



**Planning Board – October 23, 2017, 6:30PM**  
**City Hall Council Chambers – 3 Washington Street, 2<sup>nd</sup> floor**

**AGENDA**

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – September 25, 2017 Meeting
- III. **Advice & Comment**
  1. **Monadnock Food Co-Op, Phase 2** – To discuss plans for the expansion of the building owned by Cypress Street Development, LLC at 34 Cypress Street and leased to the Monadnock Food Co-Op.
- IV. **Boundary Line Adjustment**
  1. **S-09-17 – 74 & 86 Nims Road – Boundary Line Adjustment** – Applicant, Wendy Pelletier of Cardinal Surveying and Land Planning LLC, on behalf of owner, Gary and Susan Tochterman Living Trust, proposes to adjust the boundary line between the property at 74 Nims Road (TMP# 903-19-027-0100) and the neighboring property at 86 Nims Road (TMP# 903-19-027-0200) owned by Jacob and Nancy Weststrate. The proposed adjustment will decrease the size of the existing 11.08 parcel at 74 Nims Road to 5.44 acres, and will increase the size of the parcel at 86 Nims Road from 28.6 acres to 34.2 acres. Both parcels are located in the Rural Zoning District.
- V. **Public Hearings**
  1. **SPR-11-17 – Water & Grove Streets – Site Plan** – Applicant Wendy Pelletier of Cardinal Surveying & Land Planning, on behalf owners, Jeanette Wright and Michael Lynch, proposes a commercial parking lot. The site is 4,635 SF in size and located in the High Density Zoning District (TMP# 028-03-011). The Applicant is requesting a Waiver from Development Standard #8 “Screening.”
  2. **SPR-12-17 – 183 Arch Street – Archway Farm – Site Plan** – Applicant/owner Mark Florenz proposes to construct a new 54' x 60' three sided single-story fabric structure for the purpose of winter housing for hogs, and storage of related agricultural equipment. This building will replace multiple small portable structures that we currently use for winter housing. The site is 56 acres in size and located in the Agriculture Zoning District (TMP # 917-11-028). The Applicant is requesting a waiver from Development Standard #19 “Architecture and Visual Appearance.”
  3. **SPR-13-17 – Emerald Street Substation – Site Plan** – Applicant Vanasse Hangen Brustlin, Inc. (VHB) on behalf owner Eversource proposes to rebuild the existing substation at the west end of Emerald Street. Surface Water Protection Application is included in this submission (SWP-CUP-2017-01). The site is 2.52 acres in size and located in the Commerce & SEED Zoning District (TMP# 047-03-009). The Applicant is requesting a waiver from Development Standard #19 “Architecture and Visual Appearance.”
- VI. **New Business**
- VII. **Director Reports**
- VIII. **Upcoming Dates of Interest – November 2017**

Planning Board Meeting – November 27, 6:30 PM  
Planning Board Steering Committee – November 14, 12:00 PM  
Joint PB/PLD Committee – Monday, November 13, 6:30 PM  
Planning Board Site Visits – November 22, 8:00 AM – To Be Confirmed

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**CITY OF KEENE  
NEW HAMPSHIRE**

**PLANNING BOARD  
MEETING MINUTES**

Monday, September 25, 2017

6:30 PM

Council Chambers

Members Present

Douglas Barrett, Vice-Chair  
Mayor Kendall Lane  
Andrew Bohannon  
Martha Landry  
Councilor George Hansel  
Chris Cusack  
Nathaniel Stout

Staff:

Rhett Lamb, Asst. City Manager/Planning  
Director  
Tara Kessler, Planner  
Michele Chalice, Planner

Members Not Present:

Gary Spykman, Chairman  
Pamela Russell Slack

**I. Call to order – Roll Call**

Vice-Chair Barrett called the meeting to order at 6:30 PM and a roll call was taken.

**II. Minutes of previous meeting – August 28, 2017 Planning Board Meeting**

Douglas Barrett offered the following corrections:

Page 2 – The motion should read as being seconded by Nathaniel Stout not George Hansel.

Page 10 – Vice -Chair Brackett should be corrected to read as Vice-Chair Barrett.

Page 14 – last line of the third paragraph should be corrected to read as “in any way they can”

A motion was made by Mayor Kendall Lane to accept the August 28, 2017 minutes as amended. The motion was seconded by Councilor George Hansel and was unanimously approved.

**III. Public Hearing**

**S-08-17 – 21 Allen Court – 2-Lot Subdivision** – Applicant Wendy Pelletier of Cardinal Surveying and Land Planning, LLC on behalf of owner George Trahan proposes to subdivide the property. The site is 0.46 acres in size and located in the Low Density Zoning District (TMP# 116-06-006).

**A. Board Determination of Completeness.**

Planner Michele Chalice recommended to the Board that Application S-08-17 was complete. A motion was made by Mayor Kendall Lane that the Board accept this application as complete. The motion was seconded by Councilor George Hansel and was unanimously approved.

**B. Public Hearing**

Ms. Wendi Pelletier of Cardinal Surveying stated this is a rather long lot (approximately 20,000 square feet) on the corner of Allen Court and Stevens Street. The proposal is to subdivide this lot into two lots. There is an existing house, garage and shed on the lot. The shed will be removed. The lot will be accessed via Stevens Street.

Staff comments were next. Ms. Chalice stated the garage will be permitted to remain on the lot even though it does not meet the setback requirements, as it existing non-conforming building.

Vice-Chair Barrett asked for public comment.

Mr. Stacy Mitchell of 3 Stevens Street asked where the driveway will be coming in, in relationship to the telephone pole and whether it would be underground or aerial. Ms. Pelletier stated the lot line is very close to where the telephone pole is located but the driveway location has not yet been defined as it will be up to whomever builds on the lot to make that determination. Mr. Mitchell noted there was information from a neighbor regarding additional lots being constructed and asked for clarification. Vice-Chair Barrett stated the Board does not have any information on this issue.

With no further comment, Vice-Chair Barrett closed the public hearing.

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane approve S-08-17, as shown on the plan identified as “2-LOT SUBDIVISION 116-06-006-0000, 21 Allen Court, Keene NH, 03431”, dated August 18, 2017, received August 18, 2017 and revised September 5, 2017 at a scale of 1” = 20’ prepared by Wendy S. Pelletier. LLS, with the following condition:

1. Two additional notes be added to the subdivision plan as follows:
  - a. “The Owner and the Owner’s heirs, successors, and assigns agree that any future development of the new 10,049 SF lot be in a manner consistent with the applicable Planning Board Development Standards.”
  - b. “The existing sheds on the 10,049 SF lot shall be removed prior to the issuance of a building permit.”
2. Note 12 be corrected to state that a driveway permit and subsequent inspection happen through the City Engineering Department.
3. Owner’s signature on plan prior to approval.

The motion was seconded by George Hansel and was unanimously approved.

IV. Continued Public Hearing

SPR-578, Mod. 1 – 219 West Street – Mobil Gas Station – Site Plan –

Applicant/Owner Summit Distributing, LLC proposes re-development of a gas station/convenience store/canopy/underground fuel storage and shifting of the Ashuelot Street driveway. A waiver is requested from Development Standard #19.C.2 to allow parking in front of the building. The site is 18,240 sf in size and located in the Commerce Zoning District (TMP# 098-02-014).

B. Public Hearing

Mr. Tom Frawley, President of Summit Distributing, and Huseyin Sevincgil of NHF Design were the first two presenters.

Mr. Sevincgil stated when this item came before the Board in July there was some concern raised about traffic. He indicated the applicant worked with staff and have come up with a solution. He noted the applicant is proposing a 15-foot wide landscaped island and a smaller triangular island to better delineate the applicant’s driveway from West Street. He referred to the driveway that has been made into an entrance only driveway.

Mayor Lane noted there was also the issue with parking in front of the building. Mr. Sevincgil stated the applicant submitted a waiver with reference to this issue. He referred to the waiver criteria as follows:

a) *That granting the waiver will not be contrary to the spirit and intent of these Regulations;*

Mr. Sevincgil noted that currently there is parking closer to West Street and by removing the store, the parking is going to be further away from West Street.

Mayor Lane stated his concern is the conflict between parking and the people using the pumps. Mr. Sevincgil stated the vehicles using the pumps will be parallel to West Street and the parking would be



perpendicular to West Street. There will be an aisle behind the parking, which would be about 24 feet, which is a standard size for a two-way drive aisle. He feels this provides for adequate circulation.

Councilor Hansel asked whether there is a divider between the inlet and outlet of the driveway. Mr. Sevincgil stated it would be a double yellow line.

Mr. Stout asked whether there is a particular pattern for fueling trucks. Mr. Sevincgil referred to that pattern on the plan and added that the majority of deliveries happen between midnight and 6:00 am to avoid traffic congestion.

Vice-Chair Barrett asked whether the green space on the east side between this property and Ashuelot Street is owned by this property. Mr. Sevincgil referred to the right of way and noted that the existing driveway is being proposed to be closed off and moved further away from the street. He added that the city will be responsible for maintaining this green space.

Staff comments were next. Ms. Chalice stated the applicant has done a good job responding to the areas where the Board had concerns: traffic, access, parking and landscaping. Ms. Chalice referred to the Traffic Report, calling attention to the following statement, *“Under existing and future traffic volume conditions, all queue lengths are expected to be 1 vehicle or less with delays on the driveways of less than 21 seconds.”*

She noted that both Staff and the Board had been concerned at the previous meeting that traffic would backup into the intersection. The Traffic Reports indicates that under existing and future traffic conditions the Level of Service would be C or better with or without the redevelopment.

Ms. Chalice referred to page 35 of the Traffic Report where it talks about the critical gaps, which far exceed the vehicles entering and exiting the driveway. The applicant feels there will be enough space for the additional vehicles without causing a delay. The City Engineer has reviewed this traffic report and feels it is sufficient.

Staff also feel the access is much more delineated now. The proposed layout will better guide traffic and do a better job separating the entering and exiting vehicles.

Parking is currently in front of the building and the applicant has pointed out there is no other location for parking to happen. This is an issue for the Planning Board to consider.

Councilor Hansel stated he likes the islands but noted it is on Mascoma Bank property and asked who is responsible for maintaining these islands. Mr. Frawley stated their verbal agreement with the bank is that the applicant will maintain these islands. Ms. Chalice stated the City is asking for a written easement that lays out the maintenance of this property over time. Mr. Frawley stated this was an acceptable condition.

Mr. Bohannon asked if the city was responsible for the maintenance of the greenspace in the right of way. Ms. Chalice confirmed that the city is responsible and added the City Engineer gave permission for a shade tree to be planted in the landscaped area adjacent to Ashuelot Street because at that time there was no other location for a tree on the site. The applicant has changed the type of tree from a shade tree to an ornamental tree but because of the weather conditions, staff has suggested it goes back to a shade tree. Mr. Bohannon stated he was not concerned about the tree but more about the maintenance of the turf. Ms. Chalice stated the City has not discussed changing the responsibility for the maintenance of this land. Mr. Bohannon felt this should be part of the consideration.

Dr. Cusack stated he did not have too much concern about vehicular traffic. He asked whether any analysis was done on pedestrian traffic especially coming from the Colony Mills when they are turned to apartments. Ms. Chalice stated the existing sidewalk on West Street and Ashuelot Street will remain but wasn't sure whether pedestrian traffic or the issue of signalized timing was part of the traffic study.

Heather Monticup, traffic engineer stated they did include an exclusive pedestrian phase in their study. Bike counts were also included. She added the signalized timing was not included and this could change with the apartments going into the Colony Mill but did include the exclusive pedestrian count, which does affect the intersection operation.

Councilor Hansel asked about the maintenance of the strip of grass adjacent to the site. Mr. Frawley stated they had no issue maintaining that strip.

Vice-Chair Barrett asked for public comment. With no comment, Vice-Chair Barrett closed the public hearing.

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve SPR-578, Modification 1, with a Waiver Request from Planning Board Standard 19; Architectural and Visual Appearance, as shown on the plan identified as “Proposed Retail Motor Fuel Outlet Site Re-Development Plans for Assessors Map 98 Block 2 Lot 14” 219 West Street, Keene NH, 03431, dated June 16, 2017, received June 16, 2017 and revised September 7, 2017 at a scale of 1” = 20’ prepared by MHF Design Consultants, Inc. with the following conditions:

1. A completed easement between the applicant and the adjacent property owner, Elm Street Plaza, to the satisfaction of the Planning Director and the City Attorney.
2. Revised plans showing:
  - a. The relocation of the fuel tank/s to allow for the safe siting of a single parking space along the site’s southeast grass area. These changes will need to meet with the approval of the City’s Fire Department Prevention Officer.
  - b. The replacement of the proposed Flowering Dogwood with a tree selected by the Applicant and approved by the Planning Director.
  - c. Abandoned storm drain and sewer service pipes shall be bulkheaded at each end and filled with flowable fill within the Right-of-Way.
3. Prior to signature, submittal security for landscaping and an electronic format “as-built” plan (.dwg or .dxf preferred) in a form and amount acceptable to the Planning Director and City Engineer.
4. Owner’s signature on plan prior to approval.

The motion was seconded by Councilor George Hansel. The Councilor thanked the applicant for making this investment in our community and felt their project is going to improve what exists at this location.

Vice-Chair Barrett asked whether the maintenance of the island next to Ashuelot Street needs to be included in the motion. Mr. Lamb stated his recommendation would be not to include this as a condition as it is a verbal agreement between the parties and felt this was more appropriate than a condition.

The motion made by the Mayor carried on a unanimous vote.

V. Request for 6-Month Extension

SPR-964, Modification #2 – 120 Key Road – Hampton Inn & Suites – Site Plan – Applicant SVE Associates on behalf of Jazzlyn Hospitality, LLC proposes to construct a 92-unit hotel with the same building footprint and site layout as was approved by the Keene Planning Board on February 27, 2006. The site is 2.25 acres in size and located in the Commerce Zoning District (TMP# 164-01-003).

Mr. Rob Hitchcock of SVE Associates addressed the Board on behalf of Jazzlyn Hospitality, LLC. Mr. Hitchcock stated they have addressed all the conditions except for the issue of security. Mr. Hitchcock stated Jazzlyn has indicated they will be ready to move forward within six weeks and are currently working with outside code review and should have a letter of credit in about two weeks and should start construction in about six weeks.

Mayor Lane stated his concern with granting an extension, is that this application is tied to a Court stipulation that the Owner of this site would complete the project or remove the building. Mr. Hitchcock stated he understands the concerns but was not aware of the legal document until tonight when the Planning Director shared it with him. He currently has no response from the owner. He stated the applicant is ready to move forward on this project, much more than they have been in the past. The Mayor stated he was happy to accept Mr. Hitchcock's representation but would have a difficult time approving any additional extensions based upon the fact the application and proposed construction were part of a settlement of litigation.

Mr. Lamb agreed with the Mayor and added this stipulation was agreed to in 2011, the latest amendment was amendment 6 and August 2017 was when this project was to have been completed. The original completion date was 2012 and asked that this be taken into consideration as well.

A motion was made by Mayor Kendall Lane that the Planning Board approve the requested six-month extension for SPR-964, Modification #2. The motion was seconded by Councilor Hansel and was unanimously approved.

#### **VI. New Business**

None at this time.

#### **VII. Director Reports**

Mr. Lamb stated the Upcoming Dates have changed: The Joint Committee October meeting has been cancelled. This meeting was scheduled for October 10, and was also part 2 of the electronic device training. As a result, prior to the next Planning Board meeting at 6pm on October 23, the second part of this training is scheduled to take place.

Mr. Bohannon noted the Downtown Revitalization meetings are happening at the old Ingenuity Store. Individuals are welcome to complete a survey online. Tuesday and Wednesday the hours are 10 am to 3 pm and there is also a night time session on Wednesday.

#### **VIII. Upcoming Dates of Interest – September 2017**

Planning Board Meeting – October 23, 6:30 PM

Planning Board Steering Committee – October 10, 12:00 PM

Electronic Device Training Part II – TUESDAY, October 10, 6:00 PM

Joint PB/PLD Committee – TUESDAY, October 10, 6:30 PM

Planning Board Site Visits – October 18, 8:00 AM – To Be Confirmed

The meeting adjourned at 7:10 pm.

Respectfully submitted,

Krishni Pahl  
Minute Taker

Reviewed by: Rhett Lamb, Planning Director  
Edits, Lee Langella, Tara Kessler

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51 Railroad Street, Suite 101 • Keene, New Hampshire 03431

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October 10, 2017

Mr. W. Rhett Lamb  
Assistant City Manager/Planning Director  
City of Keene  
3 Washington Street  
Keene, NH 03431

Dear Mr. Lamb:

Cypress St. Development, LLC , which is owned by Monadnock Economic Development Corporation (MEDC), would like the opportunity to come before the Keene Planning Board on October 23rd in "Advice and Comment" to discuss our plans for the expansion of the building that Cypress St. Development, LLC owns and leases to the Monadnock Food Co-op on Cypress Street in Downtown Keene.

Thank you,

A handwritten signature in black ink, appearing to read 'Jack Dugan', is written over a horizontal yellow line.

Jack Dugan  
President

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# STAFF REPORT

## S-09-17 - Boundary Line Adjustment – 74 & 86 Nims Rd

**Request:**

Applicant, Wendy Pelletier of Cardinal Surveying and Land Planning LLC, on behalf of Owner, Gary and Susan Tochterman Living Trust, proposes to adjust the boundary line between the property at 74 Nims Rd (TMP# 903-19-027-0100) and the neighboring property at 86 Nims Rd (TMP# 903-19-027-0200) owned by Jacob and Nancy Weststrate. The proposed adjustment will decrease the size of the existing 11.08 parcel at 74 Nims Rd to 5.44 acres, and will increase the size of the parcel at 86 Nims Rd from 28.6 acres to 34.2 acres. Both parcels are located in the Rural Zoning District.

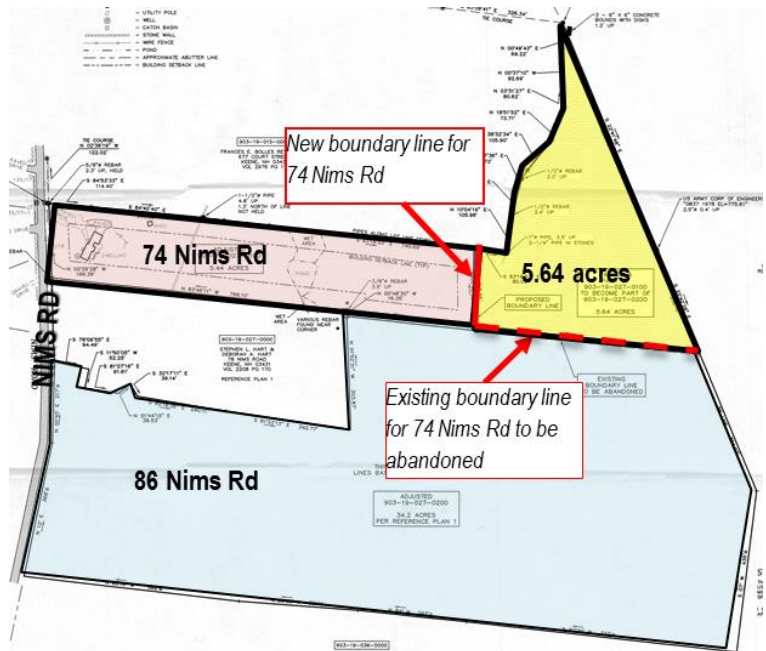
**Background:**

The parcels, 74 Nims Rd (TMP# 903-19-027-010) and 86 Nims Rd (TMP# 903-19-027-0200), are located in the northeast of Keene, off Concord Road, in the Rural Zoning District.

An existing home and driveway is located on the 11.08-acre property at 74 Nims Rd Ave. The 28.6-acre lot at 86 Nims Rd is a mostly undeveloped lot, with the exception of a small shed located close to the road.

The Owners of 74 Nims Rd, Gary and Susan Tochterman, are seeking to adjust the southern boundary line of their property, so that the rear 5.64 acres of the lot will become a part of the lot at 86 Nims Rd (*see image to right*).

The proposed adjustment would reduce the size of 74 Nims Rd to 5.44 acres, and would increase the size of 86 Nims Rd to 34.2 acres. The minimum lot size in the Rural Zoning District is 5 acres.



	74 Nims Rd (TMP# 903-19-027-0100)	86 Nims Rd (TMP# 903-19-027-0200)
<b>Prior to Adjustment</b>	11.08 acres	28.6 acres
<b>After Adjustment</b>	5.44 acres	34.2 acres

## STAFF REPORT

### **Completeness:**

Since this application is not associated with any new development, the Applicant has requested exemptions from having to provide Grading, Landscaping, Lighting, or Proposed Conditions plans. 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:**

Engineering: *No concerns*

Police: *No Concerns*

Fire: *No concerns*

Code: *Add the label "Existing Dwelling" to the plan next to the building footprint on the lot at 74 Nims Rd.*

### **Application Analysis:**

As no new development is proposed at this time, the following is a review of the Board's Development Standards relevant to the proposed application.

3. Hillside Protection: There does not appear to be any prohibitive or precautionary slopes on the site.

5. Flooding: The properties are not located within the 100-year floodplain. However, the U.S. Army Corp of Engineers (ACOE) may hold a flowage easement on the 5.64-acre of land that is to be conveyed from 74 Nims Rd to 86 Nims Rd. Staff have asked the Applicant to display this easement on the plan.

Flowage easements granted by the ACOE are typically based on elevation and are held to protect individual property during a flood event. Staff have not obtained a copy of the easement deed; however, this type of easement typically provides the ACOE with the right to flood this land in connection with the operation of a reservoir or dam, the right to prohibit construction of any structure for human habitation, and the right to approve all other structures constructed on the easement land.

11. Sewer and Water: There is no City water or sewer service in this area. The existing developed lot at 74 Nims Rd has a private well and septic system. No development is proposed for the lot at 86 Nims Rd at this time; however, there appears to be sufficient land area to support a septic system and private well if it were to be developed in the future.

16. Wetlands & 17. Surface Waters: There is a small pond and wetland area on the property at 74 Nims Rd. This area is approximately 0.36 acres and was not included in the calculation of lot size for this property. This standard appears to be met.



## STAFF REPORT

### RECOMMENDATION FOR APPLICATION:

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

*Approve S-09-17 as shown on the plan identified as “Boundary Line Adjustment Plan 903-19-027-0100 & 903-19-027-0200 74&85 Nims Road Keene, NH 03431” prepared on 9/13/17 by Cardinal Surveying and Land Planning a scale of 1”=100’ with the following condition:*

- 1. Prior to signature by Chair both property owners’ signatures appear on the plan*

# 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.*



<b>A</b> Project Name BOUNDARY LINE ADJUSTMENT		Date Received/Date of Submission:
Tax Map Parcel number(s) 903-19-027.0100 903-19-027.0200		Date of pre-application meeting:
Project Address: 74 NIMS ROAD		Date Application is Complete:
Acreage/S.F. of Parcel: 11.08 <sup>ac</sup>		Planning Department File #: S-09-17
Zoning District: RURAL	Owner	Name: GARY & SUSAN TOCHTERMAN
		Address: 74 NIMS ROAD
	Applicant	Telephone/E-mail: 283-5404 GWTOCHTERMAN@GMAIL.COM
		Signature: Gary W. Tochtermann
		Name: WENDY PELLETIER CARDINAL SURVEYING & LAND PLANNING
		Address: 403 WASHINGTON ST. KEENE
		Telephone/E-mail: WENDY@CARDINALSURVEYING.NH 499-6151
		Signature: Wendy A Pelletier

### **B** Descriptive Narrative Including

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Type of development               | <input checked="" 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 |  |

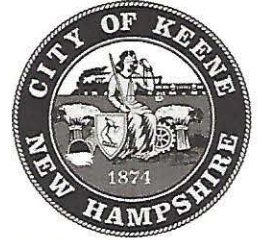
### **C** A complete application must include the following

- |  |   |
|--|---|
| <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 11" x 17"   |
| <input type="checkbox"/> Notarized 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 (24" x 36")      |   |



# 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.*

<b>A</b> Project Name  Tax Map Parcel number(s) _____ - _____ - _____ : _____ _____ - _____ - _____ : _____ _____ - _____ - _____ : _____	Date Received/Date of Submission:	
	Date of pre-application meeting:	
	Date Application is Complete:	
Project Address:		Planning Department File #: _____
Acreage/S.F. of Parcel: _____ / _____	Owner	Name: Jacob & Nancy <del>Westrate</del> <b>WESTSTRATE</b>
		Address: 27 Gates Street, Keene
Telephone/E-mail: 407-333-7780 usnancyjack@gmail.com		
Signature: <i>[Signature]</i> Nancy C Weststrate		
Zoning District:	Applicant	Name: <i>Jacob &amp; Nancy Weststrate</i>
		Address: <i>27 Gates St. Keene, NH 03431</i>
		Telephone/E-mail: 407-333-7780 usnancyjack@gmail.com
Signature: <i>[Signature]</i> Nancy C Weststrate		

**B** Descriptive Narrative Including

<input type="checkbox"/> Type of development	<input type="checkbox"/> Sedimentation Control	<input type="checkbox"/> Scope/scale of development
<input 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 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 type="checkbox"/> Plans stamped/signed by reg. professional
<input type="checkbox"/> Two (2) copies of descriptive narrative	<input type="checkbox"/> Two (2) copies on 11" x 17"
<input type="checkbox"/> Notarized list of all owners of property within 200'	<input type="checkbox"/> Three (3) copies of all technical reports
<input type="checkbox"/> Two (2) sets of mailing labels, per abutter	<input type="checkbox"/> A check to cover the costs of legal notice to advertise
<input type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")	the public hearing, mailing notices out to abutters

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

STANDARDS 1-15, 18-19

THIS IS A PROPOSED BOUNDARY LINE ADJUSTMENT TO ADD 5.64 ACRES OF BACK LAND TO THE ADJACENT LOT. NO IMPROVEMENTS ARE PLANNED AT THIS TIME.

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:

2) Sedimentation & Erosion Control:

3) Hillside Protection:

4) Snow Storage & Removal:

5) Flooding:

6) Landscaping:

7) Noise:

8) Screening:



9) Air Quality:

10) Lighting

11) Sewer & Water:

12) Traffic:

13) Driveways

14) Hazardous & Toxic Materials:

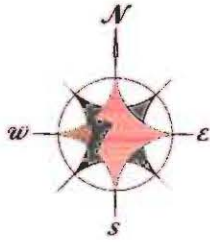
15) Filling & Excavation:

16) Wetlands: AREA HAS BEEN LOCATED AND REMOVED FROM  
LOT AREA CALCULATIONS

17) Surface Waters: 4 "

18) Stump Dumps:

19) Architecture & Visual Appearance:



## CARDINAL SURVEYING AND LAND PLANNING, LLC

---

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

[www.cardinalsurveying.net](http://www.cardinalsurveying.net)

*"Know Your Boundaries"*

September 15, 2017

74 Nims Road  
Boundary Line Adjustment

### Project Narrative

Gary and Susan Tochterman own map 903-19-027-0100. It is an 11.08-acre lot that is approximately 200' in width at Nims Road and widening out as it gets back to the Otterbrook Dam property. There is a pond half way back on the lot and a dwelling with one shed at the front of the lot.

Jacob and Nancy Weststrate own map 903-19-027-0200 which is a 28.6-acre lot unimproved lot.

The Tochtermans would like to give the Weststrates 5.64 acres of their back woodland.

There is no building or improvements planned to either lot at this time, therefore we request waivers from a Proposed Conditions plan, Grading Plan, Landscaping Plan and Lighting Plan, also Development Standards 1-15, 18-19.

Wetlands have been located and subtracted from the lot acreage.

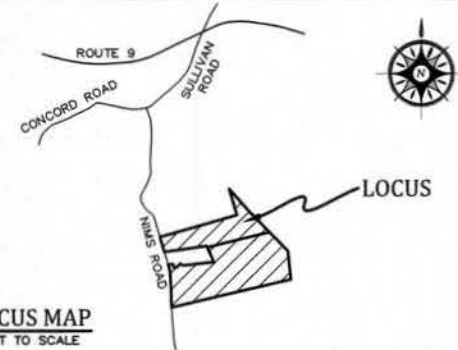


**LEGEND**

- - PIN FOUND
- - MONUMENT FOUND
- - DRILL HOLE FOUND
- - REBAR SET
- - UTILITY POLE
- - WELL
- - CATCH BASIN
- - STONE WALL
- - WIRE FENCE
- - POND
- - - - - APPROXIMATE ABUTTER LINE
- - - - - BUILDING SETBACK LINE

904-19-016-0100  
MICHAEL F. SARSON & EILEEN F. SARSON  
36 NIMS ROAD  
KEENE, NH 03431  
VOL 1719 PG 156

US ARMY CORP OF ENGINEERS DISK #0B38  
"0B38 1978 EL=775.70"  
3.5' x 0.5' UP



- NOTES**
- 1) THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN 903-19-027-0100 AND 903-19-027-0200.
  - 2) OWNERS OF RECORD:  
903-19-027-0100 GARY & SUSAN TOCHTERMAN LIVING TRUST 74 NIMS ROAD KEENE, NH 03431 VOLUME 2865 PAGE 719  
903-19-027-0200 JACOB M. WESTSTRATE & NANCY C. WESTSTRATE 27 GATES STREET KEENE, NH 03431 VOLUME 2865 PAGE 735
  - 3) AREAS:  
903-19-027-0100 EXISTING: 11.08 ACRES  
PARCEL A: -5.64 ACRES  
ADJUSTED: 5.44 ACRES  
903-19-027-0200 EXISTING: 28.6 ACRES (PER REFERENCE PLAN 1)  
PARCEL A: +5.64 ACRES  
ADJUSTED: 34.2 ACRES± (PER REFERENCE PLAN 1)
  - 4) LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
  - 5) CURRENT ZONING: RURAL DISTRICT  
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 RODS 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) THE PARCEL MAY BE SUBJECT TO OTHER 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 PROPERTIES ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTIES.

903-19-014-0300  
STEPHEN D. GRZYCZKA & JENNIE L. GRZYCZKA  
65 NIMS ROAD  
KEENE, NH 03431  
VOL 2663 PG 289

903-19-015-0000  
FRANCES E. BOLLES REV. TRUST  
677 COURT STREET  
KEENE, NH 03431  
VOL 2976 PG 17

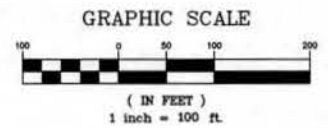
903-19-014-0400  
DIANNE M. WRIGHT  
71 NIMS ROAD  
KEENE, NH 03431  
VOL 2820 PG 713

903-19-014-0500  
PAUL R. VENEZIA  
75 NIMS ROAD  
KEENE, NH 03431  
VOL 1875 PG 699

903-19-014-0000  
ANCIPLA TRUST  
85 NIMS ROAD  
KEENE, NH 03431  
VOL 2820 PG 259

903-19-026-0000  
JANE M. SHAPIRO  
140 PEG SHOP ROAD  
KEENE, NH 03431  
VOL 2475 PG 338

903-19-036-0000  
PENELOPE S. SHANKS  
156 PEG SHOP ROAD  
KEENE, NH 03431  
VOL 1761 PG 695



**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.



NO.	DATE	REVISION	ADDRESS CITY COMMENTS	WP
1.	10/17			

**BOUNDARY LINE ADJUSTMENT**  
903-19-027-0100 & 903-19-027-0200  
74 & 86 NIMS ROAD  
KEENE, NH 03431  
DATE: SEPTEMBER 13, 2017 SCALE: 1"=100'  
PREPARED FOR:  
GARY & SUSAN TOCHTERMAN AND JACOB M. & NANCY C. WESTSTRATE  
CARDINAL SURVEYING & LAND PLANNING  
Keene, New Hampshire 03431  
Tel. (603) 499-6151 SHT 1/1

## STAFF REPORT

### SPR-11-17 SITE PLAN REVIEW – WATER & GROVE ST COMMERCIAL PARKING LOT

#### **Request:**

Applicant Wendy Pelletier of Cardinal Surveying & Land Planning, on behalf owners Jeanette Wright and Michael Lynch, proposes a commercial parking lot at the corner of Grove and Water Street. The site is 4,635 SF in size and located in the High Density Zoning District (TMP# 028-03-011). The Applicant is requesting a waiver from Development Standard #8 “Screening.”

#### **Background:**

The proposed project involves a 4,635 square foot (0.11-acre) parcel at corner of Grove and Water Street. Historically, this parcel was used as a parking lot for the former M.S. Perkins machine manufacturing company, which was located across Water Street in the site of the current Cityside housing development. When the two properties conveyed to separate owners in the 1990s, the parking lot no longer served as an accessory use to a business or industry.

The lot is too small to be developed with a dwelling unit in the High Density District (minimum lot size requirement is 6,000 square feet). In addition, a commercial parking lot is not an allowed use in the High Density District. If the City Council approves the proposed Marlboro Street Rezoning Ordinance (O-2016-01-C) at its meeting on October 19, this lot will be located in the Residential Preservation District at the time of the Planning Board meeting on October 23, 2017. This use would not be allowed in the Residential Preservation District.

On October 2, 2017, the Owner received approval for a variance from the Zoning Board of Adjustment to use the lot as a commercial parking lot. At this meeting, the Owner also received a variance from parking lot setbacks and lot coverage standards.

The Applicant is proposing to install a commercial parking lot that would contain 11 parking spaces. The Applicant notes that these spaces would be leased to individuals living in housing nearby. These spaces are not associated with a business or industry.



*The image above of the proposed parking area was taken in 2016 of the site at the corner of Grove and Water Streets.*

#### **Completeness:**

The Applicant has requested site-specific exemptions from providing the following technical plan requirements: grading plan, lighting plan, and visual and architectural details. Staff has determined that exempting the applicant from submitting this information would have no bearing on the merits of the application and recommends that the Planning Board grant these exemptions and accept the application as “complete.”



## STAFF REPORT

### **Departmental Comments:**

Staff from the Code and Fire Departments noted no issue with the proposed plan. Staff from the Police and Engineering Departments provided the following comments:

- **Police Comments:**

*Staff have expressed concern for the contents of the planters being turned into waste receptacles and/or being vandalized. They note that the chain / post fencing is an improvement to the vinyl fence and that while additional lighting would be safer for parked cars, they do not feel it is a requirement.*

- **Engineering Comments:**

*"1. Please differentiate between existing and proposed conditions (For example, lot line, existing parking layout, etc.).  
2. Confirm that all lines and symbology used in the drawings is defined in the legend (For example, proposed fence, etc.).  
3. Provide plants schedule to make sure that the proposed planters will not impact visibility (line of sight) at the corner of Water Street and Grove Street."*

### **Application Analysis:**

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

1. **Drainage:** On the project site, the Applicant does not propose any modifications to the existing grading. Currently, the lot is entirely covered with pavement.
2. **Sedimentation and Erosion Control:** No excavation or construction activity is proposed as part of this application. This standard is not applicable.
3. **Hillside Protection:** No precautionary or prohibitive slopes are present on the site. This standard is not applicable.
4. **Snow Storage:** The Applicant proposes to store snow along the southern area of the lot. The snow storage is indicated on the proposed plan. Per the Planning Board Development Standards, "snow shall be stored so as to prevent accumulation on adjacent properties (unless specific approval for such storage has been obtained)." Currently, there is no physical barrier between the property adjacent to the southern boundary of the lot. The Applicant has proposed installing a chain barrier (i.e. a single chain suspended by metal posts installed in the ground) along the southern boundary of the property to prevent snow piling onto the adjacent lot.
5. **Flooding:** This site is not located within the 100-Year Floodplain. This standard is not applicable.
6. **Landscaping:** The Applicant proposes to install 3, 2-foot high by 3-foot wide wooden planters between the adjacent rights of way and the parking areas in place of installing permanent landscaping in the ground. Staff have asked the Applicant to describe the plants that will be installed in the planters, and describe how these plants will be maintained. Staff have also asked whether the planters will sit on top of the existing asphalt and be affixed to the ground or if the pavement underneath the planters will be cut and removed before installation. The Applicant has noted that they will address these questions at the meeting on October 23.

The Zoning Ordinance includes standards for landscaping Commercial Parking lots, which are listed below:

## STAFF REPORT

*“Sec. 102-1229. - Parking lots that abut public rights-of-way.*

*(a) For lots in commerce (COM), commerce limited (CL), central business limited (CBL) zones and commercial lots in all zones, parking lots that abut public rights-of-way must be landscaped along the border of the public right-of-way using one or more of the following options or by any other landscaping treatment approved by the planning board:*

- (1) A minimum of one shade tree per 35 linear feet or portion thereof and ten shrubs per 35 linear feet excluding curb cuts;*
- (2) An earthen berm, minimum 2½ feet in height, and one shade tree per 35 linear feet or portion thereof and five shrubs per 35 linear feet excluding curb cuts;*
- (3) If there is a minimum three-foot drop (average) from the street to the parking lot, one shade tree per 35 linear feet or portion thereof and five shrubs per 35 linear feet excluding curb cuts;*
- (4) A minimum three-foot-high fence of brick, stone or finished concrete (cannot be concrete block) with a minimum four-foot buffer strip between the fence and street and one shade tree per 35 linear foot or portion thereof excluding curb cuts;*
- (5) If the area abutting the street is an existing woodland, a 25-foot woodland buffer may be left in lieu of landscaping; or*
- (6) Any combination of subsections (a)(1) through (5) of this section or any landscaping plan approved by the planning board.*

*(b) In any of the options in subsection (a) of this section, two ornamental or two evergreen trees may be substituted for one shade tree for one-half of the required shade trees.*

*(c) There cannot be a gap of more than six feet between trees and shrubs.”*

8. Screening: The Planning Board Development Standard for Screening (Standard #8) states that “landscaping should be used whenever possible...to screen vehicular headlights from adjacent properties.” The plan proposed by the Applicant does not include screening measures to address the headlights of the vehicles parked in the 7 parking spaces proposed along the western property boundary. The headlights of these vehicles would face the adjacent residential building on Water Street.

The Applicant is proposing to install a 32-foot long wooden planter that is 2-foot high in front of the 4 parking spaces proposed along the eastern boundary of the lot, facing Grove Street. The height of most vehicular headlights is between 2 feet and 4.5 feet off the ground. This planter with landscaping installed in it may provide some screening of headlights from adjacent properties and the roadway.

The Applicant has requested a waiver from this standard. The Waiver criteria and the Applicant’s associated responses to these criteria are included below.

- *Granting the waiver will not be contrary to the spirit and intent of the regulations.*  
“The house on the adjacent lot has no windows within 4 feet of the ground that headlights from parked cars would shine into.”
- *Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment.*  
“This is an existing parking lot and has been for over 30 years. The use will remain the same so no additional impacts are predicted.”
- *Granting of the waiver has not been shown to diminish the property values of abutting property.*  
“There will be no change in how this lot has been used for the past 30 years, therefore property values should not be impacted. Granting the waiver would allow for 11 parking spaces, adding value to the neighboring lots that will be leasing them and help with an overall parking shortage.”
- *Strict conformity to the regulations would pose an unnecessary hardship to the applicant.*

## STAFF REPORT

“The ZBA has granted a variance for setbacks since the parking lot is in existence and is 100% paved. Having to install landscaping along this lot line will decrease the area available for parking and will diminish the number of spaces from 11 to 5.”

7. Noise: No significant increase in noise level is anticipated as a result of this proposal. This standard appears to be met.
9. Air Quality: No significant impacts to air quality are anticipated as part of this proposed project. This standard appears to be met.
10. Lighting: There are four City street lights present within 50-100' of the proposed parking lot. One of these lights is present at the corner of Water and Grove Street (across the street from the lot). This may be adequate lighting to illuminate the parking area. Staff have asked the Applicant provide information on the existing light levels at the site. The City Engineer has offered to loan the City's light meter to evaluate the existing lighting levels. The Applicant has noted that they will address this request at the meeting on October 23.
11. Sewer and Water: The site will be used as a parking lot and will not require sewer or water connection; however, city water and sewer is available at this location. This standard is not applicable.
12. Traffic: The plan submitted by the Applicant delineates 11 parking spaces. The Applicant notes that these spaces would be leased by tenants or owners of nearby houses/apartments. It is anticipated that the daily traffic volume would not be greater than 11 vehicles leaving and entering the site. This level of traffic volume does not appear to warrant the need for a traffic study.

In 2015, the estimated Average Annual Daily Traffic (AADT) volume on Water Street was 4,200 vehicles. Recent AADT data is not readily available for Grove Street.

13. Comprehensive Access Management: The lot currently has two entrances, one from Grove Street and one from Water Street. Both entrances are in close proximity to the intersection of Grove and Water Street. It is difficult for vehicles to turn out of the Water Street entrance as there is an existing utility pole blocking sight lines to the right of the entrance, and there is limited space for vehicles to make right hand turns without entering into the opposing travel lane. Vehicles making left-hand turns out of the Grove Street entrance would potentially have to cross three travel lanes as there is a right hand turn lane on Grove Street near its intersection with Water Street.

The Applicant has proposed closing the Water Street entrance to the lot by placing two of the proposed wooden planters at the entrance. A 4-foot wide opening will be retained between the two planters to allow access for pedestrians to/from the parking area to the sidewalk along Water Street.

Vehicles entering the site will enter/exit from the existing driveway along Grove Street.

14. Hazardous and Toxic Materials: The Applicant reports there is no knowledge of hazardous or toxic materials on the site. This standard appears to be met.
15. Filling / Excavation: No changes to the existing grades will be made on the site. This standard appears to be met. An excavation permit from the City would be required for any excavation in the City Right-of-Way.
16. Wetlands: No wetlands are present on this site. This standard is not applicable.

## STAFF REPORT

17. Surface Waters: No surface waters are present on this site. This standard is not applicable.
18. Stump Dumps: As this project does not involve any tree clearing, this standard appears to be met.
19. Architectural and Visual Appearance: No new buildings are proposed as part of this application. This standard is not applicable.

### **RECOMMENDATION FOR APPLICATION:**

**Staff will provide a recommended motion at the meeting on October 23, 2017.**

# CITY OF KEENE | PLANNING BOARD

## SITE PLAN REVIEW / MODIFICATION 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.*



<b>A</b> Project Name FACILITY FOR SITE PLAN		Date Received/Date of Submission:	
Tax Map Parcel number(s) 038-03-111-0000		Date of pre-application meeting:	
Project Address: WATER + DRIVE		Date Application is Complete:	
Acreage/S.F. of Parcel: 211 / 4673		Planning Department File #: SPR-11-17	
Zoning District: HIGH DENSITY		Owner	Name: Jeannette Wright
			Address: 150 Meetinghouse Rd Hinsdale NH 03451
		Applicant	Telephone\Email: 603-256-6388
			Signature: Jeannette Wright
			Name: WENDY FULLER
			Address: 463 WASHINGTON ST
			Telephone\Email: 494-6651
			Signature: Wendy Fuller

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: \_\_\_ Date: \_\_\_

For those sections of the application that are not affected by the proposed modification to the previously approved site plan, you are encouraged to request exemptions in lieu of submitting required documents.

### B Descriptive Narrative Including

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Type of development               | <input checked="" 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 type="checkbox"/> Two (2) color architectural elevations on 11" x 17"                |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (22" x 36")           | <input checked="" type="checkbox"/> A check to cover the costs of legal notice to advertise |
| <input checked="" type="checkbox"/> Three (3) copies of "D" size architectural elevations (22" x 36") | the public hearing, mailing notices out to abutters   |



**Waivers from the Planning Board's 19 Development Standards?**

Y

N

*(If yes, please provide a detailed list in the space below.)*

GRADING PLAN

LANDSCAPING PLAN

LIGHTING

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 IMPROVEMENTS WILL BE MADE - THE SITE IS FLAT

2) Sedimentation & Erosion Control: NO IMPROVEMENTS

3) Hillside Protection: N/A

4) Snow Storage & Removal: ON-SITE

5) Flooding: N/A

6) Landscaping: E 30' PLASTIC PLANTERS SPEC SHEET ATTACHED

7) Noise: N/A

8) Screening: AS NOTED ON PLAN

9) Air Quality: N/A

10) Lighting - THERE IS A STREET LIGHT AT THE CORNER.

STAFF FELT THERE WOULD BE NO ADDITIONAL LIGHTING NEEDED

11) Sewer & Water: N/A

12) Traffic: N/A



13)	Driveways	- EXISTING
14)	Hazardous & Toxic Materials:	N/A
15)	Filling & Excavation:	N/A
16)	Wetlands:	N/A
17)	Surface Waters:	N/A
18)	Stump Dumps:	N/A
19)	Architecture & Visual Appearance:	N/A





City of Keene  
New Hampshire

**NOTICE OF DECISION**

***ZONING BOARD OF ADJUSTMENT***

**CASE NUMBER:** ZBA 17-17  
**Property Address:** Grove and Water St.  
**Zone:** High Density District  
**Owner:** Michael Lynch and Jeanette Wright  
**Petitioner:** Wendy Pelletier, Cardinal Surveying and Land Planning  
**Date of Decision:** October 2, 2017

**Notification of Decision:**

Petitioner, Wendy Pelletier, requested a Variance for property located at Grove and Water St., owned by the Petitioner, which is in the High Density District. This request is to permit parking lot setbacks and lot coverage per Section 102-1226 and 102-791 of the Zoning Ordinance. Based upon the record, which is incorporated herein by reference, this request was approved with a vote of 3-1.

**Conditions:** None

  
Corinne Marcou, Clerk

**Any person directly affected has a right to appeal this Decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The Motion for Rehearing must be filed not later than 30 days after the first date following the referenced Date of Decision. The Motion must fully set forth every ground upon which it is claimed that the decision is unlawful or unreasonable. See New Hampshire RSA Chapter 677, et seq.**





City of Keene  
New Hampshire

**NOTICE OF DECISION**

***ZONING BOARD OF ADJUSTMENT***

**CASE NUMBER:** ZBA 17-15  
**Property Address:** Grove and Water St.  
**Zone:** High Density District  
**Owner:** Michael Lynch and Jeanette Wright  
**Petitioner:** Wendy Pelletier, Cardinal Surveying and Land Planning  
**Date of Decision:** October 2, 2017

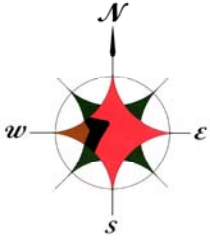
**Notification of Decision:**

Petitioner, Wendy Pelletier, requested a Variance for property located at Grove and Water St., owned by the Petitioner, which is in the High Density District. This request is to permit the current open lot to be converted to a commercial parking lot per Section 102-422 of the Zoning Ordinance. Based upon the record, which is incorporated herein by reference, this request was approved with a vote of 4-0.

**Conditions:** None

  
Corinne Marcou, Clerk

**Any person directly affected has a right to appeal this Decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The Motion for Rehearing must be filed not later than 30 days after the first date following the referenced Date of Decision. The Motion must fully set forth every ground upon which it is claimed that the decision is unlawful or unreasonable. See New Hampshire RSA Chapter 677, et seq.**



## CARDINAL SURVEYING AND LAND PLANNING, LLC

---

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

[www.cardinalsurveying.net](http://www.cardinalsurveying.net)

*"Know Your Boundaries"*

October 10, 2017

Water and Grove Street Parking lot

Waiver Request Section 8 Planning Board Development Standard for Screening

A waiver is requested to not have screening on the West boundary line

### Waiver Criteria

*Granting the waiver will not be contrary to the spirit and intent of the regulations.*

The house on the adjacent lot has no windows within 4 feet of the ground that headlights from parked cars would shine into. See attached photo

*Granting the waiver will not increase the potential for creating adverse impacts to abutters, the community or the environment.*

This is an existing parking lot and has been for over 30 years. The use will remain the same so no additional impacts are predicted.

*Granting of the waiver has not been shown to diminish the property values of abutting property.*

There will be no change in how this lot has been used for the past 30 years, therefore property values should not be impacted. Granting the waiver would allow for 11 parking spaces, adding value to the neighboring lots that will be leasing them and help with an overall parking shortage.

*Strict conformity to the regulations would pose an unnecessary hardship to the applicant.*

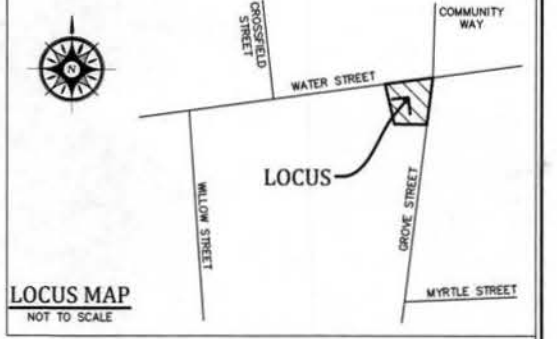
The ZBA has granted a variance for setbacks since the parking lot is in existence and is 100% paved. Having to install landscaping along this lot line will decrease the area available for parking and will diminish the number of spaces from 11 to 5.





023-02-014-0000  
CITYSIDE HOUSING ASSOCIATES LP  
63 COMMUNITY WAY  
KEENE, NH 03431  
VOL 2654 PG 909

023-02-014-0100  
CITY OF KEENE  
3 WASHINGTON STREET  
KEENE, NH 03431



42/22

028-03-012-0000  
CHASJAM & SONS I LLC  
83 TIMBERLANE DRIVE  
KEENE, NH 03431  
VOL 2593 PG 294

027-01-010-0000  
DONNA FORTE  
KEENE STUDENT RENTALS  
29 RALSTON STREET  
KEENE, NH 03431  
VOL 2540 PG 698

027-01-011-0000  
JOSHUA A. GREENWALD &  
JENNIFER E. GREENWALD  
39 CONCORD HILL DRIVE  
KEENE, NH 03431  
VOL 2636 PG 939

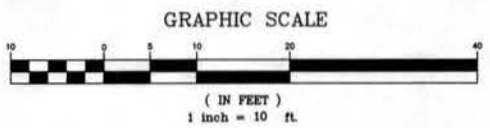
028-03-010-0000  
210 HOLDINGS LLC  
PO BOX 164  
MARLOW, NH 03456  
VOL 2637 PG 34

REFERENCE PLANS

- 1) "GROVE STREET WIDENING PLAN, PREPARED FOR CITY OF KEENE, 3 WASHINGTON STREET, KEENE, NH"; PREPARED BY SVE ASSOCIATES; DATED 3/11/2013; SCALE 1"=20'; ON FILE AT THIS OFFICE.

LEGEND

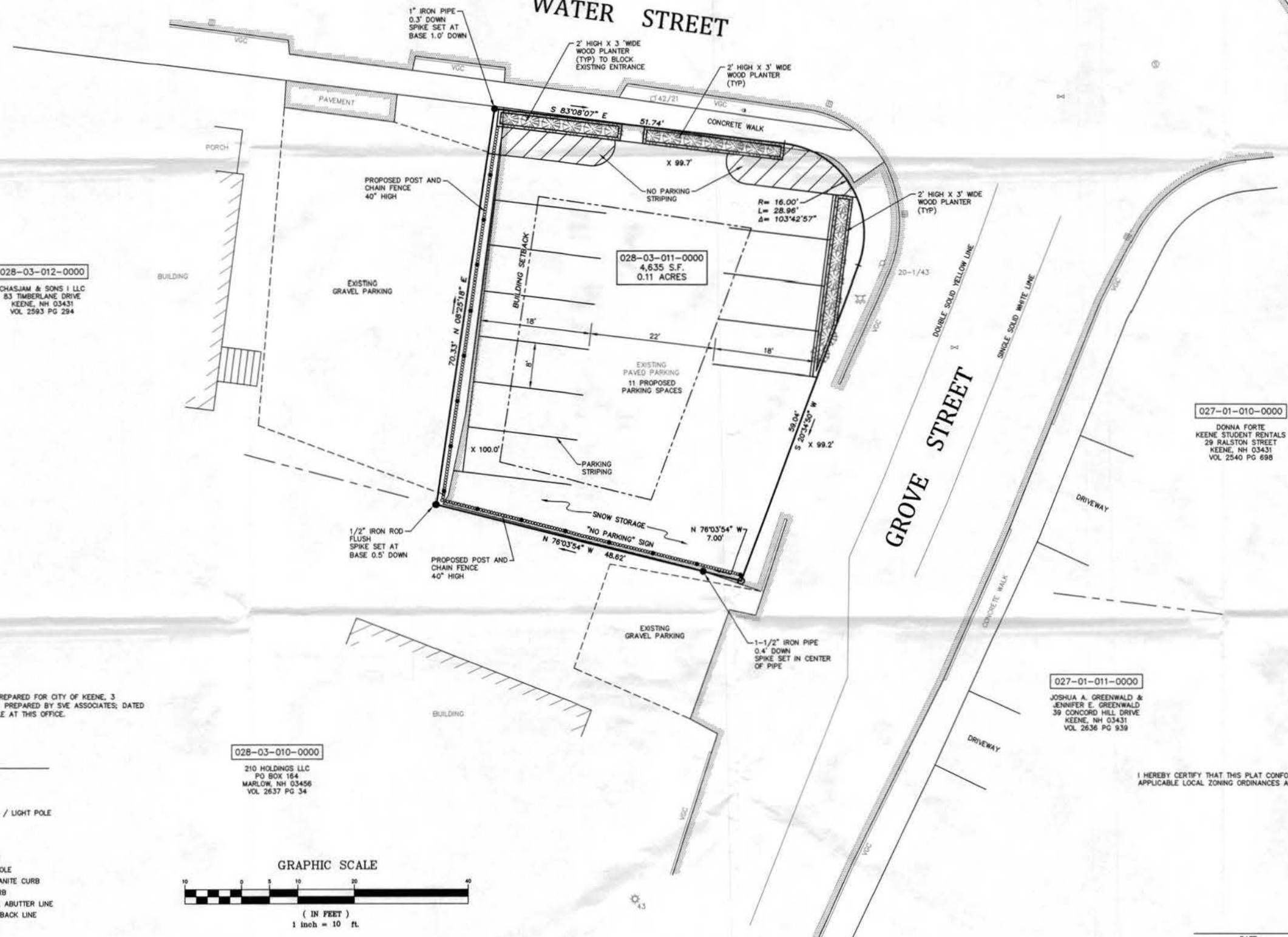
- PIN FOUND
- REBAR SET
- UTILITY POLE
- UTILITY POLE / LIGHT POLE
- GUY ANCHOR
- HYDRANT
- WATER GATE
- CATCH BASIN
- SEWER MANHOLE
- VGC - VERTICAL GRANITE CURB
- AC - ASPHALT CURB
- APPROXIMATE ABUTTER LINE
- BUILDING SETBACK LINE



WATER STREET

GROVE STREET

COMMUNITY WAY



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEFINE THE BOUNDARIES AND SHOW PROPOSED PARKING IMPROVEMENTS OF 028-03-011-0000.
- 2) OWNERS OF RECORD:  
028-03-011-0000  
MICHAEL LYNCH AND JEANETTE WRIGHT  
150 MEETINGHOUSE ROAD  
HINSDALE, NH 03451  
VOLUME 2413 PAGE 279, VOLUME 2894 PAGE 53
- 3) TOTAL AREA OF 028-03-011-0000: 4,635 S.F. OR 0.11 ACRES.
- 4) MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
- 5) CURRENT ZONING: HIGH DENSITY DISTRICT  
MIN. LOT AREA - 8,000 S.F.  
MIN. FRONTAGE - 50 FEET  
MIN. LOT WIDTH AT BUILDING LINE - 50 FEET  
SETBACKS:  
FRONT - 15 FEET  
SIDE - 10 FEET  
REAR - 15 FEET  
ZBA APPROVAL: ZBA 16-34, JULY 5, 2016, USE VARIANCE
- 6) THE RIGHT OF WAY OF WATER STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND IS SHOWN TO BE 40 FEET WIDE BASED ON THE WIDENING OF 1854 RECORDED IN COURT RECORDS VOLUME 2 PAGE 54.
- 7) THE RIGHT OF WAY OF GROVE STREET IS BASED ON REFERENCE PLAN 1.
- 8) SPOT ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
- 9) 028-03-011-0000 IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 10) 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.
- 11) 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.

APPROVED AS A BOUNDARY LINE ADJUSTMENT  
IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.  
THE TOWN OF KEENE PLANNING BOARD  
BY \_\_\_\_\_, CHAIRMAN

NO.	DATE	REVISION	ADDRESS CITY COMMENTS	WP	BY
1	7/10/17				

**PARKING LOT SITE PLAN**  
LOT 028-03-011-0000  
GROVE AND WATER STREETS  
KEENE, NH 03431  
DATE: MAY 30, 2017 SCALE: 1"=10'  
PREPARED FOR:  
MICHAEL LYNCH & JEANETTE WRIGHT  
50 MEETINGHOUSE ROAD  
HINSDALE, NH 03451  
CARDINAL SURVEYING & LAND PLANNING  
Keene, New Hampshire 03431  
Tel. (603) 499-6151 SHT 1/1

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



# STAFF REPORT

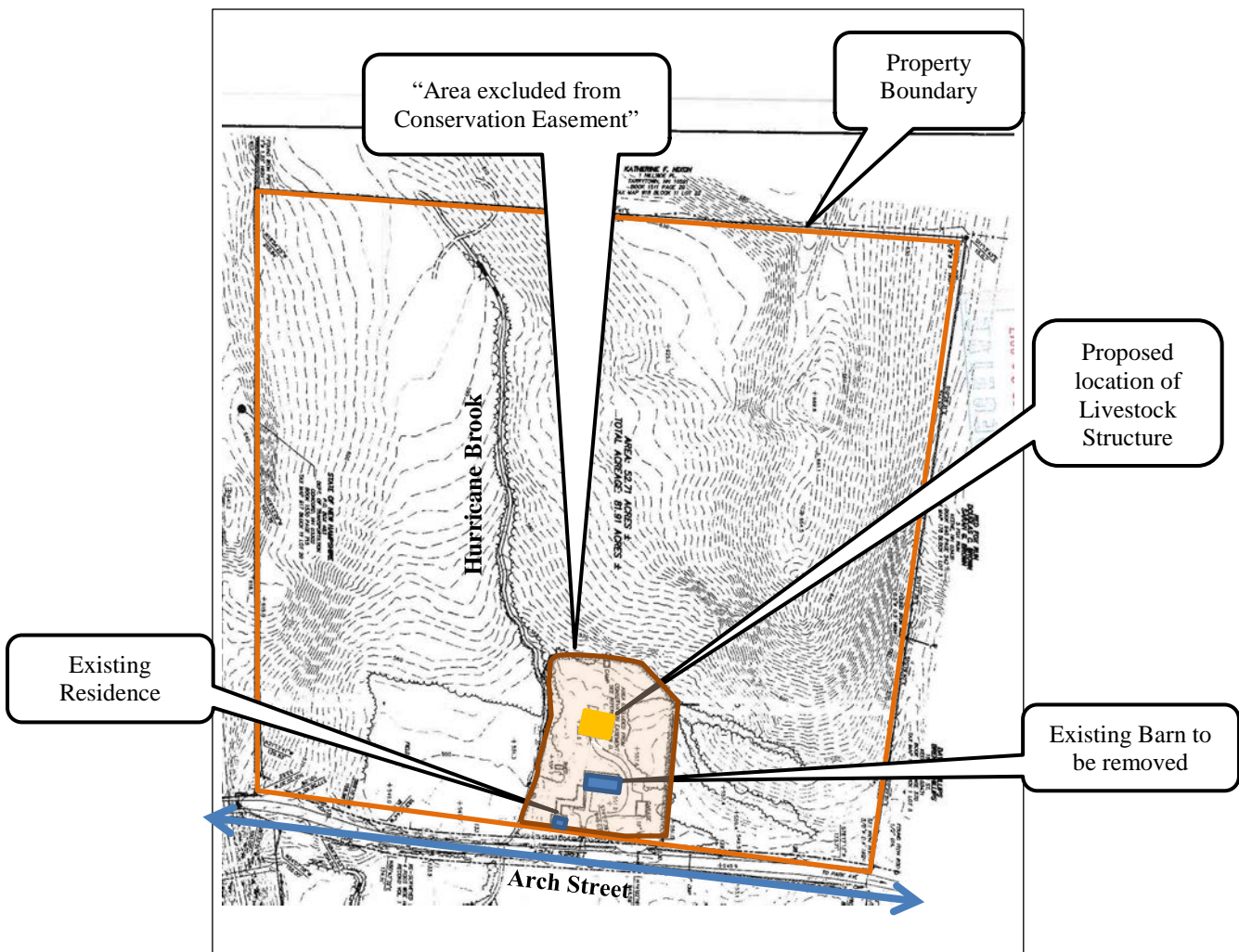
## SPR-12-17 SITE PLAN REVIEW – 183 Arch Street – Archway Farm’s Livestock Barn

### Request:

Property owner Mark Florenz, of Archway Farm, is proposing a 3,240 SF, livestock hoop structure on a 56-acre parcel, TMP 917-11-028 in the Agricultural zoning district. The three-sided structure will house the farm’s hogs and also serve as storage for related agricultural equipment. The structure will replace a failing, traditional wooden barn. The applicant has requested a waiver from Standard 19 Architecture and Visual Appearance due to the specific, utilitarian purpose of this hoop barn/fabric structure.

### Background:

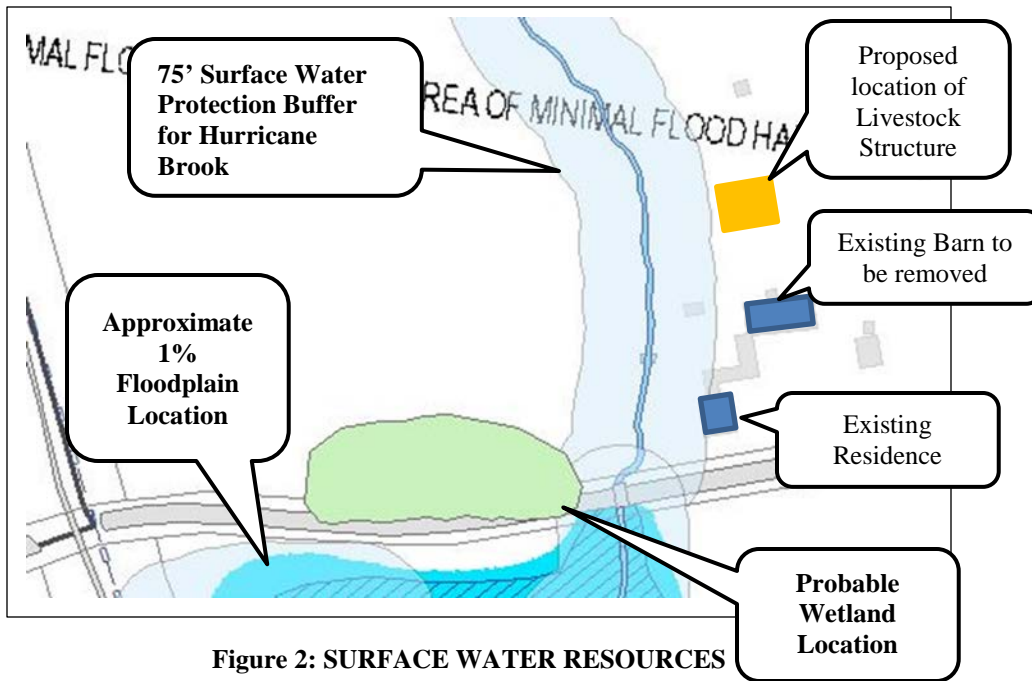
Archway Farm is on the northeast side of Keene just north of Stonewall Farm. The family farm raises heritage breed pigs for sale in the Monadnock region. The parcel has a conservation easement on all but the excluded building envelope area shown on Figure 1. While the owner acquired the property in 2014, the house and barn date back to the late 18<sup>th</sup> century. The proposed structure will be visible from Arch



**Figure 1: PROPOSED STRUCTURE LOCATION**

Street, however it is proposed to be located behind the existing barn, set back approximately 200’ away from Arch Street. East to west, the structure is located in the center of the parcel, greater than 500 feet from either side of the property. An extension of the recently approved additional driveway will provide safe access to this new structure for the business purposes of the farm.

## STAFF REPORT



### Completeness:

Given the specific, agricultural supply and livestock shelter focus of the structure, the applicant has requested site-specific exemptions from:

- Aspects of both an Existing and Proposed Conditions Plan; in particular, an engineered plan showing surface water locations, wetlands, high intensity soil surveys, existing utility information, architectural plans, signage, refuse collection areas and lighting.
- A stamped Grading Plan
- A Landscape Plan
- A Lighting Plan
- Visual & Architectural Details
- Technical Reports
  - A stamped Drainage Plan/Report
  - A Traffic Report
  - A Soils Report

In the absence of this information, Figure 2 shows the location of the proposed structure in relationship to the City's surface water resource spatial data:

- A generalized wetland shown as green at and just above Arch Street,
- The 100-year floodplain shown in bright aqua south of Arch Street, and
- A blue Hurricane Brook



**Figure 3: 183 Arch Street – Proposed Hoop Barn Site**

## STAFF REPORT

bisecting the property north to south along with a light blue, requisite 75' buffer along Hurricane Brook.

Additionally, the attached, 11 x 17" NH – Tax Parcel & Flood Hazard GIS data shows our new 2015 information. You can note that the new structure is proposed to be placed on an already gravel/disturbed area forth of the existing barn, also shown in Figure 3.

The Board will wish to discuss whether the application is “complete” given:

- the agricultural zoning district of the parcel,
- the agricultural intent of the project and
- the agricultural exemptions in Article XVI: Section 102-1486 (1) which provide for the permitted use of “agricultural activities as defined in RSA 21-34II, specifically:
  - (a)(4) allows for “the raising and sale of livestock” as well as
  - (b) “Any practice on the farm incident to, or in conjunction with such farming operations.” and
- the lack of an Article XVI exemption specifically for the *physical disturbance of a buffer* due to the *construction* of an agricultural structure.

### **Departmental Comments:**

*Code:* has no issue with the location of the structure and has approved the stamped, architectural drawings for a construction permit, conditional to Planning Board approval.

*Police Dept.:* No issues

*Fire Dept.:* No issues

### **Engineering Dept.:**

(1) *The City Engineer stated that he had potential surface water quality impacts from the project. He requested answers to questions regarding the # of hogs, the flooring within the shelter, animal waste management and storage areas for manure*

(2) *The applicant responded with:*

- a. *We currently have around 75 hogs, year round. We are not changing the number of hogs based on this project.*
- b. *Flooring within the structure will be crushed gravel*
- c. *Manure will be spread on the fields or sold and taken offsite, timed according to agricultural BMP to minimize risk of nutrient runoff*
- d. *Manure will not be stored outside, structure will use a deep bedding system that requires clean-out only once a year*

(3) *The City Engineer responded that these were “great answers” and that Engineering has no additional comments.*

### **Application Analysis:**

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

1. Drainage:

## STAFF REPORT

- a) Per Development Standard 1.a. Runoff - Due to the predominance of undeveloped, permeable area on site, the proposed development is not anticipated to increase runoff or velocity of stormwater in the area.
- b) Per Development Standard 1.b. Low Impact Design – The proposed structure is designed to drain into the adjacent, permeable areas on either of the sloped sides of the structure.
- c) Per Development Standard 1.c. Quality of Stormwater Discharge – No stormwater is proposed to leave the property given the proposed structure’s center location.

This standard has been met.

2. Sedimentation and Erosion Control: No silt fence is shown on the proposed site plan. While the site is basically level, it is flanked on the west by Hurricane Brook. This project area will be disturbed with the construction equipment necessary to place a perimeter knee-wall of 3,000 lb., pre-cast concrete blocks. A silt fence is recommended to be placed along the brook until such time as stabilization can be re-established by turf or other vegetation.
5. Flooding: The City’s spatial data does not show the subject parcel within a 100-year floodplain.
13. Comprehensive Access Management: The right of way along Arch Street in this area does not contain sidewalks so no new connection is warranted. The proposed structure will be accessible by vehicles as mentioned earlier by an internal extension of the recently approved second driveway into the property. No additional parking areas are proposed. This standard has been met.
16. Wetlands: The City’s spatial data does not show the project area disturbing a wetland area.
17. Surface Waters: See discussion in the “Completeness” section on page 2. As well as the suggested condition regarding the shifting of the proposed structure’s location to no less than 100’ from Hurricane Brook.
19. Architectural and Visual Appearance: The proposed hoop building is a clear-span truss arch utilizing a tightly woven fabric cover that allows the interior to be naturally lit. The steel framework structure is engineered to withstand wind and snow loads while being economical and long lasting. The structure however, does not have architectural features that “harmonize with the City’s distinctive architectural identity”. Hence the applicant has requested a waiver from this standard. The applicant will state their responses to each of the four required criteria at the Planning Board meeting for the Board’s consideration.

### **RECOMMENDATION FOR APPLICATION:**

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

*Approve SPR-12-17 with a waiver request from Standard 19 as shown on the plan entitled “Site Plan Survey” with Proposed Hoop Structure, Tax Map 917-11-028, 183 Arch Street, Keene, Cheshire County, NH, dated October 09, 2017, drawn by “David A. Mann Survey at a scale of 1” = 20’; with the following conditions:*



## STAFF REPORT

1. *Submittal of a revised and final Survey Site plan to be approved by the Planning Director showing:*
  - a. *A shifted structure location no less than 100' from Hurricane Brook,*
  - b. *A silt fence placed along the 75' setback from Hurricane Brook prior to site disturbance and through the construction period until such time as stabilization of the area can be re-established by turf or other vegetation.*
  
2. *Prior to signature by Planning Board Chair with Owner's signature on plan.*

# CITY OF KEENE | PLANNING BOARD

## SITE PLAN REVIEW / MODIFICATION 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.*



<b>A</b> Project Name Livestock Barn		Date Received/Date of Submission:	
Tax Map Parcel number(s) 917-11-0280000		Date of pre-application meeting:	
Project Address: 183 Arch St		Date Application is Complete:	
Acreage/S.F. of Parcel: 56 /		Planning Department File #: SPR-12-17	
Zoning District: Agricultural		Owner	Name: Mark Florenz
			Address: 183 Arch St
			Telephone\ Email: 352-3198/mark.florenz@gmail.com
			Signature: <i>[Signature]</i>
		Applicant	Name:
			Address:
			Telephone\ Email:
			Signature:

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: \_\_\_\_\_ Date: \_\_\_\_\_

For those sections of the application that are not affected by the proposed modification to the previously approved site plan, you are encouraged to request exemptions in lieu of submitting required documents.

### **B** Descriptive Narrative Including

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Type of development               | <input type="checkbox"/> Sedimentation Control                            | <input type="checkbox"/> Scope/scale of development                   |
| <input 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 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 type="checkbox"/> Plans stamped/signed by reg. professional               |
| <input type="checkbox"/> Two (2) copies of descriptive narrative                           | <input type="checkbox"/> Two (2) copies on 11" x 17"                             |
| <input type="checkbox"/> Notarized list of all owners of property within 200'              | <input type="checkbox"/> Three (3) copies of all technical reports               |
| <input type="checkbox"/> Two (2) sets of mailing labels, per abutter                       | <input type="checkbox"/> Two (2) color architectural elevations on 11" x 17"     |
| <input type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")           | <input type="checkbox"/> A check to cover the costs of legal notice to advertise |
| <input type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36") | the public hearing, mailing notices out to abutters                              |

# CITY OF KEENE | PLANNING BOARD

## SITE PLAN REVIEW / MODIFICATION APPLICATION



### EXISTING CONDITIONS PLAN (Section IV.D.2.f.2)

Required Items for Submittal	Applicant Verifies Presence	Applicant Requests Exemption	Exemption Approved, Staff Only
Location Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stonewalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Power lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rights-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cemeteries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cellar holes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private roads/driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveyed lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing vehicular traffic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abutter names	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abutter TMP number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lakes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ponds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rivers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal streams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands (identified by certified wetlands scientist)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100-year floodplain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Perennial streams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal pools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of existing wooded & vegetated areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contours at minimum intervals of five feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### PROPOSED CONDITIONS PLAN (Section IV.D.2.f.3)

Required Items for Submittal	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Contours at minimum intervals of five feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed contours at minimum intervals of five feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lakes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ponds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



RECEIVED  
AUG 29 2017

**PROPOSED CONDITIONS PLAN (Section IV.D.2.f.3) - continued**

Required Items for Submittal	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Rivers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal streams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Perennial streams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100-year floodplain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of proposed light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location & footprint of proposed fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing/proposed public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing/proposed rights-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing/proposed lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing/proposed abutters names	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing/proposed abutters TMP#s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing/proposed wooded areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing/proposed vegetated areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing location of power lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing utilities locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location & footprint of accessory buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of storm water systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location & footprint of proposed dumpsters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing private roads/driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing cellar holes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing cemeteries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rights-of-way on parcel & butting properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location & footprint of building walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**GRADING PLAN (Section IV.D.2.f.4)**

Required Items for Submittal	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Grading displayed at a minimum of 2' on contours	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of 25% slopes & grades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lakes, ponds, rivers, wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal streams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Perennial streams and/or pools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing rights-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveyed lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing utility & drainage easements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> MF	<input type="checkbox"/>
Installation & inspection notes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> MF	<input type="checkbox"/>

8.16.2017



**GRADING PLAN (Section IV.D.2.f.4) - continued**

Required Items for Submittal	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Erosion control locations & designs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>MF</i>	<input type="checkbox"/>
Existing sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All public & private utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing parking lots/areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floodways & 100-year floodplain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing wooded & vegetated areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm water management structures & details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>MF</i>	<input type="checkbox"/>
Drainage management structures & details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>MF</i>	<input type="checkbox"/>
Proposed changes to wooded areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notes detailing construction timing & phasing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>MF</i>	<input type="checkbox"/>
Any other existing easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing public streets/driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sediment control locations and design details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>MF</i>	<input type="checkbox"/>
Note indicating presence of documentation log for all inspections activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**LANDSCAPING PLAN (Section IV.D.2.f.5)**

Required Items for Submittal	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Location & outline of existing wooded & vegetated areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed changes to wooded & vegetated areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Existing &amp; proposed:</b>			
Public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public rights-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveyed lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots/areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location & species of all landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Supporting information to include</b>			
Species width & height at time of planning (driplines)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Species width & height at maturity (driplines)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BMPs for installing landscaping materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detailed table listing all species & materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Table demonstrating compliance with the Zoning Ordinance's requirements for Landscaping & Design Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8.16.2017

### LIGHTING PLAN (Section IV.D.2.f.6)

Location & outline of existing wooded/vegetated areas & proposed changes to outline of these areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing & proposed public streets, rights-of-way, lot lines, easements, structures, parking lots, driveways & sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of all exterior lighting fixtures with notation differentiating fixture types	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cut sheets for all proposed fixtures clearly indicating:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Type of fixture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Type of bulb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Wattage of bulb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Height of fixture head	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Photometric analysis on a map showing light intensity in foot candles across the site & immediately (minimum of 20ft) beyond site perimeter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) An analysis of the minimum light intensity for the site in foot candles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) An analysis of the average light intensity for the site in foot candles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) An analysis of the maximum light intensity for the site in foot candles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Separate analysis for full lightning & security lighting when security lighting is proposed or required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### VISUAL AND ARCHITECTURAL DETAILS (Section IV.D.2.h)

Required Items for Submittal	N/A	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Detailed architectural studies & analysis		<input checked="" type="checkbox"/>		
Required Items for Submittal	N/A	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Visual appearance of all sides of proposed building(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural elevations of all sides for proposed building(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Façade length & height		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed finishes & colors		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction materials		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevations must be submitted in the following quantities:				
3 color copies on D-size paper (24" x 36")		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Required Items for Submittal	N/A	Applicant Verifies Presence	Applicant Requests Exemption	Staff Recommends Exemption
Drainage report prepared by a licensed NH engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic report prepared by licensed NH engineer, including:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Estimated peak volume	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daily peak hour of vehicles entering & existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Level of service analysis for intersections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Truck travel plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evaluation of impacts to safety & capacity of City of Keene	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accident analysis for all road segments & intersections potentially affected by development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daily peak hour traffic counts for all intersections within ½ mile	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Estimated traffic volume distribution for vehicles entering & exiting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soils report prepared by a licensed NH engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Documentation of all test pits	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bedrock within 48" of ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poorly drained soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Highly erosive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.)

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: minor modifications to existing site will not impact drainage
- 2) Sedimentation & Erosion Control: construction on existing site, minimal sedimentation and erosion potential
- 3) Hillside Protection: not on a hillside
- 4) Snow Storage & Removal: large open area for snow removal not near streams, roads, drainage or other areas of concern
- 5) Flooding: site not in floodplain
- 6) Landscaping: no change to landscaping, open pasture for livestock
- 7) Noise: development will comply with noise ordinance
- 8) Screening: not applicable
- 9) Air Quality: not applicable
- 10) Lighting: not applicable, no additional outdoor lighting
- 11) Sewer & Water: not applicable, private water, no sewer
- 12) Traffic: development will not change traffic



13) Driveways	no change
14) Hazardous & Toxic Materials:	not applicable
15) Filling & Excavation:	minimal site work, not in a floodplain or wetland
16) Wetlands:	not a wetland
17) Surface Waters:	agricultural activity permitted within overlay district
18) Stump Dumps:	no land clearing
19) Architecture & Visual Appearance:	development is consistent with agricultural nature of the property

August 28<sup>th</sup>, 2017

W. Rhett Lamb, Director  
Planning Department  
3 Washington St.  
Keene, NH 03431

Re: Construction of new livestock barn at 183 Arch Street (Archway Farm)

Dear Mr. Lamb:

I am applying to construct a new 54' x 60' three sided single story fabric structure for the purpose of winter housing for hogs, and storage of related agricultural equipment. This building will replace multiple small portable structures that we currently use for winter housing.

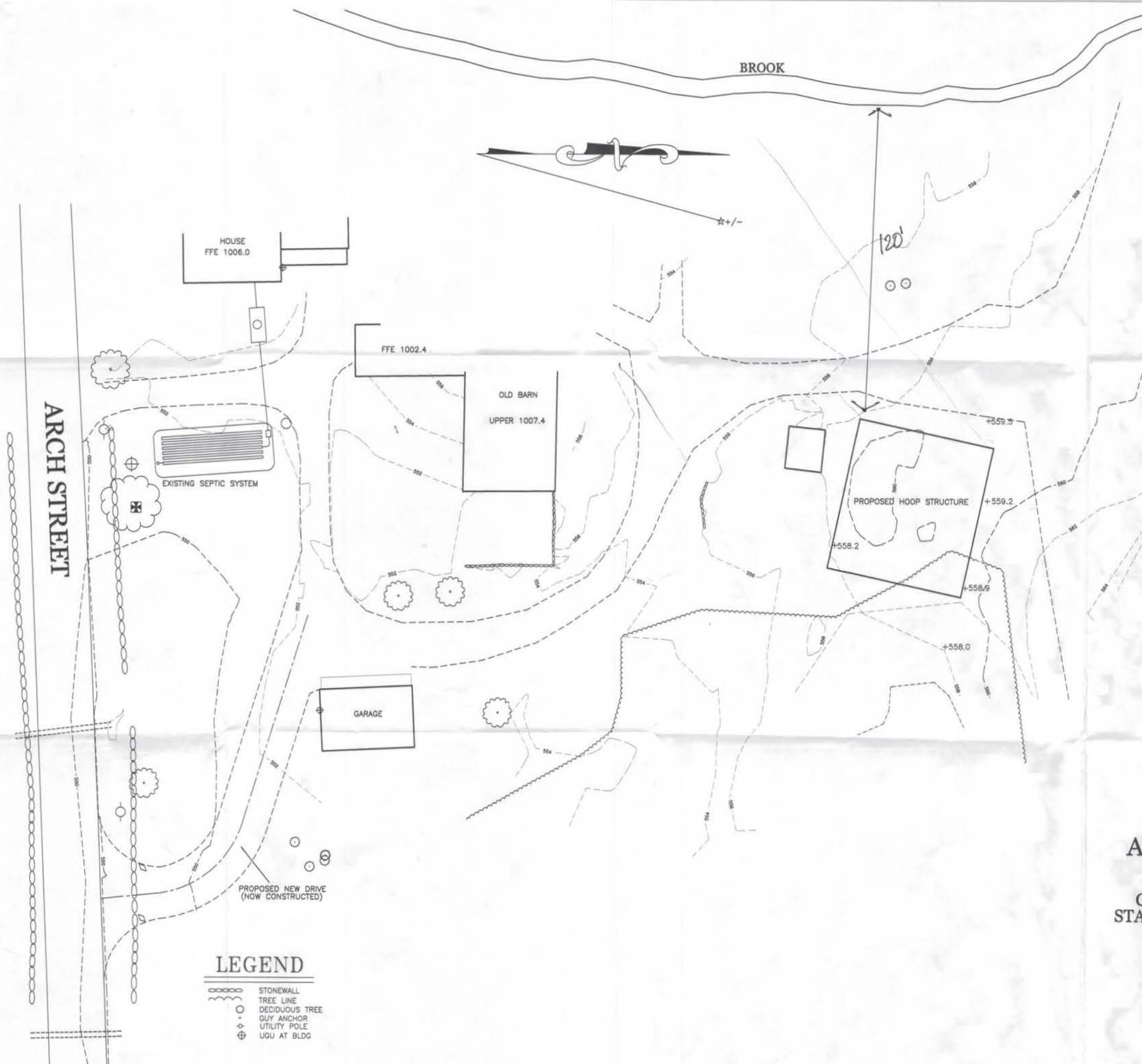
The structure will be located on our 56 acre parcel located in the agricultural zoning district. The structure will be built in the open field behind our house and barns, set back over 200 feet from the road and over 500 feet from any property boundary.

The location is already cleared and flat, so site work will include only minimal grading. The structure will sit on knee wall of pre-cast concrete blocks placed on a layer of crushed stone 4' wide by 2' deep.

The new structure will use existing access points.

Sincerely,

Mark Florenz  
Owner/Operator Archway Farm  
183 Arch Street  
Keene, NH 03431



ARCH STREET

BROOK

HOUSE  
FFE 1006.0

FFE 1002.4

OLD BARN  
UPPER 1007.4

EXISTING SEPTIC SYSTEM

PROPOSED HOOP STRUCTURE

SHED

GARAGE

PROPOSED NEW DRIVE  
(NOW CONSTRUCTED)

- LEGEND**
- STONEWALL
  - TREE LINE
  - DECIDUOUS TREE
  - ⊕ GUY ANCHOR
  - ⊕ UTILITY POLE
  - ⊕ UGU AT BLDG

**NOTES**

1. BEARINGS ARE BASED ON A 2017 MAGNETIC OBSERVATION.
2. PLAN REFERENCES:  
A. PLAN OF HURRICANE MEADOW FARM LLC, PREPARED BY DIBERNARDO ASSOC., DATED 11-30-2007, CLIENTS RECORDS.
3. ASSESSOR INFORMATION BASED ON TOWN RECORDS:  
TAX MAP \_ BLOCK \_ PARCEL \_  
NAME  
ADDRESS 1  
ADDRESS 2  
VOL. \_ PAGE \_
4. CONTOURS ARE BASED ON CITY MAPPING.
5. ZONING DISTRICT: LOT SIZE, ACRES (MIN.)  
FRONTAGE, FT. (MIN.)  
DEPTH, FT. (MIN.)  
SETBACKS, FT. (MIN.)
6. THE RIGHT OF WAY OF ARCH STREET IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/STONEWALLS AND IS SUBJECT TO AND BENEFITTED BY THE LAYOUT.

**DRAFT**  
**SITE PLAN SURVEY**  
 PREPARED FOR  
**ARCHWAY FARM**  
 ARCH STREET  
 CITY OF KEENE  
 COUNTY OF CHESHIRE  
 STATE OF NEW HAMPSHIRE  
 SCALE: 1 INCH = 20 FEET  
 OCTOBER 9, 2017

SPR-12-17



DAVID A MANN SURVEY  
 A DIVISION OF BLAND AND BOND INC.  
 3 GREENBRIAR ROAD  
 KEENE, N.H. 03431  
 603 357 5904

REVISION BLOCK:

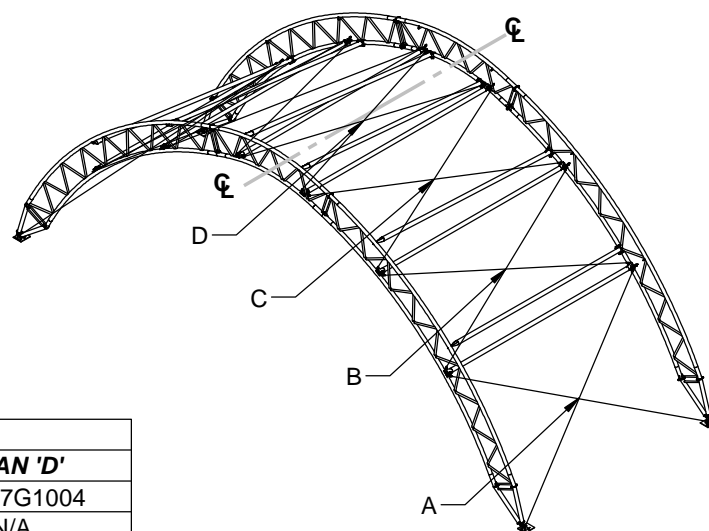
**NOTES:**

- RAFTER VIEW SHOWN REPRESENTS TYPICAL CABLE SPAN LABELS TO ILLUSTRATE LOCATIONS OF SPANS IN THE TABLE. THE CABLE PATTERN SHOWN MAY NOT FULLY MATCH THE SPECIFICS FOR THIS PROJECT.
- CABLE PATTERN REPEATS ON OPPOSITE SIDE OF  $\phi$  UNLESS NOTED OTHERWISE.
- CABLE IS NOT PRESENT IN BAY NUMBERS NOT LISTED IN TABLE.

CABLE ATTACHMENT COMPONENTS	
TURNBUCKLE	1/2" X 12" GALV E-E
SHACKLE	1/2" GALV
CABLE	3/8" GALV 7X19

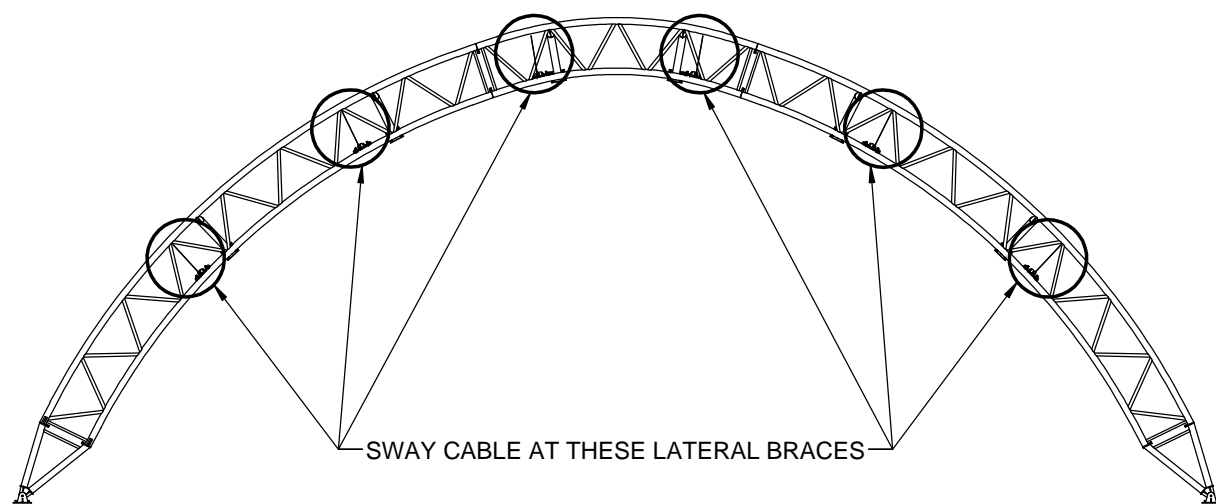
\*REFER TO SHEET [C1] FOR BAY NUMBERING

CABLE ASSEMBLY SKU'S				
BAY NUMBER*	SPAN 'A'	SPAN 'B'	SPAN 'C'	SPAN 'D'
1 and 5	CAB37G1405	CAB37G1107	CAB37G1103	CAB37G1004
2 and 4	CAB37G1405	CAB37G1107	N/A	N/A



**[G3] VIEW 1 - CABLE SKU PER SPAN**

SWAY CABLE REPEATS DOWN LENGTH OF BUILDING AT LOCATIONS SHOWN BELOW



CABLE ATTACHMENT COMPONENTS	
TURNBUCKLE	1/2" X 6" GALV J-J
SHACKLE	1/4" GALV
CABLE	3/16" GALV 7X19

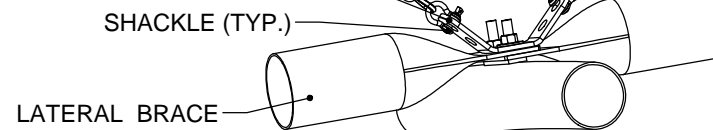
\*REFER TO SHEET [C1] FOR BAY NUMBERING

SWAY CABLE ASSEMBLY SKU'S	
BAY NUMBER*	SWAY CABLE SKU
1 - 5	CAB18G1004

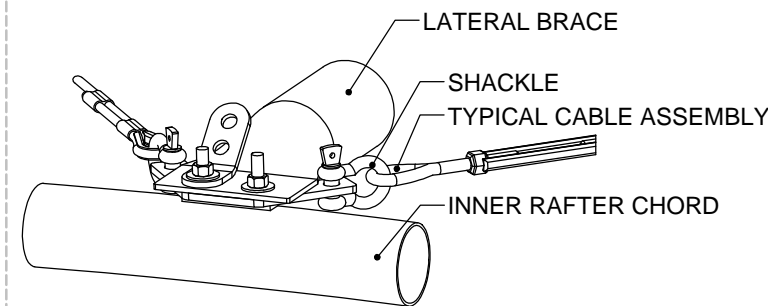
SWAY CABLE ASSEMBLY

**NOTE:** NO SWAY CABLE FROM TOP CHORD OF END RAFTERS DUE TO ANGLED BRACE.

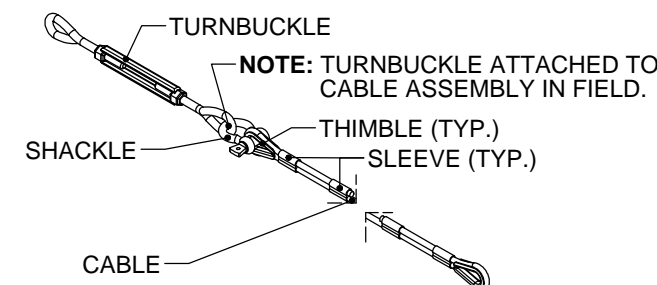
**110665 SHOWN**  
**NOTE:** USE [110664] WITH CABLES IN ONE DIRECTION.



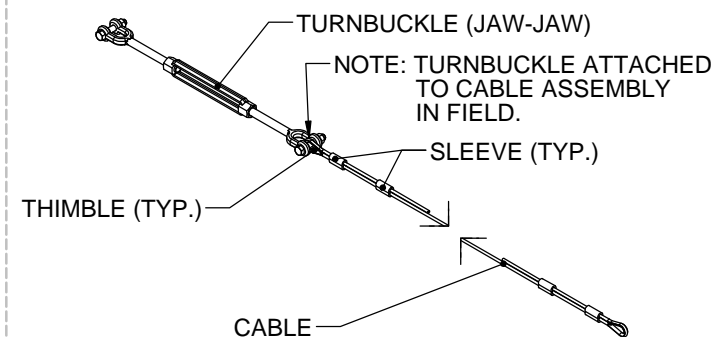
**[G3] VIEW 5 - SWAY CABLE DETAILS**



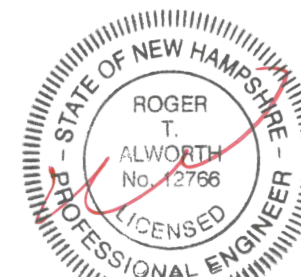
**[G3] VIEW 2 - TYPICAL CABLE CONNECTION DETAIL**



**[G3] VIEW 3 - TYPICAL CABLE ASSEMBLY**



**[G3] VIEW 6 - TYPICAL SWAY CABLE ASSEMBLY**



Sep 18, 2017

DEVELOPED BY  
**ClearSpan**  
A DIVISION OF  
ENGINEERING SERVICES & PRODUCTS CO.  
1440 18TH AVENUE SW  
DYERSVILLE, IA 52040  
P: 563.875.6113  
F: 563.875.2317  
WWW.ESAPCO.COM

ORDER #:  
**7349597**

CUSTOMER #:  
**8712795**

**VECTOR** ENGINEERS  
651 W. Galena Park Blvd.  
Draper, UT 84020  
(801) 990-1775  
(801) 990-1776 Fax  
PROJECT NUMBER: UT1382-557-172  
FIRM LICENSE: COA 01838

STRUCTURE SKU #: <b>T054RDMF046060</b>	STRUCTURE SIZE: <b>54' X 60'</b>	STRUCTURE DESCRIPTION: <b>1</b>
CUSTOMER INFORMATION: <b>ARCHWAY FARM</b> 183 ARCHWAY KEENE, NH 03431-2149	CONTACT PHONE: <b>603-352-3198</b>	CUSTOMER CONTACT: <b>MARK FLORENZ</b>
SHEET TITLE: <b>CABLE LAYOUT &amp; DETAILS</b>		

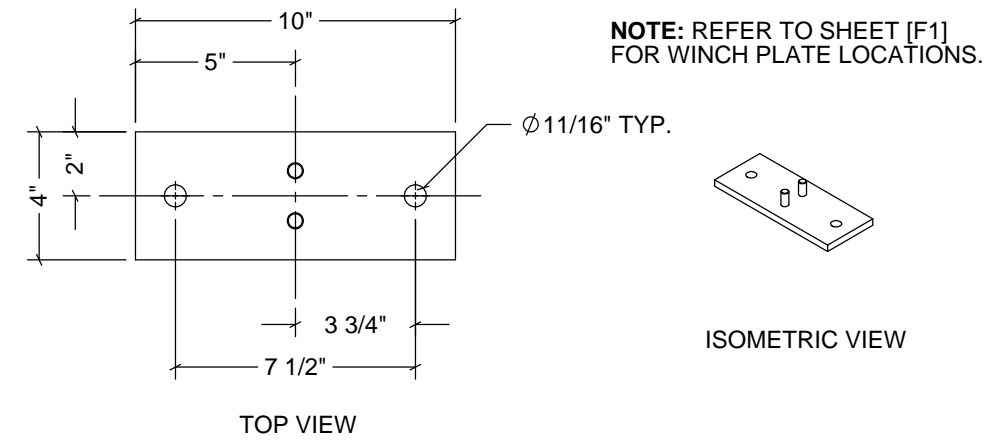
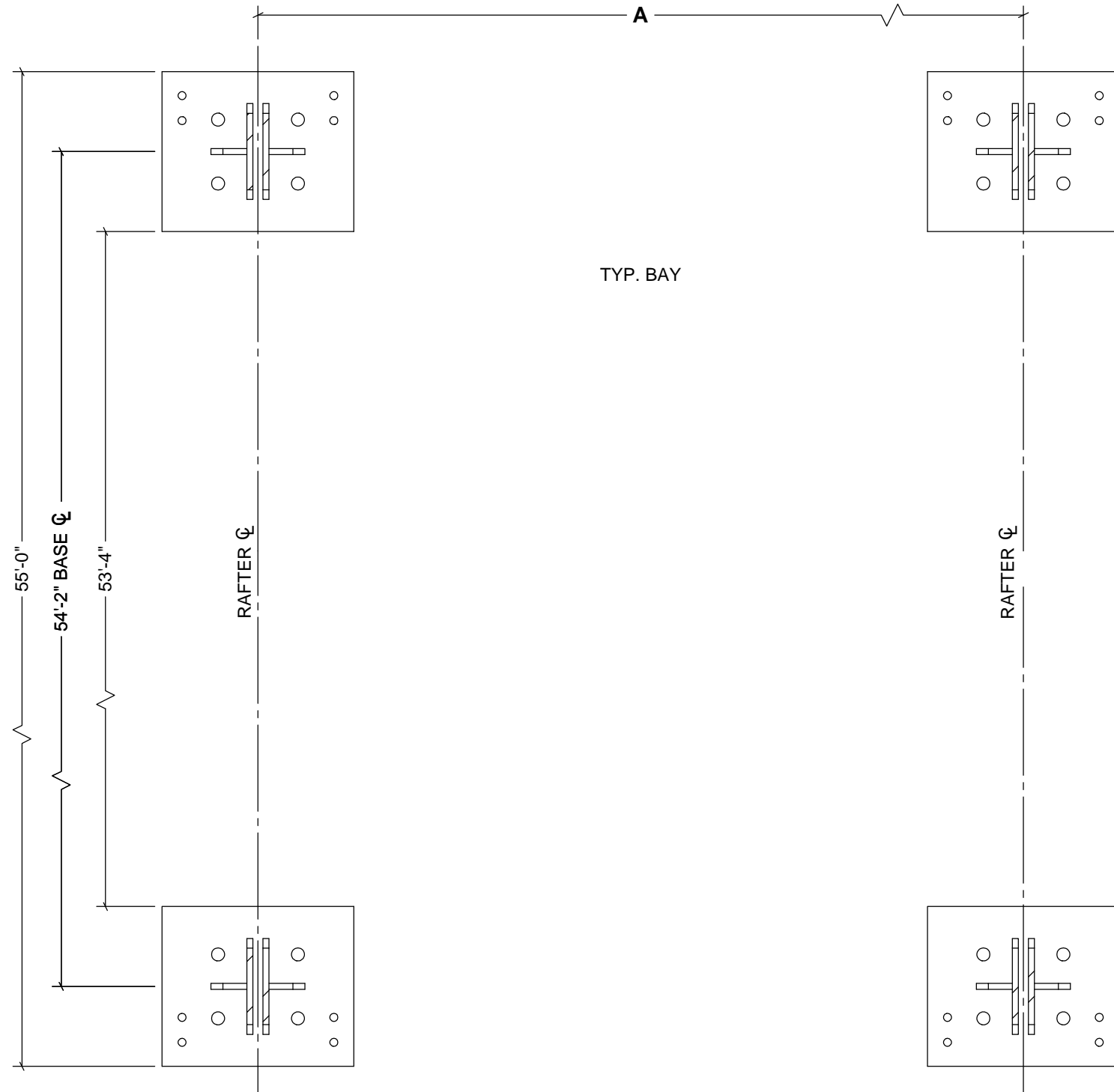
DRAWING DETAILS	
DRAWN BY: <b>BHB</b>	CREATION DATE: <b>7/18/2017</b>
REVISIONS:	
NO. BY:	REVISION DATE:
1	
2	
3	
4	
NOT TO SCALE SHEET SIZE: 11X17	
SHEET: <b>G3</b>	

\*REFER TO SHEET [C1] FOR BAY NUMBERING

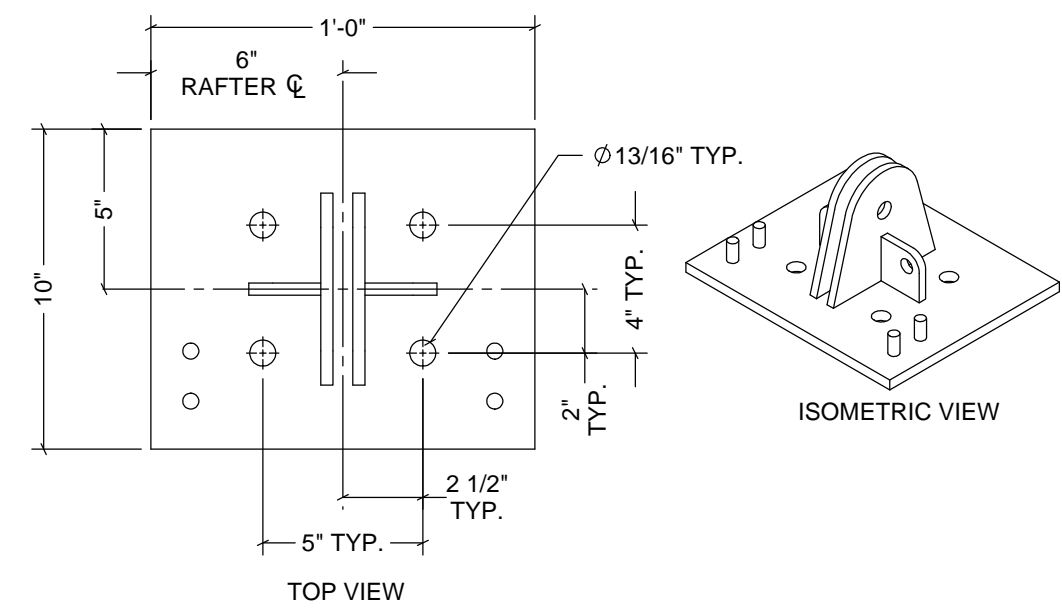
BAY NUMBER*	A (RAFTER SPACING)
1 - 5	12'-0"

\*\*REFER TO SHEET [E1] FOR BASE LOCATIONS

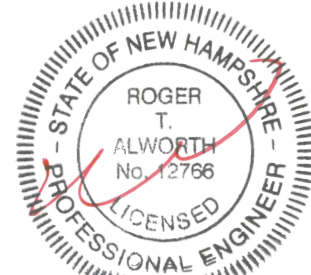
RAFTER TYPE	LEFT BASE SKU**	RIGHT BASE SKU**
END	BP061M	BP061M
MID	BP061M	BP061M



**WP1004WS DETAILS**



**BP061M DETAILS**



Sep 18, 2017

DEVELOPED BY  
  
 A DIVISION OF  
**ENGINEERING SERVICES & PRODUCTS CO.**  
 1440 18TH AVENUE SW  
 DYERSVILLE, IA 52040  
 P: 563.875.6113  
 F: 563.875.2317  
 WWW.ESAPCO.COM  
 ORDER #:  
**7349597**  
 CUSTOMER #:  
**8712795**

**VECTOR**  
 ENGINEERS  
 (801) 990-1775  
 (801) 990-1776 Fax  
 PROJECT NUMBER: UT1382-557-172  
 FIRM LICENSE: COA 01838  
 651 W. Galena Park Blvd.  
 Draper, UT 84020

STRUCTURE SKU #: <b>T054RDMF046060</b>	STRUCTURE SIZE: <b>54' X 60'</b>	STRUCTURE DESCRIPTION:
CUSTOMER INFORMATION: <b>ARCHWAY FARM</b> 183 ARCHWAY KEENE, NH 03431-2149	CONTACT PHONE: <b>603-352-3198</b>	CUSTOMER CONTACT: <b>MARK FLORENZ</b>
SHEET TITLE: <b>BASE PLATE LAYOUT &amp; DETAILS</b>		

DRAWING DETAILS	
DRAWN BY: <b>BHB</b>	CREATION DATE: <b>7/18/2017</b>
REVISIONS:	
NO.	REVISION DATE:
1	
2	
3	
4	
NOT TO SCALE SHEET SIZE: 11X17	

SHEET: **H1**



## SPR-13-17 SITE PLAN REVIEW – Eversource Substation, 0 Emerald St.

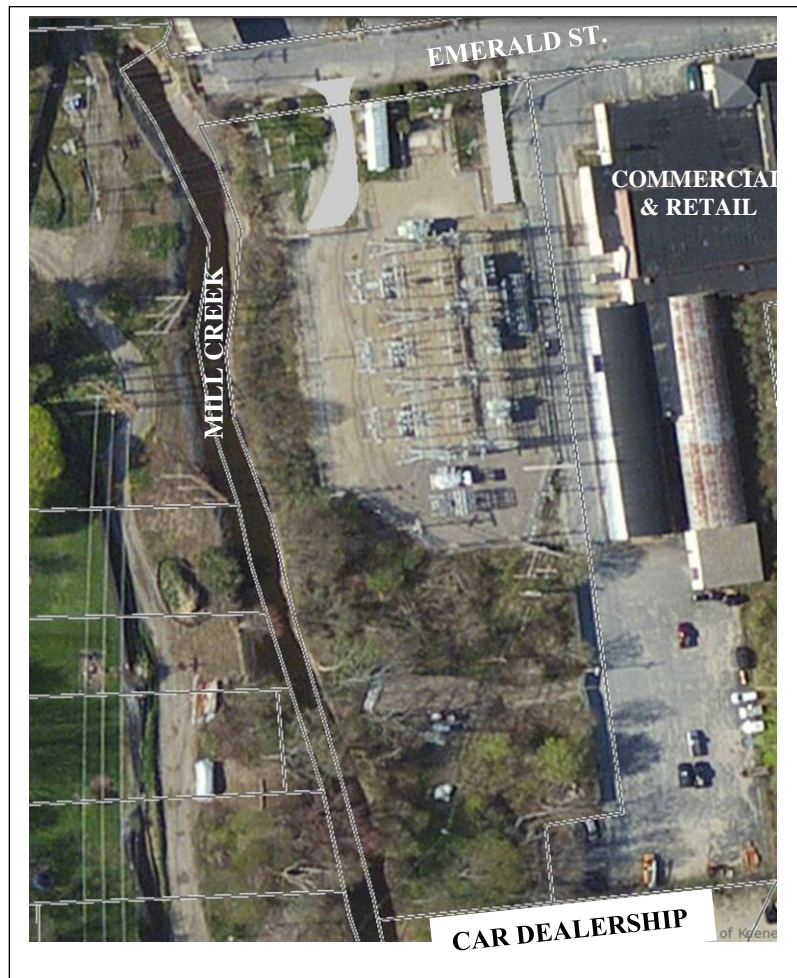
**Request:**

Property owner PSNH, Power Services in New Hampshire, is proposing a renovation to the substation on a 2.52 acre parcel at 0 Emerald Street in Keene NH, TMP 047-03-009. This parcel is located in the City’s Commerce zoning district. The parcel is also within the City’s SEED (Sustainable Energy Efficient Development) overlay zoning district. The project scope includes the replacement, removal and upgrade of existing electrical equipment, the replacement and addition of security fences and the construction of a 1,440 SF switch gear building. The applicant is seeking a waiver to the Planning Board Standard 19 of Architecture and Visual Appearance for the new, industrial building.

**Background:**

This parcel is one of several in the area owned and managed by Eversource. As shown in Figure 1, the site is accessed by Emerald Street on the north and flanked by Mill Creek on the west. The creek is physically separated from the project area by a sloped strip of dense vegetation. A commercial/retail building is on the east side of the property and a car dealership is at the southern boundary. The proposed area of disturbance is primarily the existing developed area, slightly expanded to accommodate an improved driveway (one of two existing driveways). The new building is sited within the currently paved area. The application states that the proposed project footprint expands the existing impervious area by 0.055 acres.

The project property contains an unspecified size wetland on its southern half. In 2000, Eversource received approval for a Standard Dredge and Fill Application from the NH Department of Environmental Services to fill 1,455 sf of scrub-wetland allowing an expansion of the substation. The current project scope should have minimal impacts to the vegetated and wetland areas of the site.



**Figure 1: Existing Conditions - PSNH Substation at 0 Emerald Street**

**Completeness:**

The applicant has requested site-specific exemptions from the listed features which are not present on the property. Additionally, because there is only emergency access lighting and no parking area, they have

# STAFF REPORT

requested exemptions for a lighting plan. And while they have provided existing soil data, they have requested an exemption from the Soil Report as well as the Drainage and Traffic Reports.

After review of each request, Staff has determined that exempting the applicant from submitting this information would have no bearing on the merits of the application and recommends that the Planning Board accept the application as “complete.”

## **Departmental Comments:**

### Code:

- 1) *Concerned about disruption to the Floodplain. Note #5 states “The proposed work within the flood zone is limited to underground trenching and existing elevations will be maintained.”*

*10-05-17 The applicant has been contacted to clarify whether the proposed trenching will disturb more than is allowed Per Div. 2, Section 54-62. – Exception for minor fill projects*

*“Under this division, a project which involves less than 500 square feet of fill shall be considered a minor fill project. If a minor fill project can be shown by the applicant to comply in all aspects with the performance standards of this article, the superintendent of code enforcement may issue a building permit without requiring the detailed submittal and review requirements specified in this division.*

- 2) *Even though the disturbance in the Floodplain may be exempt it should be noted that all conduit must be sealed such that no flood waters can enter the conduit.*

Police Dept.: *No comment.*

Fire Dept.: *No issues*

### Engineering Dept.:

- 1) *Please confirm that all symbology used in the drawings is defined in the legend (e.g. the symbol for power pole on the drawing does not match that in the legend)*
- 2) *Show location of soil percolation tests.*
- 3) *Provide seasonal high ground water table elevation (to support the efficacy of the) proposed dry well.*
- 4) *The project does not meet the net zero stormwater discharge policy. The stormwater runoff volume will increase by 0.1 CFS during 2-year and 10-year storm events.*

## **Application Analysis:**

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

### 1. Drainage:

- a) Per Planning Board Development Standard 1.a. “the development of a site shall not result in increased runoff onto adjacent properties or surface water bodies unless specifically approved by the City and agreed to in some formal, legally binding manner...”

The applicant states that while the proposed design decreases stormwater runoff to Emerald Street, it has a small increase in runoff (0.2 cfs maximum) to Mill Creek and a small increase in volume (0.01 ac-ft) to the on-site wetlands. The applicant is asserting that these combine to a “de minimis” increase however; the Planning Board does not have such an exclusion. The City’s

## STAFF REPORT

Engineering staff contends that the increase will impact adjacent water bodies as the applicant's wetland is hydrologically connected to Mill Creek; see **Department Comments** for *Engineering*.

- b) Per Planning Board Development Standard 1.b. Low Impact Design – the project proposes a dry well for stormwater infiltration however the required site data of the seasonal high ground water table elevation and soil percolation test results have not yet been supplied for review. Additional information has been requested from the applicant.
2. Sedimentation and Erosion Control: Per Planning Board Development Standard 2. a. The Erosion Control Plan (Sheet C-4) shows a silt fence installation surrounding the area of disturbance, a stabilized construction entrance/exit, catch basin, existing tree protection and Siltsack sediment traps. This standard has been met.
4. Snow Storage: No changes are proposed to the current snow storage on site. However, these details are quite important given the site's projected runoff into its own wetlands, it's immediately adjacency to Mill Creek and the overall site's location within the 100-year floodplain so they are documented here for future reference:
  - a) Per Development Standard 4.c. The application states that "snow will not be pushed or piled in the creek...wetlands or their associated buffers".
  - b) Per Development Standard 4.d. The applicant states that "No salt or deicing products will be used."
  - c) This standard has been met.
5. Flooding: Just under half of the property is within the US Federal Emergency Management Agency's Special Flood Hazard Area, zone AE, designation, or the 1% -annual-chance flood event area. The proposed project includes two, lineal areas of disruption within this floodplain for two, lengths of conduit which will connect to existing power poles. Please see the attached statement describing the estimated amount of potential fill. The stated amount of 475 CF qualifies, as mentioned earlier in the Code Department's Comments for the provisions of *Per Div. 2, Section 54-62. – Exception for minor fill projects*:

*"Under this division, a project which involves less than 500 square feet of fill shall be considered a minor fill project. If a minor fill project can be shown by the applicant to comply in all aspects with the performance standards of this article, the superintendent of code enforcement may issue a building permit without requiring the detailed submittal and review requirements specified in this division.*

This standard has been met.

6. Landscaping:
  - A. Per Planning Board Development Standard 6.c. A line of new shrubs are proposed along the northern perimeter of the project area to screen the site from Emerald Street. These plantings are 10, 7-8' Arborvitae.
  - B. Per Planning Board Development Standard 6.d. "Protective devices such as temporary fencing should be installed prior to the start of work to protect the root masses of existing vegetation." The project proposes to protect a shade tree just east of the west driveway along Emerald Street.

This standard has been met.



## STAFF REPORT

7. Noise: Per Planning Board Development Standard 7., the project proposes that the existing site noise will be reduced by the fact of removing two transformers and having two of the remaining three transformers being replaced with newer models. This standard has been met.
8. Screening: Per Planning Board Development Standard 8. The project proposes to increase the screening of the substation by two actions:
  - A. The aforementioned 10 Arborvitae shrubs at the north end of the site along Emerald Street, and
  - B. The addition of privacy slats to the existing and replaced chain link fencing that separates the project site from the adjacent commercial building and parking on the property's east side.
10. Lighting: Per Planning Board Development Standard 10.B. the project proposes to replace existing fixtures at existing locations with full cut-off versions. These lights are operated manually and used only during access to the site for maintenance or emergency circumstances. A specification sheet is in the Planning Board packet. This standard has been met.
16. Wetlands: A VHB memorandum dated August 16, 2017 and titled "Emerald Street, 115 kV Substation, Keene, New Hampshire, Project #: 13563.33" documents the specifics of the property's current wetland. As mentioned in the Floodplain section, this project's scope impacts two strips of land within the 30' wetland buffer approximately 100 total lineal feet. The Code department has determined that this disturbance does not require further review from a wetland disturbance perspective. This standard has been met.
17. Surface Waters: Per Article VXI., the City's Surface Water Ordinance, a Conditional Use Permit has been submitted and will be reviewed by the Conservation Commission on Monday, October 16, 2017 for the temporary impacts to the wetland buffer area described in Standard 5 and 16. A summary of the Committee's comments will be provided at the Planning Board meeting.
19. Architectural and Visual Appearance: Per Planning Board Development Standard 19.a. the proposed technical structure is unable to meet the criteria of "blend(ing) with the City's historic character". The applicant has requested a waiver from this standard and will speak to the required criteria at the Planning Board meeting.

### **RECOMMENDATION FOR APPLICATION:**

*A continued public hearing is recommended to review the requested additional project information which may have been presented at the October 23, 2017 Public Meeting. The following list specifies the outstanding requested information:*

1. *A revised site plan showing the location and results of soil percolation tests to validate the efficacy of the proposed Low Impact Development Stormwater Management strategy of a dry well.*
2. *A revised Site Data Table showing the required Seasonal High Groundwater Elevation to support the efficacy of the proposed dry well for stormwater runoff.*
3. *An alternate drainage plan to meet the City's Net Zero stormwater discharge policy.*

**OR**

1. *If requested Drainage information is submitted and reviewed in advance of the October 23, 2017 meeting. Staff will provide a motion at the meeting*

# CITY OF KEENE | PLANNING BOARD

## SITE PLAN REVIEW / MODIFICATION 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.*

<b>A</b> Project Name Emerald Street Substation Tax Map Parcel number(s) 0 4 7 - 0 3 - 0 0 9	Date Received/Date of Submission:	SEP 15 2017
	Date of pre-application meeting:	
	Date Application is Complete:	
	Planning Department File #:	SPR-13-17

Project Address: 0 Emerald Street	Owner	Name: PSNH
		Address: PO Box 270, Hartford CT 06141-0270
Telephone\ Email: 603-634-3256   KURT.NELSON@EVERSOURCE.COM		
Signature: <i>[Signature]</i>		
Acreage/S.F. of Parcel: 2.52AC / 109,934SF	Applicant	Name: Eversource
Zoning District: Commerce (COM) Sustainable Energy Efficient Development (SEED) Overlay		Address: PO Box 330, Manchester, NH 03105
		Telephone\ Email: 603-634-3256   KURT.NELSON@EVERSOURCE.COM
		Signature: <i>[Signature]</i>

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: \_\_\_\_\_ Date: \_\_\_\_\_

For those sections of the application that are not affected by the proposed modification to the previously approved site plan, you are encouraged to request exemptions in lieu of submitting required documents.

### B Descriptive Narrative Including

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Type of development               | <input checked="" 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 11" x 17"   |
| <input checked="" type="checkbox"/> Notarized 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"/> Two (2) color architectural elevations on 11" x 17"   |
| <input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")           | <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"/> Three (3) copies of "D" size architectural elevations (24" x 36") |   |



# Memorandum

To: Ms. Michele Chalice  
City of Keene - Planner  
3 Washington Street, 4th Floor  
Keene, New Hampshire 03431

Date: September 14, 2017

Project #: 13563.33

From: Malia Ohlson, P.E.  
Senior Project Engineer

Re: Planning Board - Site Plan Development Standards  
Emerald Street Substation  
Keene, NH 03431

The 2.52 acre Site is located at the west end of Emerald Street in Keene, New Hampshire (see Figure 1). The Site is bounded by Emerald Street to the north, a car dealership to the south, a mixed use commercial and retail building to the east, and Mill Creek to the west. The Site is accessed from Emerald Street via two gravel driveways. The Site is currently zoned in the Commerce District.

The Site is currently developed as an electrical substation. The proposed work involves a rebuild of the existing electrical equipment with a minor expansion of the existing substation gravel yard, which also includes replacing and adding fence and constructing a 1,440 SF switch gear building.

The proposed development of the site will also include a sediment and erosion control plan to be implemented during construction. A majority of the work will occur within the existing substation yard and minimizes new impacts to the currently vegetated areas of the site. All debris and excess materials will be disposed of in accordance with federal, state and local requirements.

Proposed stormwater treatment includes a leaching catch basin to infiltrate stormwater runoff.

VHB has prepared this narrative to demonstrate conformance with the Development Standards for the proposed substation rebuild on Emerald Street as outlined in the Development Standards as adopted by the Planning Board.

## 1. Drainage

- a. Runoff – The proposed project will result in a minor net increase of 0.055 acres of impervious surfaces. A hydraulic analysis of the site shows that there will be a decrease in stormwater runoff rate and volume to flows to Emerald Street, a small increase in runoff, 0.2 cfs maximum, but decrease in volume to Mill Creek and no change in peak runoff but small increase in volume, 0.01 ac-ft, to the on-site wetlands for existing conditions to proposed conditions. The increases are small and represent a de minimis increase in stormwater runoff from the existing site.
- b. Low Impact Design – The proposed project will implement low impact design (LID) for stormwater treatment by means of site selection and reuse of existing substation yard, while minimizing the increase to substation yard to maintain natural features to the maximum extent possible. A dry well will also be used for stormwater treatment by infiltration. The substation yard and access drives will be constructed with gravel, as opposed to pavement, which provides a stable surface with less runoff.

2 Bedford Farms Drive  
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P 603.391.3900



- c. Quality of Stormwater Discharge – There is no current structural treatment on site, as such the applicant proposes a dry well be constructed adjacent to the proposed substation pad expansion to mitigate the minor increases in flow. The natural buffer between the developed site and the creek and wetlands will be maintained to the maximum extent practical to promote sediment removal prior to entering the surface waters. The existing access drive is to be relocated away from the creek and revegetated to provide additional buffer.
- d. Security Deposits – The applicant will provide a security deposit for drainage system maintenance should the City request one. An Inspection and Maintenance Manual has been developed and will be implemented by the applicant.
- e. Tax Ditch Requirements – The proposed stormwater design does not implement drainage ditches or pipes.
- f. Bike Friendly – The site does not propose any drainage catch basins in the road and will not impact the existing trail system.

## **2. Sedimentation and Erosion Control**

A sediment and erosion control plan has been developed for the construction of the proposed project. A majority of the work is located within the existing substation yard and will minimize the disturbance of the existing vegetated areas. The sediment and erosion control plan has been developed in accordance with the New Hampshire Department of Environmental Services NH Stormwater Manual.

The Applicant will provide a security deposit for twelve months after the completion of construction should the City request one.

## **3. Hillside Protection**

The proposed work is located outside of areas with a slope greater than 15%. The Hillside Protection Ordinance does not apply to this project.

## **4. Snow Storage and Removal**

There is no change to the current snow storage plan for the existing site. No salt or deicing products will be used. Snow will not be pushed or piled in the creek or wetlands or their associated buffers.

## **5. Flooding**

A portion of the site is located in Special Flood Hazard Area Zone AE as shown on FEMA Flood Insurance Rate Map 33005C0266E, effective May 23, 2006. Zone AE indicates areas subject to a 100-year flood, where base flood elevations are known. In this location, the 100-year flood water surface elevation occurs at 471.3 feet. Approximately 1,455± SF of the existing developed site is located below this elevation and will be unaltered with this development. The proposed work within the flood zone is limited to underground trenching and existing elevations will be maintained.

## **6. Landscaping**

- a. Zoning Standards – The proposed layout will provide a layout in which the gravel, with exception to the access drives will be 5' farther back into the site than the existing gravel parking area. A net increase of 925 SF of green space will be provided with proposed development.
- b. Tree Sizes/Culture – The proposed rebuild does not involve the development of a parking lot. Plants will be provided for screening and existing vegetation will be maintained to the maximum extent practical.
- c. Location – The proposed landscaping will be provided for screening. The existing vegetation will be maintained where possible, but will not impede access in or out of the site. As the proposed use is for a utility appropriate vegetation will be planted and maintained on the site.
- d. Protecting Vegetation – Tree protection fencing will be provided for existing vegetation to remain. See Site Plan Sheets – Overall Site Plan (C-2) and Site Details 1 (C-4) for location and details.
- e. Security – The proposed plantings will be maintained and inspected for up to a year after planting.
- f. Trees – The proposed plantings have been chosen to add variety to the existing development and provide screening.
- g. Parking Lots  $\geq$  50 Spaces – The developed portion of the site is fenced and will have limited access at two secured gates coinciding with the two gravel access drives. Parking will only be provided at the access drives as the site is intended to have infrequent use.

## **7. Noise**

The site is located in Zone B per the Noise Ordinance Map. The site will not be accessed unless the equipment requires maintenance or emergency work which would be exempt under Section 66-125 (3). Additionally, ambient noise will be reduced under proposed conditions as the number of transformers will be reduced from 5 to 3. Two of the transformers will be replaced with newer models with lower sound levels.

## **8. Screening**

The proposed site will be screened by landscaping along Emerald Street and the existing chain link security fence will be enhanced by privacy slats in the portion of the fence on the east side abutting a commercial use.

## **9. Air Quality**

The proposed site rebuild will result in a reduction of equipment that could reduce air quality.

## **10. Lighting**

The proposed lighting for the site will include upgraded lighting fixtures at the existing locations. The lighting will only be in use when someone is accessing the site. This includes access during emergency situations or during maintenance. The proposed lighting fixtures will be full cut-off.

**11. Sewer and Water**

The site use does not require sewer and water.

**12. Traffic**

The site is private and will be accessed by the utility company occasionally for maintenance or emergency purposed. The site is also located at the end of Emerald Street that dead ends. Minimal traffic generation is anticipated from the proposed rebuild.

**13. Comprehensive Access Management**

The site is private with locked gates, and based on the use, does not encourage the public to access or enter the site. The site driveways have been designed for safe access of those allowed access to the site.

**14. Hazardous or Toxic Materials**

Insulating oil is associated with the proposed site, however, due to the reduction in transformers the resulting oil will also be reduced. Hazardous materials will be received, handled and stored as regulated by local, state and federal requirements.

**15. Filling and Excavation**

The proposed rebuild with yard expansion will maintain most of the site at the current existing elevations. Portions of the new gravel substation yard will require re-grading, however, this will be located outside of the floodplain. A sediment and erosion control plan has been developed with the proposed site.

**16. Wetlands**

The proposed work is located outside of the mapped on-site wetland. A portion of the subsurface conduit and manhole work is located in the 30-foot buffer resulting in a temporary impact.

**17. Surface Water**

The site is adjacent to Mill Creek and a wetland is located on the southern portion of the site. The applicant is submitting a Surface Water Protection Conditional Use Permit with this application.

**18. Stump Dumps**

The proposed project does not require clearing of trees and no stumps will be buried on site. Select trees will require removal related to the proposed improvements and will be hauled and disposed of accordingly.

**19. Architecture and Visual Appearance**

The proposed project is the rebuild of an existing electric substation. The work proposed will include the expansion of the substation yard, which includes the replacement of existing electrical structures that those of



similar size, a switchgear building, and new or replaced fencing. The substation yard will be screened with landscaping from Emerald Street.

The proposed project will also include a new switchgear building. Preliminary architectural elevations have been included with the application package.

# CITY OF KEENE PLANNING BOARD

SWP-CUP-2017-01  
Planning Department File#  
Received \_\_\_\_\_  
SEP 15 2017

**Surface Water Protection Conditional Use Permit (SWP CUP) Application**  
**To be used when project also requires Site Plan Review**

**Please fill out entire application**

## Section One: Project

Tax Map Parcel # 047 - 03 - 009

Existing Zoning: Commerce (COM)

### Project:

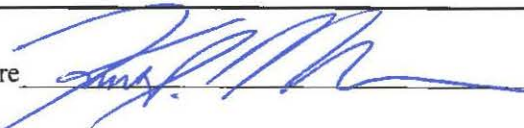
Name Emerald Street Substation

Address 0 Emerald Street

## Section Two: Contact Information

### Owner:

Name PSNH

Signature 

Name PO Box 270, Hartford CT 06141-0270

Signature \_\_\_\_\_

Address \_\_\_\_\_


Phone (day) ( ) \_\_\_\_\_

(Fax) ( ) \_\_\_\_\_

Date \_\_\_\_\_

### Applicant/Agent:

Name Eversource - Kurt Nelson

Signature 

Address PO Box 330, Manchester, NH 03105


Phone: (day) (603) 634-3256

Fax: ( ) \_\_\_\_\_

Date 8/15/2017

### Surveyor/Planner/Engineer:

Name VHB - David Fenstermacher

Signature 

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110

Phone: (day) (603) 391-3900

Fax: ( ) \_\_\_\_\_

Date: 9/14/2017

### Section Three: Required items included with this submittal

- 2 Copies of the application.
- 1 Copy of Notarized abutters list required as part of the Site Plan Review Application, including Name, Address, and Tax Map # of owner, agent, and all abutters within 200 feet.
- 1 Copy of the scaled and dimensioned plot plan of the property, showing existing conditions and proposed changes, detailing all the relevant features of the site including surface waters and buffer zones.
- 1 Copy of the plan reduced to 8½ x 11 inches.
- 2 Copies of the written narrative that includes all information outlined in Section 4.
- 3 Copies of wetland delineation reports completed by a NH Certified Wetland Scientist including location, area, and limits of all surface waters and associated buffers (9 copies for the Planning Board may be required after staff review).
- 2 Copies other reports: Stormwater Memorandum

### Section Four: Conditional Use Permit Criteria

All applicants must comply with the standards of Section 102-1480 Surface Water Protection of the Keene Zoning Ordinance (Please refer to the Keene Zoning Ordinance for a full description.). All applicants *must* submit documentation that supports the following:

Documentation of proposed mitigation measures, including details of how mitigation has been designed to prevent adverse impacts to surface water resources

Disclosure of any State or Federal Permits needed in addition to CUP requirements

#### Written narrative explaining:

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

How encroachment into buffer zone has been minimized to maximum extent possible

How proposed use was designed to avoid adverse impacts to surface water resources

How the buffer will be maintained in natural state

Location and connectivity of surface water in relation to surrounding watershed

Extent to which buffer serves as wildlife habitat

Please note that the submittal of this signed application grants members of the Planning Board and City employees to access the project site for matters related to site plan and conditional use permit review from the time of application submittal to the time of the final decision rendered by the Planning Board.



Memorandum

To: Ms. Michele Chalice  
City of Keene - Planner  
3 Washington Street, 4th Floor  
Keene, New Hampshire 03431

Date: September 14, 2017

Project #: 13563.33

From: Malia Ohlson, P.E.  
Senior Project Engineer

Re: Conditional Use Permit Criteria  
Emerald Street Substation  
Keene, NH 03431



VHB has prepared this narrative to demonstrate conformance with the conditional use criteria for the proposed substation rebuild on Emerald Street as outlined in Section 102-1490 of the Zoning Ordinance.

The Emerald Street Substation rebuild includes the retirement of aging equipment, upgrades to existing equipment, and installation of new equipment which will be supported by a new switchgear building on an expanded pad. In association with this work, new fence will be installed, existing fencing will be replaced and underground conduit will be constructed. No State or Federal permits are required for the proposed project.

Two surface waters are located on the site which would be considered part of the Surface Water Protection Overlay District. Mill Creek is located on the west side of the site and a wetland is located to the south of the site. See wetland delineation memorandum for a detailed description of the surface waters, under separate cover. The site is located in the Commerce District, therefore a reduced buffer of 30-feet applies to both surface waters.

The proposed work within the Surface Water Protection Overlay District is located within the existing substation yard with a small portion of underground conduit work connecting to existing poles within the wetland and wetland buffer. The substation expansion areas are located to the north of the site and are outside of the overlay district.

- a. The proposed work includes a rebuild of the existing equipment with a minor expansion of the substation yard. The work within the Surface Water Protection Overlay District is associated with conduit connected to existing poles and upgrades to existing poles. All other work has been minimized within the Surface Water Protection Overlay District.
- b. The expansion of the substation yard will be to the north of the site to minimize further impacts to the wetlands and the 30-foot buffer. The expansion of the substation yard will be outside of the Mill Creek buffer. However, upgrades to existing poles will be located in the Creek buffer. Work will be performed in a way as to minimize impacts to the natural state of the Mill Creek buffer.
- c. The site is an existing electric substation. The proposed work is a rebuild of the existing use. The expansion of the yard has been located to minimize impacts within the Surface Water Protection Overlay District and a large portion of the site will be maintained in its current undeveloped state.
- d. The buffer for Mill Creek will be minimally impacted where the existing poles are located. The buffers natural state will be maintained to the maximum extent possible. The work within the buffer for the on-site wetland is limited to underground conduit to existing poles within the conduit. The ground

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cover over the conduit will be re-established with vegetation. The remaining buffer will not be impacted.

- e. A portion of the proposed work is within the 30-foot buffer, but it is limited to upgrades or conduit connections to the existing utility poles already located within the buffer. The expansion of the substation yard will occur outside of the surface water buffers.
- f. A wetland delineation memorandum is included in the application package and addresses surface water characteristics as associated with Mill Creek and the on-site wetland. A stormwater memorandum is also included in the application package which addresses stormwater impacts in rate and volume for the proposed site.





## Memorandum

To: Michele Chalice  
Planner  
City of Keene, New Hampshire  
Planning Department  
3 Washington Street, 4th Floor  
Keene, NH 03431

Date: October 13, 2017

Project #: 13563.33

From: David Fenstermacher, PE  
Project Manager

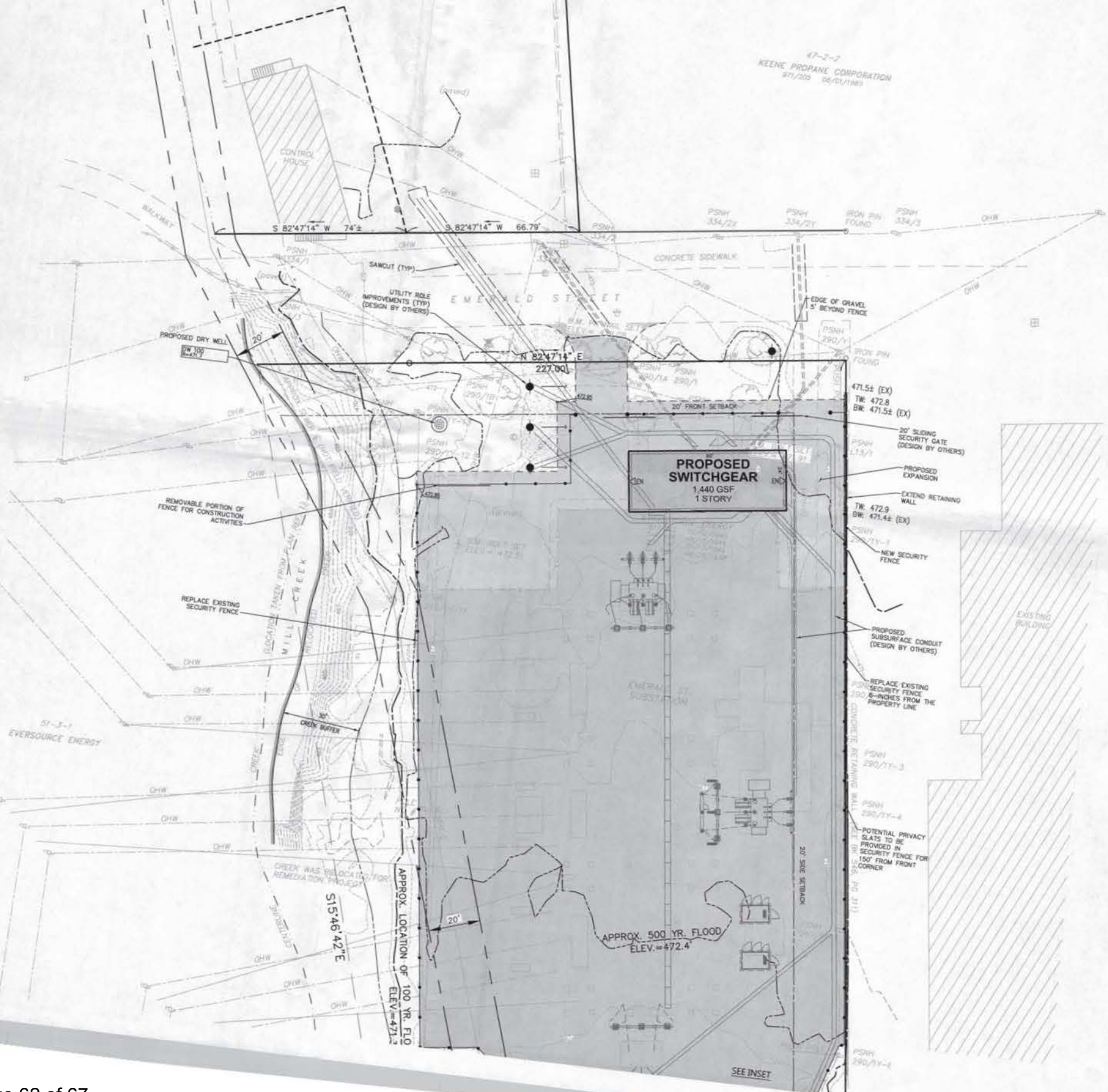
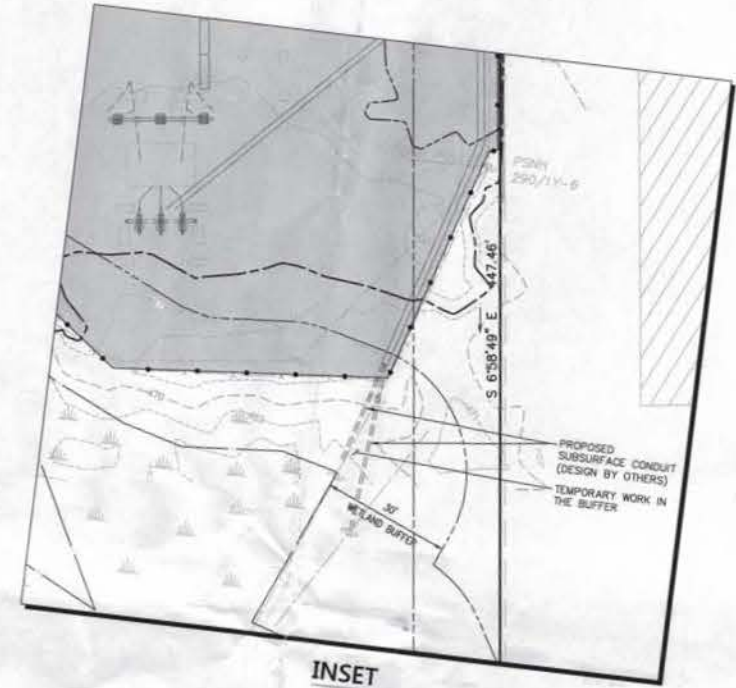
Re: Emerald Street Substation  
Floodplain Disturbance

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VHB has prepared this memorandum to describe the work associated with the improvement project at the Emerald Street substation within the 100-year Floodplain. Part of the project will require the installation of underground conduit and associated trenching within the existing substation, a portion of which will be located within the floodplain located at the southern portion of the site. Based on the current design, as shown in Site Plan submitted, the total disturbance within the floodplain is approximately 475 SF. However, the intent of the design is to return the disturbed area to existing grade following installation. Therefore, though the area will be disturbed, the project will result in no new fill within the floodplain, which is in conformance with Division 2, Section 54-62 of the local regulations, that a project which involves less than 500 square feet of fill, the project shall be considered a minor fill project.

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- NOTE**
1. EROSION CONTROL NOTES AND DETAILS LOCATED ON C-4, EROSION CONTROL PLAN.
  2. INSPECTION AND MAINTENANCE MEASURES FOR EROSION CONTROL AND LONG-TERM MAINTENANCE ARE OUTLINED IN A SEPARATE DOCUMENT ENTITLED "INSPECTION AND MAINTENANCE MANUAL"
  3. CONSTRUCTION TIMING AND PHASING NOTES LOCATED ON C-1, LEGEND AND GENERAL NOTES.



**Emerald Street Substation**  
 Emerald Street  
 Keene, New Hampshire

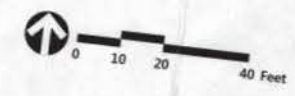
Rev. Revision Date App'd.

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: **Sep. 14, 2017**

Not Approved for Construction  
**Site Plan**

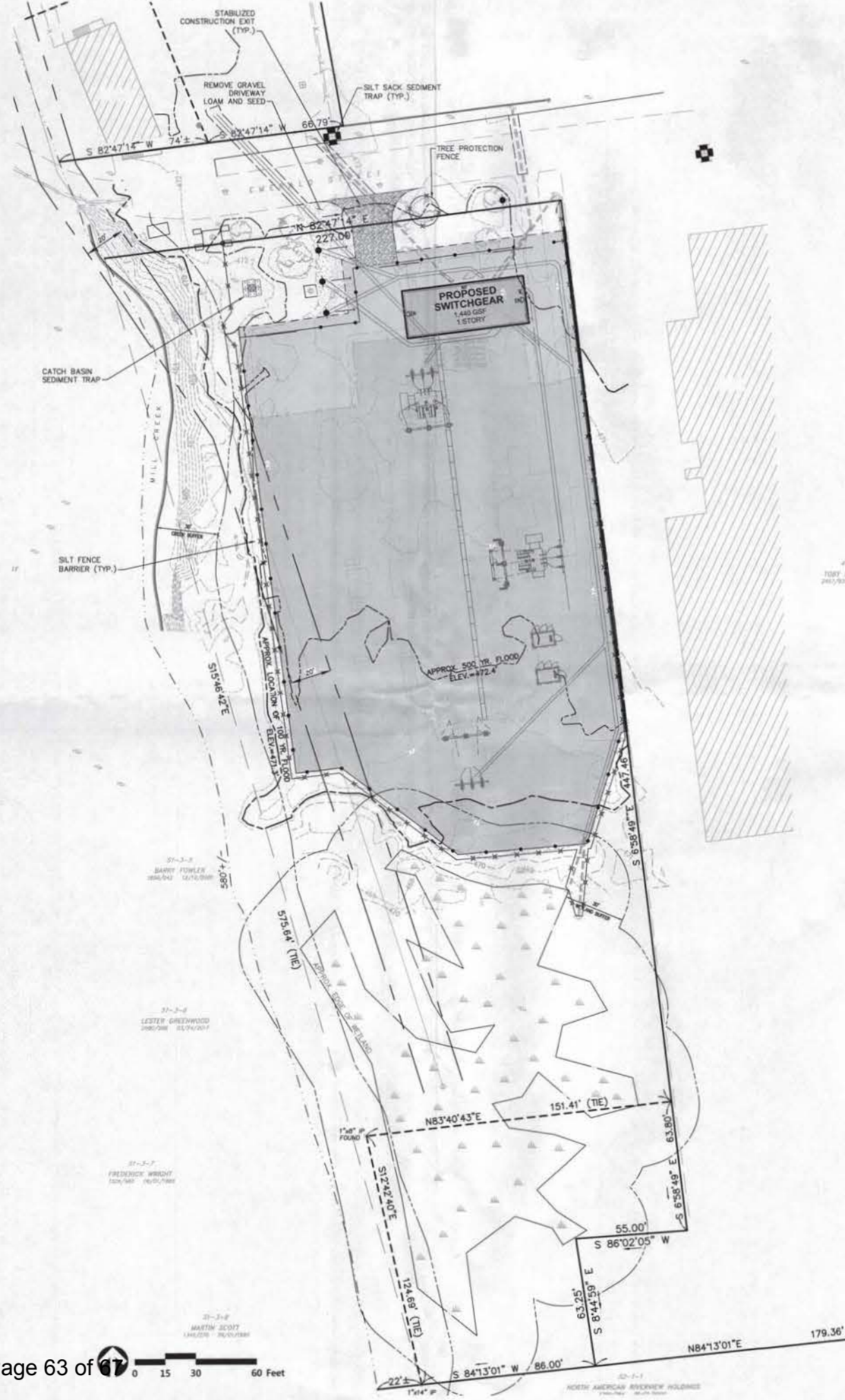


Stamp: STATE OF NEW HAMPSHIRE  
 GEOGRAPHIC BOARD  
 No. 1034  
 10/15/17

**C-3**

Sheet Thursday, September 14, 2017 1:20:33 PM MPTLSDM Plotted Thursday, September 14, 2017 2:41:06 PM Dikson, Miao





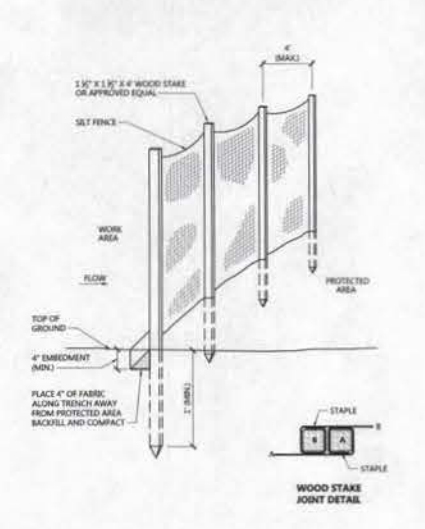
**Erosion Control**

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPLICABLE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEEDING THEREON ON A WEEKLY BASIS AND WITHIN TWENTY HOURS AFTER EACH STORM EVENT 1/2" OF RAINFALL OR GREATER AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEEDING/TERRACING SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEEDING/TERRACING IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND SOILS FROM ENTIRE DRAINAGE SYSTEMS.
- AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. (MAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 5-1/2 TONS/ACRE).
- PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1, AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING FROM SEPTEMBER 15 SHALL BE MULCHED.
- DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
- SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. CONTRACTOR SHALL INSTALL SILT FENCING ALONG DOWNWIND SIDE OF STOCKPILES.
- CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. TEMPORARY SEDIMENTATION BASINS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - A BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
    - A MINIMUM OF 80% VEGETATED GROWTH HAS BEEN ESTABLISHED.
    - A MINIMUM OF 2-IN. OF NON-ERODIBLE MATERIAL, SUCH AS STONE OR REBAR, HAS BEEN INSTALLED.
    - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
  - THE SMALLEST PRACTICAL AREA SHALL BE DESTROYED DURING CONSTRUCTION, BUT AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA ON SITE BE GREATER THAN 5) FIVE ACRES.
  - ALL DITCHES, SWALES, AND DRAINAGE BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
  - ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
  - ALL CUT AND FILL SLOPES SHALL BE LOADED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
  - ALL PERMANENT AND TEMPORARY SEEDING SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):
 

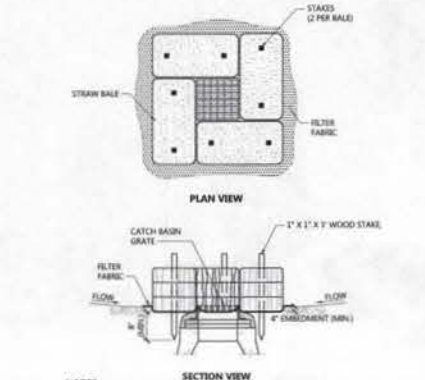
PERMANENT SEEDING	PROPORTION	GERMINATION MINIMUM	PURITY MINIMUM
LAWN			
CREeping RED FESCUE	30%	85%	90%
KENTUCKY BLUEGRASS	40%	85%	90%
MANHATTAN PERENNIAL RYE	30%	90%	90%
TEMPORARY SEEDING*	3) TWENTY	GERMINATION MINIMUM	
WINTER RYE	80% MIN.	85%	
RED FESCUE (CREEPING)	4% MIN.	80%	
PERENNIAL RYE GRASS	3% MIN.	90%	
RED CLOVER	5% MIN.	90%	
OTHER CROP GRASS	0.5% MAX.		
HERBICUS WEED SEED	0.5% MAX.		
INERT MATTER	1.0% MAX.		
- \* TEMPORARY SEED FOR LAWNS SHALL ONLY BE PLANTED WHEN PERMANENT GRASSES CANNOT BE PLANTED DUE TO THE GROWING SEASON.
- NO NEW PLANTING MAY (FOR AREAS INDICATED ON LANDSCAPE PLAN) THE NO-NEW PLANTING MAY SHALL BE THE "NEW ENGLAND CONSERVATION WILDLIFE MIX" AS MANUFACTURED BY NEW ENGLAND WILDLIFE PLANTS, INC.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 1:1 HORIZONTAL AND 1-1/2 VERTICAL (3:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SCREENS, OR APPROVED EQUAL.

**Winter Construction**

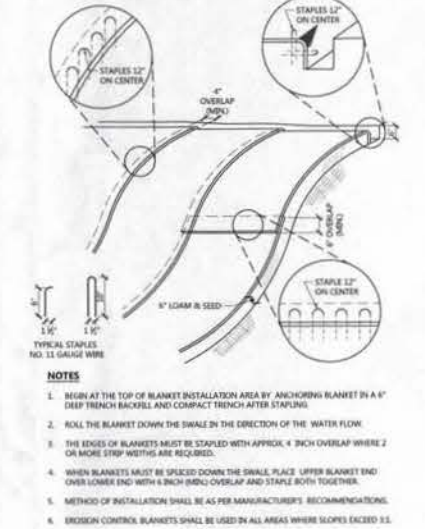
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 80% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DESTROYED AFTER OCTOBER 15TH SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 1:1, AND SEEDING AND PLACING 1 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 80% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DESTROYED AFTER OCTOBER 15TH, SHALL BE TEMPORARILY STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL. (SHEET 304.2)



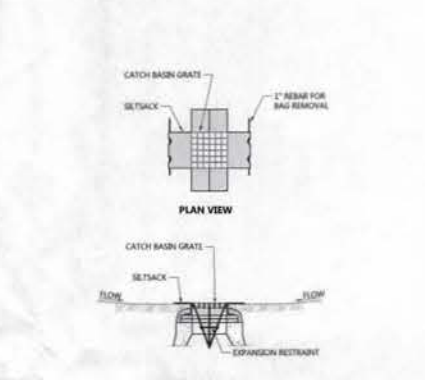
**Silt Fence Barrier** 1/16  
N.T.S. Source: VHB LD. 550



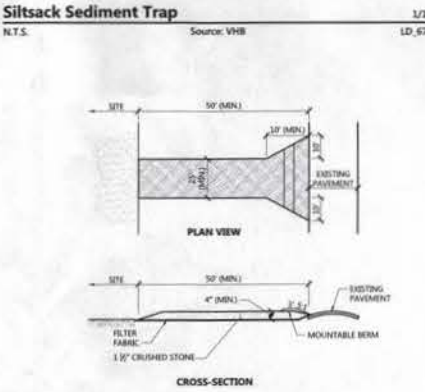
**Catch Basin Sediment Trap** 1/16  
N.T.S. Source: VHB LD. 673



**Erosion Control Blanket Slope Installation** 1/16  
N.T.S. Source: VHB LD. 680



**Silt Sack Sediment Trap** 1/16  
N.T.S. Source: VHB LD. 674



**Stabilized Construction Exit** 1/16  
N.T.S. Source: VHB LD. 682

**Emerald Street Substation**  
Emerald Street  
Keene, New Hampshire

No.	Revision	Date	App'd.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Scale: \_\_\_\_\_ Date: **Sep. 14, 2017**

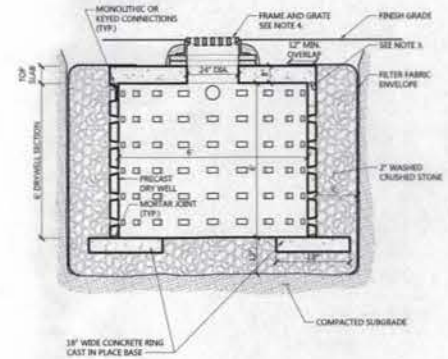
Not Approved for Construction  
**Erosion Control Plan**

Drawing Number: **C-4**  
Sheet **4** of **5**  
Project Number: **13563.33**  
Date: **SEP 14 2017**  
SPR-13-17





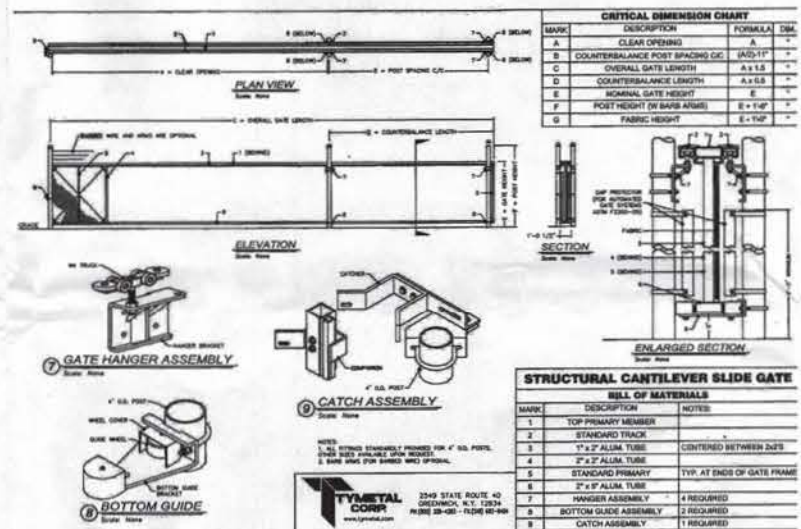
2 Bedford Farms Drive  
Suite 200  
Bedford, NH 03110  
603.391.3900



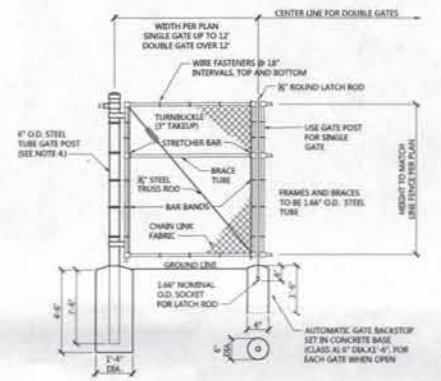
- NOTES**
1. BASE SECTION SHALL BE PRECAST CONCRETE WITH MORTARED JOINTS OR CAST IN PLACE.
  2. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
  3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
  4. FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSE MINIMUM, 3 BRICK COURSE MAXIMUM).

**Dry Well** 1/16  
N.T.S. Source: VHB LD. 180

**Gravel Substation Pad - Typical Section** 1/16  
N.T.S. Source: VHB LD. 180

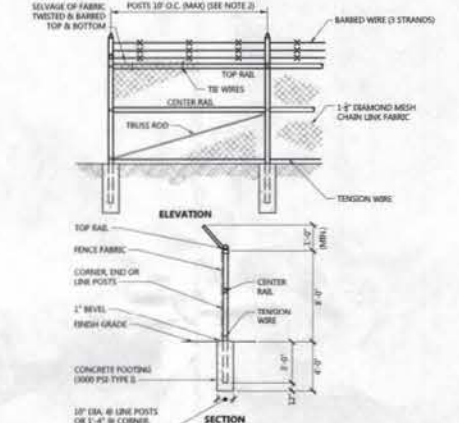


**Structural Cantilever Slide Gate** 1/16  
N.T.S. Source: Tymetal Corp. LD. 480



- NOTES**
1. CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
  2. GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
  3. FENCE FABRIC, POSTS, FRAMEWORKS AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
  4. GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

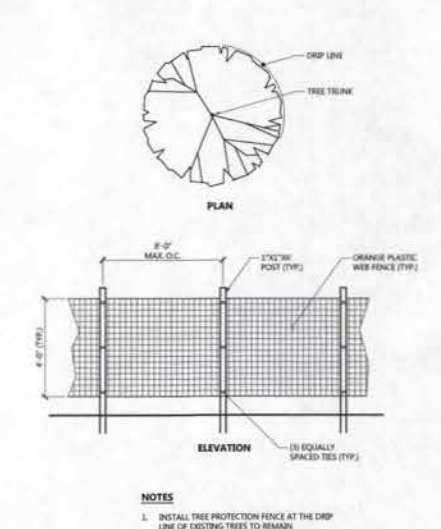
**Chain Link Fence Gate** 1/16  
N.T.S. Source: VHB REV. LD. 482



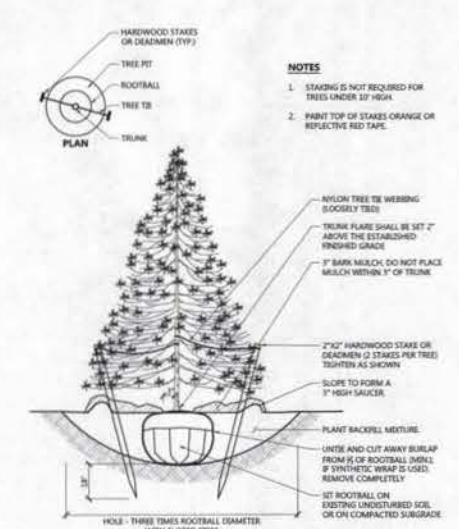
- NOTES**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH CHAIN LINK MANUFACTURER'S PRODUCT MANUAL.
  2. REPRESENTATIVE DETAILS SHOWN. MATERIALS TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH EVERSOURCE FENCE SPEC'S (S.F. 131, 131.5, & 131.6).
  3. FENCES AND GATES SHALL BE GROUNDED IN CONFORMANCE WITH EVERSOURCE STANDARD SPECIFICATIONS.

**8" Chain Link Fence** 1/16  
N.T.S. Source: VHB REV. LD. 480

- Edge of Woods Clearing**
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL, FENCE, ERECT BARBER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.
- Tree Protection**
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE CRUMPLE PRIOR TO START OF CONSTRUCTION.
  2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS OR EQUIPMENT OR ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
  3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.
- Planting Notes**
1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLAN FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
  3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED BY THE BUREAU'S AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
  4. A 3" DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
  5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
  6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN, LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN LIST AND PLANT LABELS PRIOR TO BEGING.
  7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED BY WRITING BY THE OWNER'S REPRESENTATIVE.
  8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN AND CONTRACT DOCUMENTS.
  9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
  10. AREAS DESIGNATED "LOAM & YEED" SHALL RECEIVE MINIMUM 4" OF LOAM AND SPECIFIED SEED MIX. LAWN OVER 2.1 SLIPS SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
  11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCH AS DIRECTED BY OWNER'S REPRESENTATIVE.
  12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- Plant Maintenance Notes**
1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWN AND PLANTINGS. NO IRRIGATION IS PROVIDED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWN AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
  2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
  3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
  4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
  5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



**Tree Protection Fence** 1/16  
N.T.S. Source: VHB LD. 610



**Evergreen Tree Planting** 1/16  
N.T.S. Source: VHB LD. 604

**Emerald Street Substation**  
Emerald Street  
Keene, New Hampshire

No.	Revision	Date	App'd

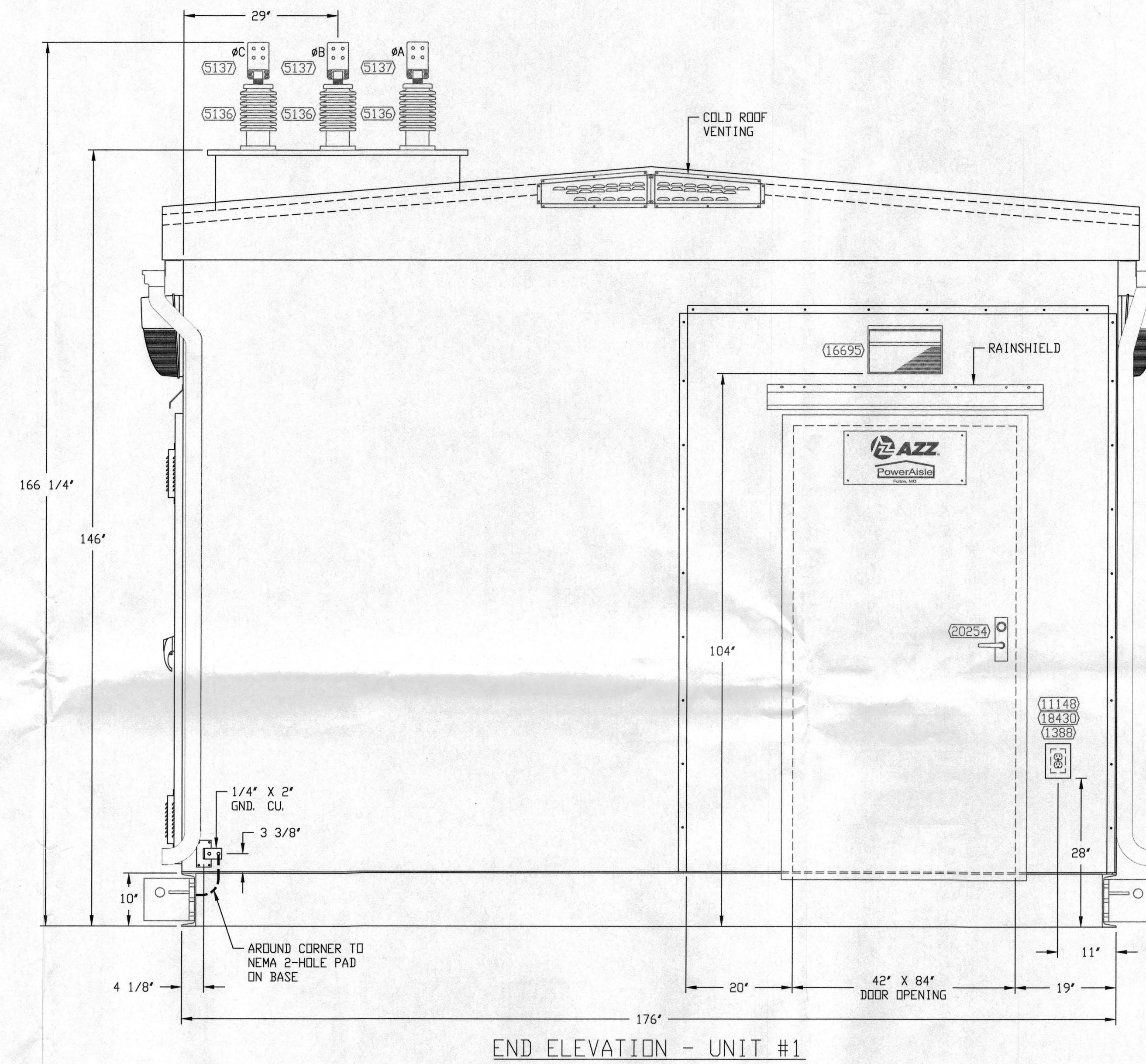
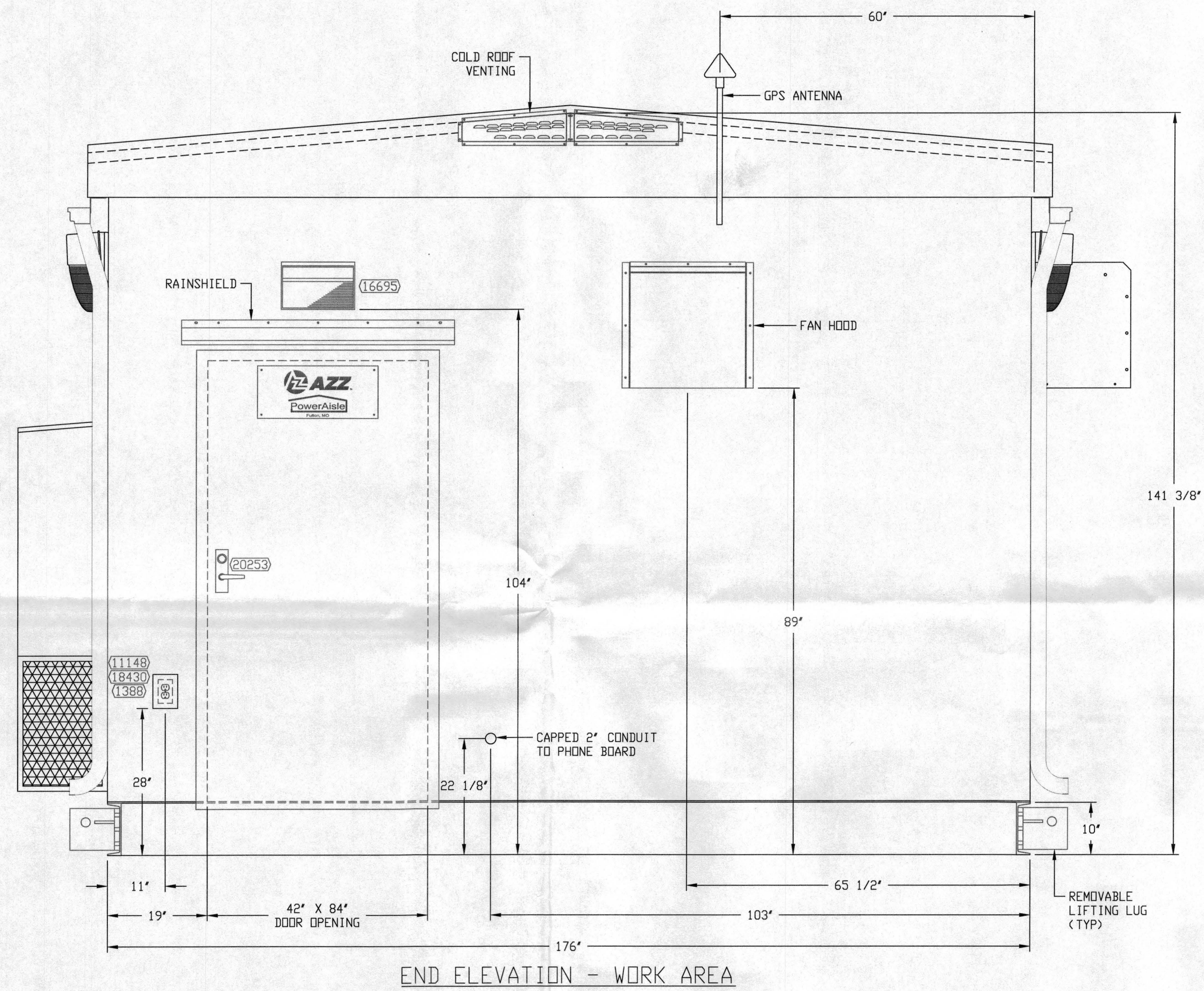
Designed By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
Scale: \_\_\_\_\_ Date: **Sep. 14, 2017**

Not Approved for Construction  
**Site Details**

Drawing Number: **C-5**  
Sheet 5 of 5  
Project Number: 13563.33

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SEP 15 2017  
SPR-13-17





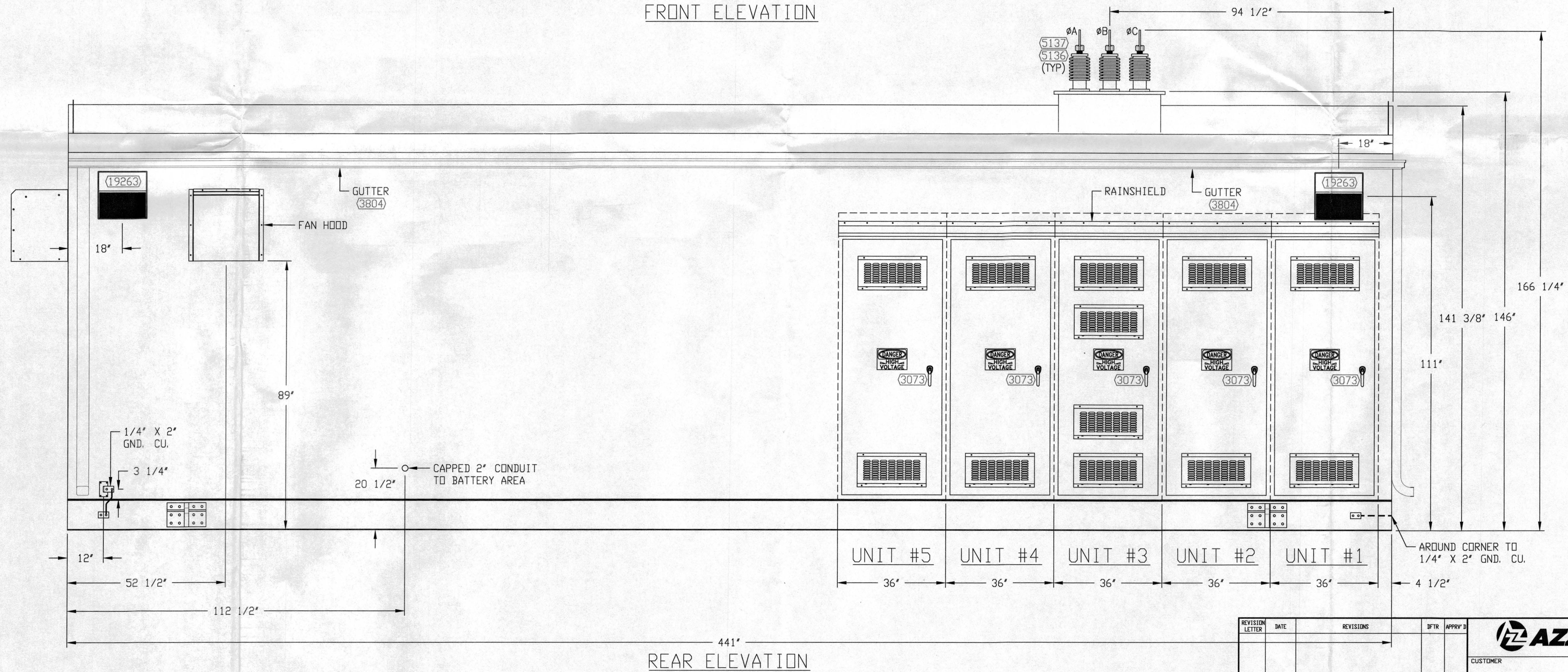
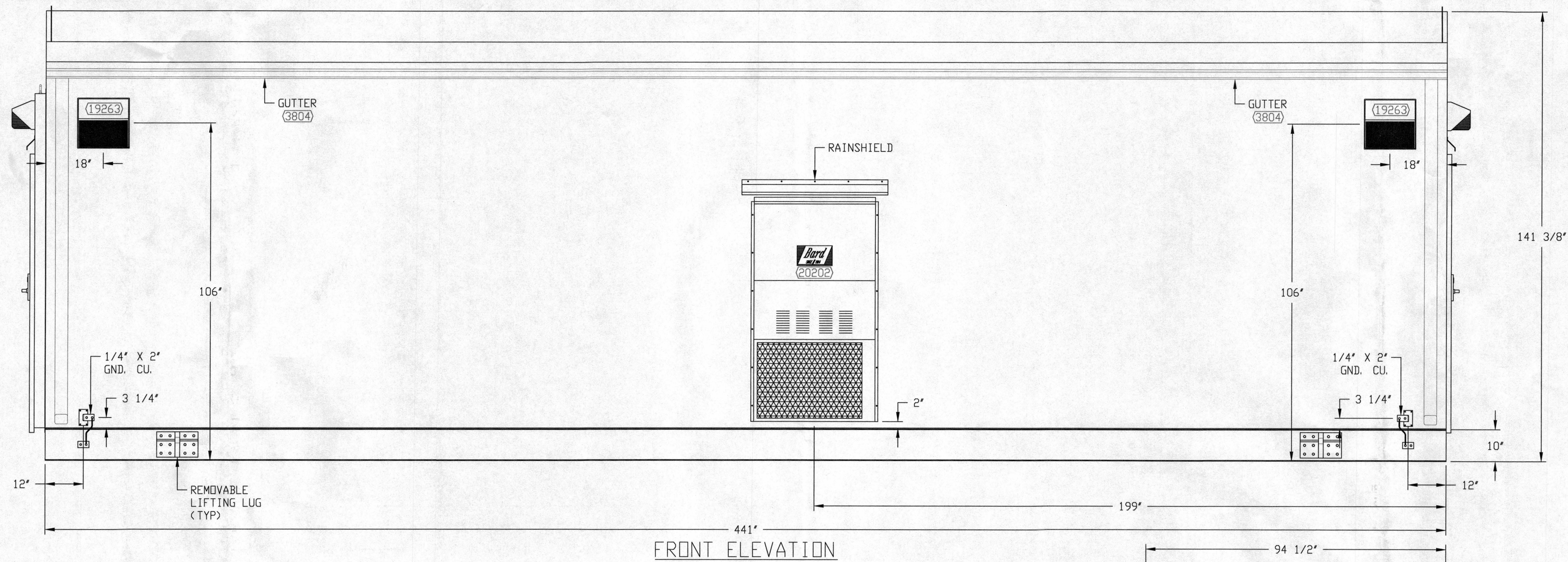
NOTE:  
 1. ( ) - INDICATES BILL OF MATERIAL ITEM NUMBER.

REVISION LETTER	DATE	REVISIONS	BY	APPROV'D

		SWITCHGEAR SYS1 7911 Old U.S. Highway 5 Fulton, MO 65251 573.642.6811	
		CUSTOMER PSNH (EVERSOURCE) 15 kV, 25 kA, 2000A METAL-CLAD CUSTOMER P. D. NO. 02287633	
DRAWING STATUS		DRAWING TITLE	
DRAWN <i>R. Lewis</i>		EXTERIOR ELEVATIONS - END VIEWS	
APPR'D <i>B. Walker</i>		CHK'D <i>B. Blackmann</i>	DATE 3/22/2017
SCALE 3/4" = 1'		DRAWING NO. C8592M07	





**NOTE:**

- 1. ( ) - INDICATES BILL OF MATERIAL ITEM NUMBER.

REVISION LETTER	DATE	REVISIONS	BY	APPROV'D

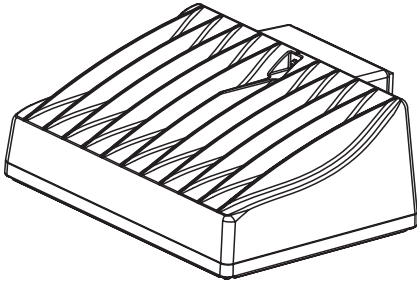
<b>AZZ</b>		<small>SWITCHGEAR SYS1 7911 Old U.S. Highway 5 Fulton, MO 65201 573.642.8811</small>	
CUSTOMER: PSNH (EVERSOURCE)			
15 kV, 25 kA, 2000A METAL-CLAD			
CUSTOMER P. O. NO. 02287633			
DRAWING TITLE: EXTERIOR ELEVATIONS - FRONT & REAR			
DRAWN: <i>R. Lewis</i>	CHK'D: <i>B. Backburn</i>	DATE: 3/22/2017	DRAWING NO.: C8592M06
APPROV'D: <i>B. Walker</i>	SCALE: 1/2"=1'		

RECEIVED  
SEP 15 2017  
BY: SP2-13-17

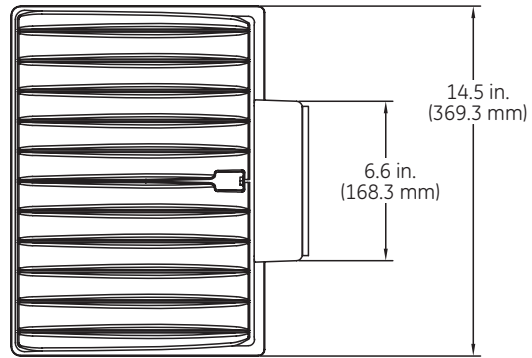


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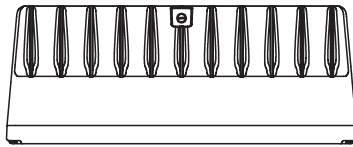
Top/Side View



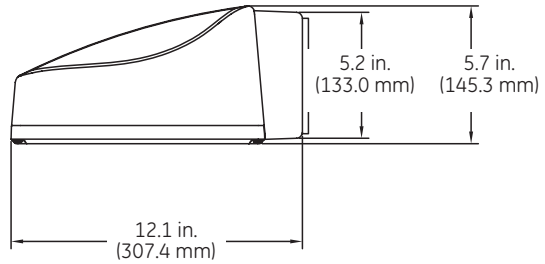
Top View



Front View

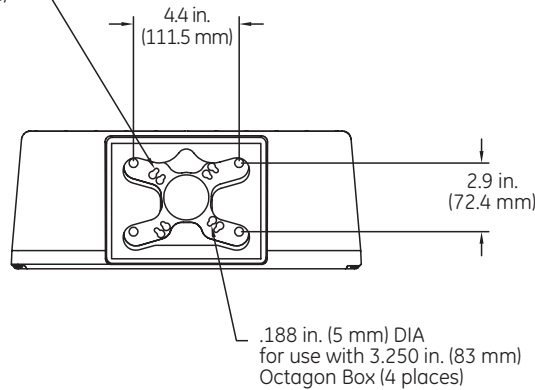


Side View



.188 in. (5 mm) DIA  
for use with 4.000 in. (102 mm)  
Octagon Box (4 places)

Back View



**DATA**

- Approximate Net Weight: 21 lbs (9.53 kgs)



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OLP3028 (Rev 09/11/14)