATER LINE
 - - APPROX. SEWER LINE

REFERENCE PLANS

- 1) "SUBDIVISION PLAT, MAP 914 LOT 152-042, 60 OLD WALPOLE ROAD, KEENE, NH 03431, PREPARED FOR LEROY A. & DIANE H. BORDERN"; PREPARED BY RICHARD P. DREW LLC; DATED JUNE 23, 2008; REVISED THROUGH 9/3/08; SCALE 1"=20'; RECORDED AT CCOD CABINET 13 DRAWER 5 NUMBER 42.
- 2) "SUBDIVISION PLAN, LAND OF GARY R. & CAROLE E. SANDS AND JONATHAN R. EVANS, 72 OLD WALPOLE RD, KEENE, NEW HAMPSHIRE"; PREPARED BY WILLIAM J. FITZGERALD; DATED FEB. 24, 2000; SCALE 1"=30'; ON FILE AT THIS OFFICE.
- 3) "LONGMEADOW, A SUBDIVISION BY PAKO HOMES, INC., KEENE, N.H."; PREPARED BY A. VORCE & ASSOC.; DATED FEB. 1966; SCALE 1"=50'; RECORDED IN PLAN BOOK 24 PAGE 11.



SURVEYOR'S CERTIFICATION

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN 500.1.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

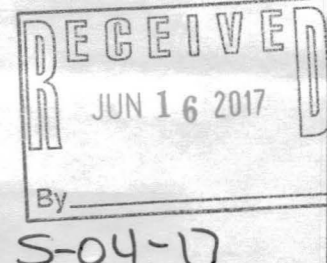


Wendy Pelletier
SIGNATURE
DATE: JUNE 16, 2017

OWNER CERTIFICATIONS

I, RICKY A. WILLSON, CERTIFY THAT I AM THE OWNER OF 152-04-003-0000, AND APPROVE OF THIS SUBDIVISION.

Ricky A. Willson
DATE: JUNE 16, 2017



APPROVED AS A SUBDIVISION
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
THE CITY OF KEENE PLANNING BOARD
BY _____, CHAIRMAN

NO.	DATE	REVISION	BY

2 LOT SUBDIVISION
152-04-003-0000
72 OLD WALPOLE ROAD
KEENE, NH 03431
DATE: JUNE 16, 2017 SCALE: 1"=20'
PREPARED FOR:
RICKY A. WILLSON
544 ROUTE 12A
SURREY, NH 03431-8124
CARDINAL SURVEYING & LAND PLANNING
Keene, New Hampshire 03431
Tel. (603) 499-6151 SHT 1/1