



**Planning Board – February 26, 2018, 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** – January 22, 2018 Meeting
- III. **Boundary Line Adjustment**
  1. **S-07-17 – Hillside Village – 99 Wyman Road – Boundary Line Adjustment** – Applicant and owner, the Prospect-Woodward Home & the Monadnock Economic Development Corporation proposes to adjust the boundary line between the property at 99 Wyman Road (TMP# 919-09-024-000) and the neighboring property, 44 Black Brook Road (TMP# 919-09-026-0100) owned by NH Black Brook, LLC. The proposal will transfer 0.34 acres from the NH Black Brook, LLC lot currently occupied by Precitech to the southern boundary of the Hillside Village project area to accommodate additional parking garages for its Woodside apartment building. The proposed additional area to the Hillside Village property is located in the Corporate Park Zoning District differing from the rest of the project parcel in the Rural Zoning District.
- IV. **Public Hearing**
  1. **SPR-11-16, Modification #2 – Hillside Village – 99 Wyman Road – Site Plan** – Applicant Prospect-Woodward Home proposes to modify the site plan for Hillside Village at 99 Wyman Road to include the installation of six additional garages and the associated pavement reconfiguration adjacent to the approved Woodside Apartment Building at the south end of the site. The site is approximately 35.7 acres in the Rural Zoning District (TMP# 919-09-024).
- V. **CIP Discussion** – Steve Thornton, Finance Director
- VI. **Director Reports**
- VII. **Upcoming Dates of Interest – March 2018**

Planning Board Meeting – March 26, 6:30 PM  
Planning Board Steering Committee – March 13, 12:00 PM  
Joint PB/PLD Committee – March 12, 6:30 PM  
Planning Board Site Visits – March 21, 8:00 AM – To Be Confirmed

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**CITY OF KEENE  
NEW HAMPSHIRE**

**PLANNING BOARD  
MEETING MINUTES**

Monday, January 22, 2018

6:30 PM

Council Chambers

Members Present

Gary Spykman, Chairman  
Douglas Barrett, Vice-Chair  
Mayor Kendall Lane  
Councilor George Hansel  
Pamela Russell Slack  
Chris Cusack  
Nathaniel Stout

Staff:

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

Members Not Present:

Andrew Bohannon  
Martha Landry

**I. Call to order – Roll Call**

Chair Spykman called the meeting to order at 6:30 PM and roll call was taken.

**II. Minutes of previous meeting** – December 18, 2017 Planning Board Meeting

A motion was made by Mayor Kendall Lane to accept the December 18, 2017 meeting minutes. The motion was seconded by Councilor George Hansel and was unanimously approved.

**III. Discussion**

Planning Board Lighting Standards

Planner Michele Chalice addressed the Board first and stated she was first going to talk about why the City regulates lighting and the intent of the current standards as well as what staff has been experiencing on this issue. Ms. Chalice stated the first reason to regulate lighting is for public safety, the other reasons are light pollution and energy efficiency. The intent of the lighting standards is to design lighting with considerations for the setting, use, architecture, landscaping, existing trees, neighboring properties, to avoid very bright or very dark areas, to make sure objects appear close to natural color as possible, and to make sure light does not spill over or cause glare. As well, to allow flexibility in mounting heights in order to achieve lighting that is compatible with the scale of the surrounding architecture and a site that is aesthetically pleasing, encourage the use of sensor or time controlled lights for security lighting and for energy savings, preserve the rural character of the community in non-urbanized areas, encourage use of technology and encourage energy efficiency.

Ms. Chalice asked what type of experiences Board members have had with lighting in the community. Ms. Russell Slack stated her experience is that every sidewalk is too low as well as Main Street. Mr. Stout stated he has the opposite concern with invasive lighting in a prior neighborhood he used to live. Vice-Chair Barrett talked about the parking lot off Gilbo Avenue which is extremely bright and the other area is on Page Street where street lighting is scarce (just two lights for the entire street).

Chair Spykman stated his experience has been the City's standards have been on older style lighting, hence have had to grant more exceptions.

Mayor Lane agreed the sidewalks are not well lit and the City has been cutting down trees to eliminate this problem. He noted the City did cut back on a number of street lights and set new standards for street lights but added once you walk away from a street light it makes it impossible to see and then get blinded at the next street light.

Councilor Hansel stated with LED there is a broader spectrum of color and felt this is something that would need to be considered as well. Dr. Cusack stated the biggest concerns are the sidewalks which is a safety issue.

Ms. Chalice stated staff is often criticized about the existing standards as to how outdated they are. The existing standards do not account for new technology, and there are new ways of regulating lighting; she referred to a method called “BUG” Back light, Uplight and Glare rating system. Ms. Chalice went on to say staff has often been told the City’s gas canopy standards are not adequate and referred to some of the sites throughout Keene, where waivers from the current standards have permitted for higher lighting levels.

Given new technologies the lighting plans the City has relied upon might not be as reliable as originally thought. What staff is seeing is after a plan gets approved by the Board several have gone through value engineering where the applicant is offered lighting fixtures at a reduced cost. These fixtures may not achieve the lighting levels the Board approved.

Foot candle recommendation – the current standard calls for an average and a minimum but we might be at a point where maximum might need to be considered, where the City might not want lighting to be over a certain limit.

CCT and Blue Light Health Concerns – Ms. Chalice stated the medical association is raising biological concerns about blue light. Ms. Chalice referred to her handout which talks about the various light zones. The City has a maximum limit of 3,000 watts on its street lights.

Terminology:

BUG - Back light, Uplight and Glare

CCT – Correlated Color Temperature (to be specific about the type of light put out by a lamp).

Fixture – The actual device secured to the wall or ceiling.

Foot Candle – Unit of measurement of light that exists on a surface.

Glare – A light entering the eye directly from a fixture.

IES – Illuminating Engineering Society of North America.

Lighting Zone – An area within which lighting standards apply.

Light Pollution – The adverse effects of light.

Illumine – Amount of light from a fixture.

Mayor Lane asked whether Ms. Chalice has any examples of lighting standards that have been adopted particularly in the northeast. Ms. Chalice stated she has a list of about seven communities; she noted for instance Portsmouth is taking the zone issue to an entirely different level – they have a maximum illumination level per acre for each of several different zoning districts. She indicated she could bring back examples of what has been recommended by the lighting designers to the next meeting.

Councilor Hansel asked for clarification as to lighting inspections done by the City for compliance hearing purposes. Mr. Lamb stated staff has not measured lighting using a light

meter unless there have been concerns raised by residents regarding a design. If there is a dramatic change to the fixtures, staff will advise the applicant of such an issue. Councilor Hansel suggested staff look at how other communities are enforcing their lighting standards.

Chair Spykman asked how useful the lighting plans that come before the Board really are; unless the Board is planning on pursuing a compliance hearing, it is really estimating the lighting.

Mr. Stout stated what he would like to see is better education for homeowners and more sensitivity between homeowners. He felt technological changes would suggest this as important.

Councilor Hansel liked the idea of having different zones; different neighborhoods being able to use different type of lighting depending on their need seemed interesting to him.

Mayor Lane stated he does not disagree that the standard needs to keep up with the technology needs. He stated he would however, like to see how other northeast community standards.

Vice-Chair Barrett noted to the push back issue Ms. Chalice had raised and asked whether this could be because Keene's standards seem to be more comprehensive which consultants are not used to seeing. Ms. Chalice agreed there is an element of this but does not get the impression Keene's standards are incorrect, it is just that there could be some flexibility. Mr. Lamb noted if there are going to be standards drafted it needs to be current and keep up with technology. Chair Spykman pointed out with LED you are able to have controlled lighting and Keene's standards don't take that into account.

Councilor Hansel talked about his visit to Portland, Maine where most light fixtures have some sort of artistry to them and wasn't sure whether this would be something Keene would consider for the downtown. Chair Spykman asked "at what point is it light, signage or art?" Mr. Lamb noted if for every third application a waiver is being granted, then Keene's regulations are likely out of date.

Dr. Cusack asked if lighting was to be considered for the bike trails whether they would follow the same standards as used for Main Street. Mr. Lamb stated street lighting and lighting for trails are not subject to Planning Board review – this is a decision made by the Council and Public Works. He stated he wasn't sure of the standards, but lighting is being considered for the trails in the spring. This concluded discussion on this item.

Ms. Chalice suggested she bring back to the Board the different options used by other communities in New Hampshire.

#### **IV. New Business**

Ms. Russell Slack brought up the issue about Broadband – At a small business meeting recently the issue was raised as to why broadband was not available at Hillside Village and why the Planning Board had not raised this issue. The Chairman felt this might be a worthwhile discussion in front of the Joint Planning Board/PLD Committee. Mr. Stout felt the Planning Board should be in on this discussion. He added the State Senator is working on a statute relative to this matter.

Mayor Lane stated the provider of broadband would determine what broadband is available and customers have very little input; Fairpoint and Time Warner have control of coverage in this area and will provide with what they feel a community needs. As far as Hillside Village is concerned

there is a secure line for C&S that runs right through the middle of that project and Verizon has made it very clear this line is dedicated to C&S. There was also another dedicated secure line installed by Time Warner just for Smith's Medical. Hillside Village can always install its own line at a cost of close to a million dollars but the ability for the Planning Board to control what broadband a development could have is non-existent.

Mr. Lamb agreed this is not really a Planning Board item but it instead a long range planning item for the City. There are groups working on this and it was a top priority in the economic development action plan. Asst. City Manager Rebecca Landry has been working with the City Manager on this as well. He felt there are others who are better suited to handle this item. Mr. Stout asked it would be appropriate for the Board to put forward a recommendation on the need for better broadband. Chair Spykman stated this is something that is handled at the Joint Meeting level and hence did not feel it could be agendized but a presentation on the item could be requested.

Mr. Lamb stated staff could work with the Chairs of both bodies to get this on the agenda for the Joint session.

**V. Director Reports**

None

Chair Spykman noted Election of Officers should have been an item on the agenda for this month.

A motion was made by Nathaniel Stout to nominate the three existing officers for Chair, Vice-Chair and Steering Committee member. The motion was seconded by George Hansel and was unanimously approved.

**VI. Upcoming Dates of Interest – February 2018**

Planning Board Meeting – February 26, 6:30 PM

Planning Board Steering Committee – February 13, 12:00 PM

Joint PB/PLD Committee – February 12, 6:30 PM

Planning Board Site Visits – February 21, 8:00 AM – To Be Confirmed

On a unanimous vote, the meeting adjourned at 7:40 pm.

Respectfully submitted,

Krishni Pahl  
Minute Taker

Reviewed by: Rhett Lamb, Planning Director  
Edits, L. Langella, M. Chalice

## S-07-17 Boundary Line Adjustment – 99 Wyman Road – Hillside Village

### Request:

Applicant and owner, the Prospect-Woodward Home & the Monadnock Economic Development Corporation proposes to adjust the boundary line between the property at 99 Wyman Road (TMP# 919-09-024-000) and the neighboring property, 44 Black Brook Road (TMP# 919-09-026-0100) owned by NH Black Brook, LLC. The proposal will transfer 0.34 acres from the NH Black Brook, LLC lot currently occupied by Precitech to the southern boundary of the Hillside Village project area to accommodate additional parking garages for its Woodside apartment building. The proposed additional area to the Hillside Village property is located in the Corporate Park Zoning District.

### Background:

The parcels, 99 Wyman Road (TMP# 919-09-024-000) and 44 Black Brook Road (TMP# 919-09-026.0100) are located 3.5 miles northwest of downtown Keene just east of NH Route 12.

In November of 2016, the Planning Board approved a site plan for Hillside Village, a continuing care retirement facility currently under construction at 99 and 0 Wyman Road in the Rural Zoning District. The approved development consists of three buildings: a 15, 910 SF apartment building, a 20,005 SF health care building and a 71, 690 SF community building.

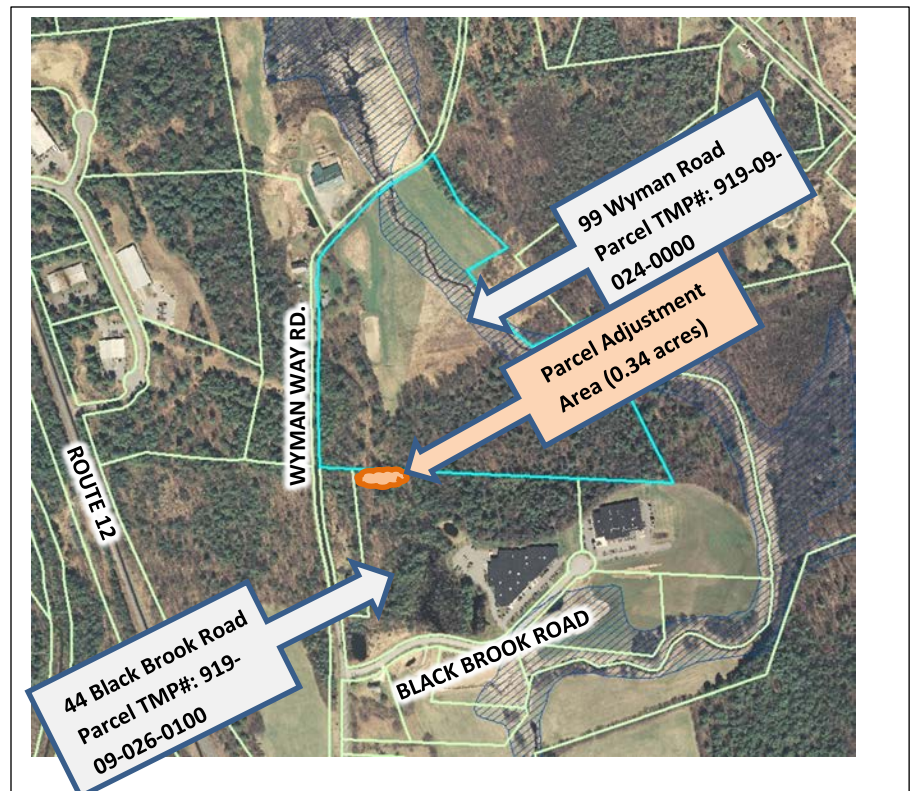


Figure 1: Wyman Way at the Subject Parcels

The proposed 14,810 SF additional area contains a portion of the emergency access roadway and a sewer easement contiguous between the two parcels on the far south end of the project area, see Figure 1 and Figure 2. The adjustment will allow for a separate proposal to increase in the property's apartment garages by expanding the immediately adjacent area which will provide the required building setback. A unique aspect is that the resulting parcel will have two separate zoning districts, both Rural and Corporate.

	99 Wyman Rd. (TMP# 919-09-024)	44 Black Brook Rd. (TMP# 919-09-026.0100)
<b>Prior to Adjustment</b>	1,564,623 SF (35.91 acres) ±	817,711 SF (18.772 acres)±
<b>After Adjustment</b>	1,579,590 SF (36.262 acres) ±	802,745 square feet (18.428 acres) ±

**Completeness:**

This application is not associated with any new development, therefore 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: *I see no issues with the lot line adjustment. It should be noted that this new piece of land it lies within the Corporate Park Zone.*

**Application Analysis:**

This boundary line adjustment does not compromise the minimum development capacity of either parcel. The review of applicable development standards will take place as part of a separate project modification request.

**RECOMMENDATION FOR APPLICATION:**

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

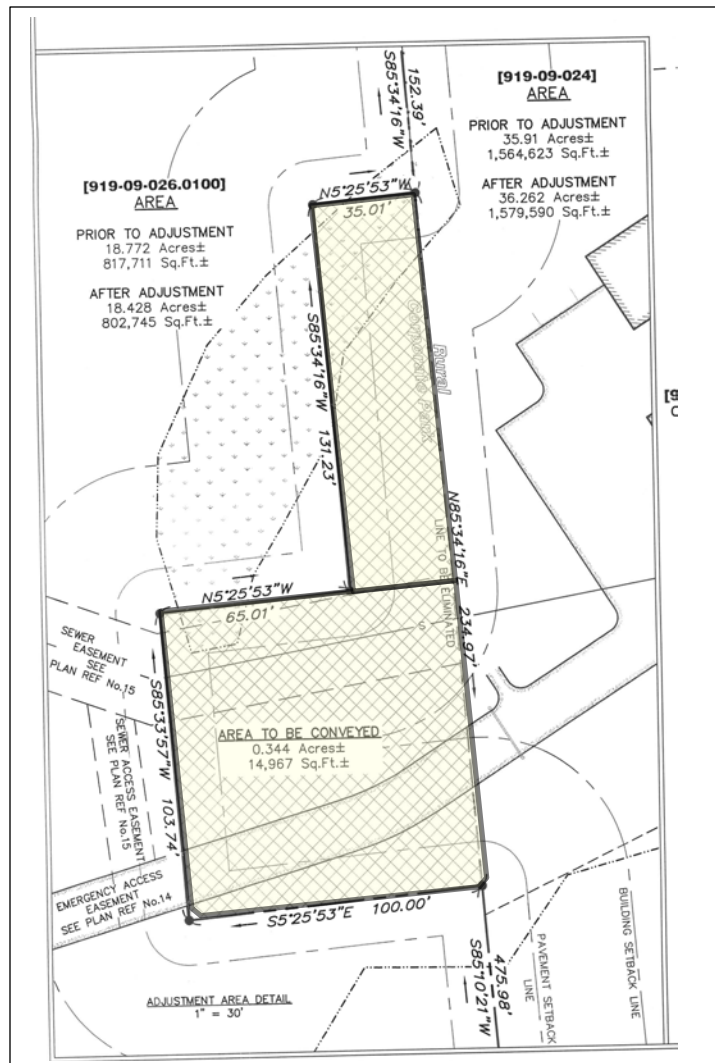


Figure 2: Additional Area to be Conveyed



*Approve S-07-17 as shown on the plan identified as “Boundary Line Adjustment Plan between Tax map parcel 919-09-24, located at 99 Wyman Road, Keene NH & Tax Map Parcel 919-09-26.01, located at 44 Black Brook Road. Prepared for The Prospect-Woodward Home on 8/17/2017, and revised 02/12/2018 by SVE Associates, at a scale of 1”=100’ with the following condition:*

- 1. Both property owners’ signatures on the plan prior to signature by Chair.*

# CITY OF KEENE | PLANNING BOARD

## SUBDIVISION APPLICATION

**RECEIVED**  
JAN 16 2018



*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 99 Wyman Rd # 44 Black Brook Rd		Date Received/Date of Submission:	
Tax Map Parcel number(s) 919-09-024-0000 919-09-026-0100		Date of pre-application meeting:	
Project Address: 99 Wyman Road 44 Black Brook Road		Date Application is Complete:	
Acreage/S.F. 35.77-1555092.00 of Parcel: 13.77-1817621 1/2		Planning Department File #: S-07-17	
Zoning District: Rural Corporate Park	Owner	Name: The Prospect Woodward Home	
		Address: 194-202 Court Street Keene NH 03431 5620 Old Mill Hill Rd Orefield PA 18069	
	Applicant	Telephone/E-mail:	
		Signature: Kimball B. Temple <i>Clifford Temple</i>	
		Name: The Prospect Woodward Home	
		Address: 194-202 Court St Keene NH 03431	
		Telephone/E-mail:	
		Signature: Kimball B. Temple	

**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"/> A check to cover the costs of legal notice to advertise
<input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")	the public hearing, mailing notices out to abutters

**Brickstone**  
**Land Use Consultants, LLC**



Site Planning, Permitting and Development Consulting  
185 Winchester Street, Keene, NH 03431 (603) 357-0116

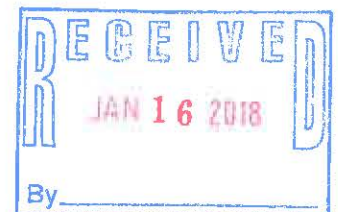
**Application Narrative**  
**Boundary Line Adjustment**

**Hillside Village and Precitech Properties**  
**99 Wyman Road and 44 Black Brook Road**

**January 18, 2018**

The applicants are proposing a boundary line adjustment involving the Hillside Village property, TMP 919-09-024-0000 at 99 Wyman Road, and the Precitech property, TMP 919-09-026-0000 at 44 Black Brook Road. The Hillside Village property is owned by The Prospect-Woodward Home and the Precitech property is owned by NH Black Brook, LLC. The boundary line adjustment would transfer 14,950 sf of land (0.34 acres) from the Precitech property to the Hillside Village property. The Hillside Village property will increase in size to 36.04 acres. The Precitech property will decrease in size to 18.43 acres.

The purpose of the boundary line adjustment is to provide additional land at the Woodside Apartment building (part of Hillside Village) for the construction of additional garages for the residents. The additional land area is needed to comply with building setback requirements.





**Boundary Line Adjustment Application Narrative  
Hillside Village & Precitech Properties  
99 Wyman Road & 44 Black Brook Road  
Keene, NH**

**January 18, 2018**

**Development Standards**

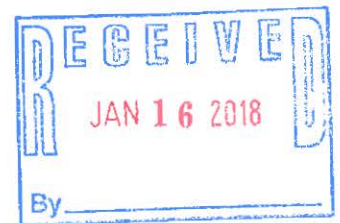
1. **Drainage** - No changes to drainage will result from the proposed boundary line adjustment.
2. **Sediment/Erosion Control** - N/A
3. **Hillside Protection** – N/A
4. **Snow Storage and Removal** – N/A
5. **Flooding** - The proposed area of the boundary line adjustment lies outside the 100 year floodplain as shown on FEMA FIRM 33005C0254E dated May 23, 2006.
6. **Landscaping** – N/A
7. **Noise** - This proposal will comply with the Keene Noise Ordinance.
8. **Screening** - N/A
9. **Air Quality** – N/A
10. **Lighting** – N/A
11. **Sewer and Water** – No changes proposed.
12. **Traffic** – N/A
13. **Comprehensive Access Management**– N/A
14. **Hazardous and Toxic Materials** – The property owners have no knowledge of existing contamination on the properties.
15. **Filling/Excavation** – N/A
16. **Wetlands** – There are no wetlands within the proposed boundary line adjustment area. There is a small existing wetland located south and west of the adjustment area which will not be disturbed by this proposal.



**17. Surface Waters – N/A**

**18. Stump Dumps – None.**

**19. Architecture and Visual Appearance – N/A**





**SPR-11-16 MODIFICATION 2 - 99 WYMAN ROAD – HILLSIDE VILLAGE CONTINUING  
CARE RETIREMENT COMMUNITY**

**Request:**

Applicant Prospect-Woodward Home proposes to modify the site plan for Hillside Village at 99 Wyman Road to reconfigure the parking area adjacent to the approved Woodside Apartment building at the south end of the site to accommodate additional garages. The site is approximately 35.7 acres in the Rural Zoning District (TMP# 919-09-024).

**Background:**

In November of 2016, the Planning Board approved the site plan for Hillside Village, a continuing care retirement facility proposed on 48 acres at 99 & 0 Wyman Rd in the Rural Zoning District. The approved development consists of three buildings: a 15,910 SF apartment building, a 20,005 SF health care building, and a 71,690 SF community building.

The Applicant also proposes to add six parking garages for a total of twenty-four and to reconfigure the surrounding pavement. There are changes to the ADA spaces, site lighting and the addition of a bicycle parking area.

**Completeness:**

Staff recommends the Board grant the application as complete.

**Departmental comments:**

*Fire: No issues.*

*Engineering: No issues.*

*Police: No Issues.*

*Code: Setbacks for the newly configured parking garages in the area of the newly established boundary line adjustment appear to comply with the setback requirements for the Rural Zoning District.*

**Application Analysis:**

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

1. Drainage:

The proposed addition of six enclosed garage units will increase the impervious area by approximately 3,520 sf. The Engineering Department's reviewed the submitted Drainage Summary, initially dated August 19, 2016 and revised August 14, 2017. They did not find issue with the applicant's assertion that the original drainage design accommodates the additional impervious area. This standard appears to be met.

2. Sedimentation and Erosion Control: The sediment and erosion control measures proposed by the Applicant include the installation of: silt fence around the perimeter of the areas to be disturbed during construction and Silt Soxx and/or filter fabric around all newly constructed and existing catch basins. This standard appears to be met.

3. Hillside Protection: Although there are significant steep slopes on this site, the proposed modifications do not change the grading of these areas. This standard appears to be met.

4. Snow Storage: Snow storage is noted on the plan in an appropriate area that is graded to shed the resulting contaminated meltwater toward a swale on the same side of the emergency roadway preventing runoff into the wetland on the opposite side of the roadway. This standard appears to be met.
5. Flooding: A portion of the site adjacent to Black Brook is within the 100-year floodplain and subject to flooding at the base flood elevation of 519.0. The Applicant is not proposing to impact the floodplain as part of this proposal. This standard appears to be met.
6. Landscaping: The Applicant is not proposing to install additional landscaping as part of this proposal.
10. Lighting: The applicant submitted a revised lighting plan to accommodate the additional parking garages and the associated pavement changes.
  - a. Per PB Standard 10.D.1.b. the lighting levels within the modified area range from 0.4 to 3.3 footcandles.
  - b. Per PB Standard 10.C.6.c. Sheet LT-2 shows (with a graphic “cloud”) the location of pole-mounted fixtures which will be “off” between the hours of 10 PM and 6 AM, accomplishing an overall 50% reduction of the site’s footcandle level.

This standard has been met.

11. Sewer and Water: The proposed garages will not be connected to City sewer and/or water services nor will they require water or sewer service. This standard appears to be met.
12. Traffic: The Applicant is not proposing to install additional dwelling units. The proposed garages will be for residents of the previously approved Woodside Apartments. As such, the proposed modifications will not result in increased traffic. This standard appears to be met.

13. Comprehensive Access Management:

- a. Per PB Standard 13.d.1 The Applicant proposes to install a bicycle rack at the south of the Woodside Apartment on the open pavement area adjacent to the parking garages.
- b. Per PB Standard 13. C.1. The proposed circulation is enhanced by a paved walkway along the outside of the garage buildings providing separated pedestrian access outside of the vehicular path of travel.
- c. Per PB Standard 13.d While the revised plan removes ADA spaces in the garage area, the applicant is required to provide seven ADA spaces for the overall parking spaces throughout the site and sixteen spaces have been provided.

This standard is met.

15. Filling / Excavation: The applicant notes that a small amount of additional gravel will result from the proposed modifications. The truck routes to the portion of the site will be NH Route 12 to Wyman Road. This is the same route approved as part of the original site plan. This standard appears to be met.
16. Wetlands: Proposed changes do not impact the adjacent smaller wetland area or change the configuration of previously approved buffer impacts. This standard appears to be met.



17. Surface Waters: Black Brook is a perennial stream that passes through the east side of the site and runs from the north to south. The project area does not show impacts to Black Brook. This standard appears to be met.
18. Stump Dumps: The Applicant notes that all stumps and site debris will be removed from the site. This standard appears to be met.
19. Architectural and Visual Appearance:
  - a. Per PB Standard 19.a The provided elevations show that the proposed garages' architecture is in keeping with the traditional forms present in the rest of the already-approved structures.
  - b. Per PB Standard 19.b.4. The materials are in keeping with our standards: grey siding with white doors, cupolas, pitched and shingled roofs.
  - c. Per PB Standard 19.c.3. Additionally, these garages are tucked in the area furthest from the lower areas of Wyman Road. They will be barely visible from the road. This standard has been met.

**RECOMMENDATION FOR APPLICATION:**

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

*Approve SPR-11-16, Modification 2, as shown on the plan identified as "Hillside Village, Wyman Road, Keene New Hampshire", Tax Map 919-09-024-000, prepared for The Prospect-Woodward Home on 1/30/2017, and revised 02/12/2018 by SVE Associates, at various scales with the following conditions:*

1. *Owner's representative's signature on the plan set.*
2. *Submittal of a security for erosion control, landscaping and an "as-built" plan in a form and amount acceptable to the Planning Director and City Engineer.*
3. *Signature by Planning Board Chair.*

# 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 <u>Hillside Village Continuing Care Retirement Community Mod #1</u> Tax Map Parcel number(s) <u>919-09-0240000</u>	Date Received/Date of Submission:	
	Date of pre-application meeting:	
Date Application is Complete:		By _____
Planning Department File # <u>SPR-11-16 MOD-2</u>		
Project Address: <u>99 Wyman Road</u>	O W N E R	Name: <u>The Prospect-Woodward Home</u>
		Address: <u>194-202 Court St Keene NH 03431</u>
Acreage/S.F. of Parcel: <u>35.7 +/- / 1555.092 +/-</u>	A P P L I C A N T	Telephone\ Email:
		Signature: <u>Kimball B Temple</u>
Zoning District: <u>Rural</u>	A P P L I C A N T	Name: <u>Same as above</u>
		Address:
		Telephone\ Email:
		Signature: <u>Kimball B. Temple</u>

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: 11-16 Date: 11/28/16

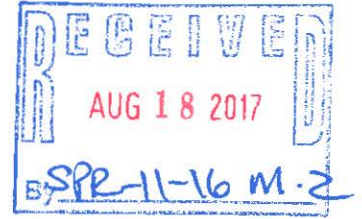
For those sections of the application that are not affected by the proposed modification to the previously approved site plan, you are encouraged to request exemptions in lieu of submitting required documents.

### **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                     | <u>N/A</u> <input type="checkbox"/> Vegetation                                       | <u>N/A</u> <input type="checkbox"/> Parcel size                                  |
| <input checked="" type="checkbox"/> Location of access points         | <u>N/A</u> <input type="checkbox"/> Debris management                                | <input checked="" type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| <input checked="" type="checkbox"/> Any other descriptive information | <u>N/A</u> <input 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 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 type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36")       |   |



**Application Narrative**  
**Modification to SPR-11-16**  
**Hillside Village, A Continuing Care Retirement Community**  
**99 Wyman Road**

**August 18, 2017**

The applicants are proposing modifications to the existing approved site plan, SPR-11-16, for Hillside Village. The proposed modifications include six additional attached garages and a reconfigured parking area adjacent to the Woodside Apartment building at the south end of the site at 99 Wyman Road.

The purpose of the modification is to provide a garage for each apartment in the Woodside Apartment building. Exemptions are requested from providing items not present on the site or not applicable, including Landscape plan, Lighting plan and Detail sheets that are not being changed.



**Modification to Approved Site Plan  
SPR-11-16  
Hillside Village  
A Continuing Care Retirement Community  
99 Wyman Road  
Keene, NH**



**August 18, 2017**

**Development Standards**

1. **Drainage** - The proposed modifications to add six garages with reconfigured parking next to the Woodside Apartments building will increase lot coverage by approximately 3520 sf. The existing drainage design was sized to accommodate this increase in lot coverage without a resulting increase of runoff leaving the site. See attached drainage narrative from SVE Associates.
2. **Sediment/Erosion Control** - Silt fence will be erected around the perimeter of the areas to be disturbed during construction. Silt Soxx and/or filter fabric will be installed on existing and newly constructed catch basins to prevent sediment from entering the stormwater system. All erosion control measures will remain in place until the site has been vegetated and stabilized.
3. **Hillside Protection** – The proposed modifications do not affect the steep slope areas on the site.
4. **Snow Storage and Removal** – Snow storage areas are identified on the site plan. Excess snow will be removed from the site.
5. **Flooding** - FEMA FIRM 33005C0254E dated May 23, 2006 shows a small portion of the site immediately adjacent to Black Brook is within the 100 year floodplain and subject to flooding to elevation 519.0. No fill in the floodplain is proposed.
6. **Landscaping** – Landscaping will not be changed with the proposed modifications.
7. **Noise** - This proposal will comply with the Keene Noise Ordinance.
8. **Screening** - No changes are proposed.
9. **Air Quality** – N/A
10. **Lighting** – No changes to the approved site lighting are proposed.

11. **Sewer and Water** – The garages are not connected to city sewer and city water. No changes are proposed.
12. **Traffic** – The proposed modifications will not result in additional traffic.
13. **Comprehensive Access Management**– A bike rack will be located to the south of the Woodside Apartment building. No other changes are proposed which affect access to the property.
14. **Hazardous and Toxic Materials** – The property owner has no knowledge of existing contamination on the property.
15. **Filling/Excavation** – A small amount of additional gravels will result from the proposed modifications. Fill and excavation normal to the construction of new building is proposed. Truck routes to the site will be Route 12 to Wyman Road.
16. **Wetlands** – No additional impacts to wetlands or to wetland buffers are proposed. A Conditional Use Permit for impacts to wetland buffers was previously approved with SPR-11-16. The permitted impacts to the wetland buffers were based upon a plan which incorrectly identified the wetland buffer on the MEDC property as a 75' wide buffer. The MEDC property is located in the Corporate Park district, and the correct wetland buffer is 30' wide. This reduces the identified buffer impacts on the MEDC tract. A corrected Wetland Buffer Impact Plan is attached with this application. The reduced total impact area is now 115,645 sf.
17. **Surface Waters** – Black Brook is a perennial stream which passes through the east side of the site and runs from north to south. No impacts to Black Brook are proposed.
18. **Stump Dumps** – None. All stumps and site debris will be removed from the site.
19. **Architecture and Visual Appearance** –  
The proposed garages will barely be visible from Wyman Road from a distance over 1500 lf away. They will be a single story structure with a pitched roof, vinyl siding to match the Woodside Apartment building, with white overhead doors and shingled roofs.



**Drainage Summary**

Hillside Village,  
 Wyman Road, Keene, NH  
 August 19, 2016  
 Revised August 14, 2017

An analysis of the pre-development and post-development drainage affecting the subject site was completed by SVE Associates using HydroCad software. Estimates of the drainage were completed for the 25 year rainfall event, as required by City regulations. The drainage analysis was updated to include the revised Woodside Apartment Garages parking lot, which increased the amount of impervious surface by 3,520 sf. No changes have been made on the west side of Wyman Road.

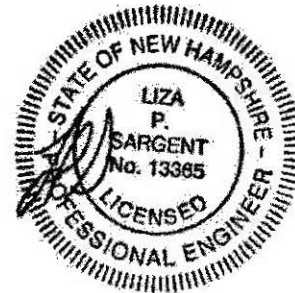
Stormwater from the east side of the developed site will be conveyed through a series of catch basins to the sediment basin which spills over to the stormwater detention basin and outlets to the stormwater treatment swale. Undisturbed land uphill of the development will be channeled around the developed site by way of swales and discharged without flowing through the stormwater treatment swale.

The estimated runoff from the development site for the 25 year rainfall event is as follows:

<u>Peak rate of runoff (cfs)</u>	<u>25 yr</u>
<u>Summary Node 100R – West side</u>	
Pre-development (cfs)	0.62
Post-development (cfs)	0.73
<u>Summary Node 101R – East side</u>	
Pre-development (cfs)	13.65
Original Post-development (cfs)	6.84
Current Post-development (cfs)	8.49

**Conclusion**

Although the post development peak rate of runoff increased, it is still less than the pre-development rate of runoff. The stormwater detention basin and treatment swale were designed with a factor of safety that will accommodate the increase of impervious area for the Woodside Apartment Garages parking lot. There will not be any adverse impact to the downstream abutters.

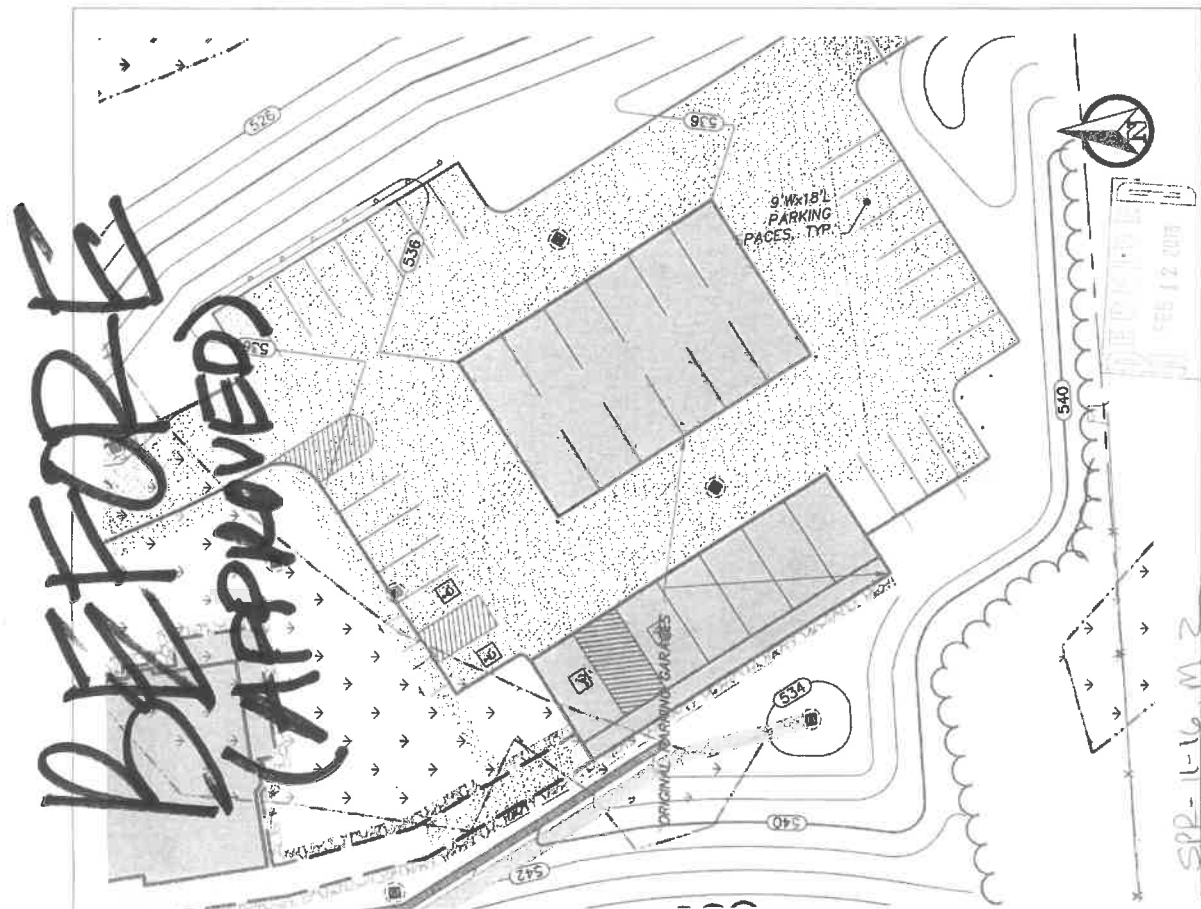


**SVE Associates**

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Engineering \* Surveying \* Landscape Architecture \* Planning  
 47 Marlboro St., Keene, NH 03431 Phone: (603) 355-1532 Fax (603) 355-2969 E-mail [svek@sveassoc.com](mailto:svek@sveassoc.com)  
 P:\project\K2334A Prospect Place - Wyman Road\Docs\Permit Aps\PB\Drainage summary rev 2.docx





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 47 Marlboro St., Keene, NH 03431  
 Phone (603) 355-1532 Fax (603) 355-2969

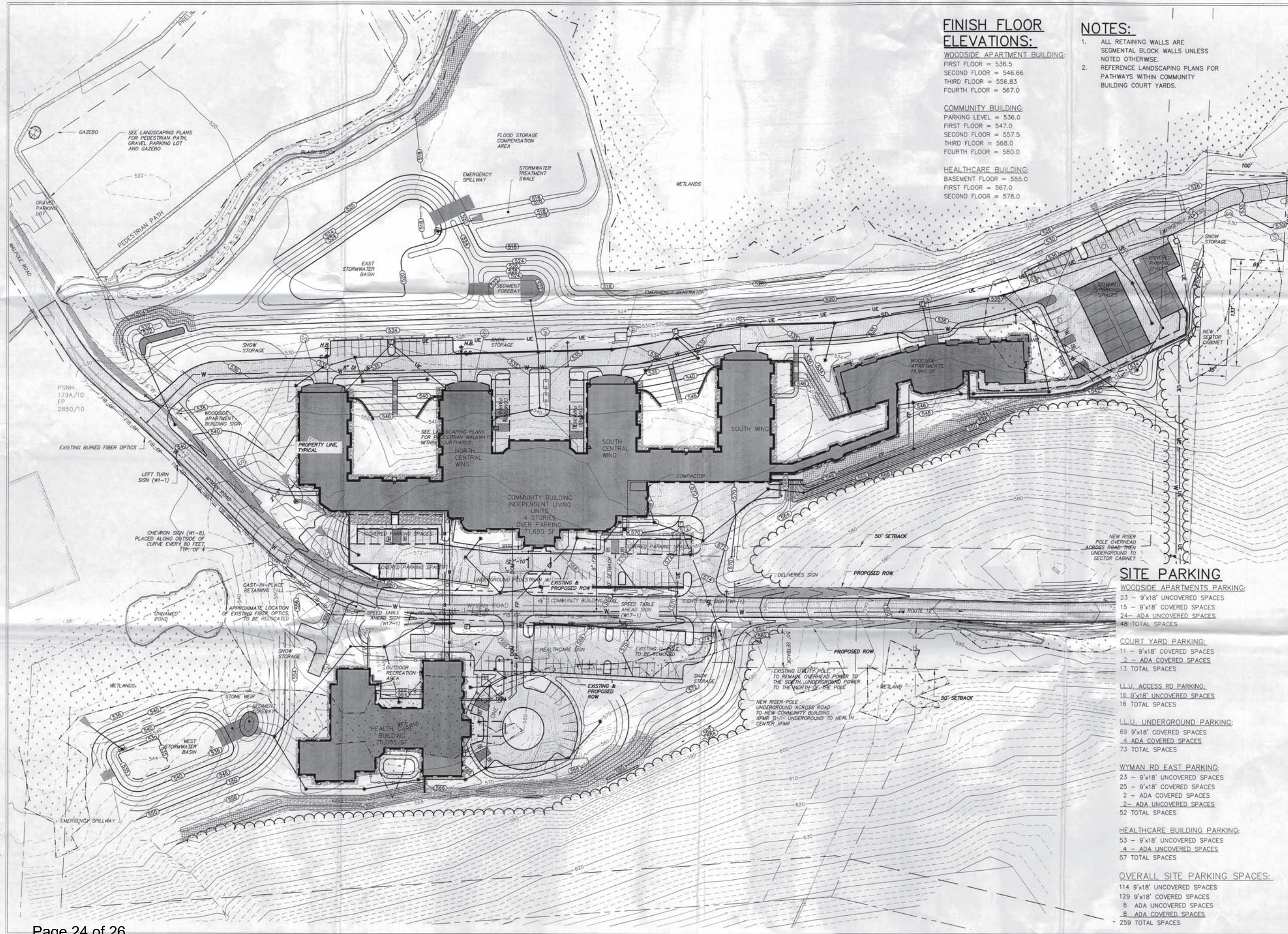
WOODSIDE-APARTMENT GARAGES  
 HILLSIDE VILLAGE  
 WYMAN ROAD, KEENE, NH

**SVE Associates**  
 47 Marlboro St., Keene, NH 03431  
 Phone (603) 355-1532 Fax (603) 355-2969

PROJECT: K2334A WA GARAGE EXHIBIT.dwg, 2/12/2018 2:04:47 PM  
 DATE: 2/2/18 SCALE: 1"=30' PLOT: K2334A

PROJECT: K2334A WA GARAGE EXHIBIT.dwg, 2/12/2018 2:04:25 PM  
 DATE: 2/2/18 SCALE: 1"=30' PLOT: K2334A





**FINISH FLOOR ELEVATIONS:**

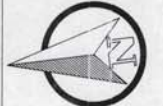
**WOODSIDE APARTMENT BUILDING:**  
 FIRST FLOOR = 536.5  
 SECOND FLOOR = 546.66  
 THIRD FLOOR = 556.83  
 FOURTH FLOOR = 567.0

**COMMUNITY BUILDING:**  
 PARKING LEVEL = 536.0  
 FIRST FLOOR = 547.0  
 SECOND FLOOR = 557.5  
 THIRD FLOOR = 568.0  
 FOURTH FLOOR = 580.0

**HEALTHCARE BUILDING:**  
 BASEMENT FLOOR = 555.0  
 FIRST FLOOR = 567.0  
 SECOND FLOOR = 578.0

**NOTES:**

1. ALL RETAINING WALLS ARE SEGMENTAL BLOCK WALLS UNLESS NOTED OTHERWISE.
2. REFERENCE LANDSCAPING PLANS FOR PATHWAYS WITHIN COMMUNITY BUILDING COURT YARDS.



0 50' 100'  
 SCALE: 1"=50'



REV.	DESCRIPTION	DATE
1	PG COMMENTS	09/12/16
2	RELEASED FOR BID	1/30/17
3	AUGER MONSTER	2/16/17
4	NHDES AOT	3/3/17
5	CODE REVIEW	6/2/17
6	CODE REVIEW	6/29/17
7	WA GARAGES	8/18/17

DESIGNED BY: LPS  
 CHECKED BY: RH  
 DATE PLAN: 02/16/16  
 DATE SURVEY: 11/2014  
 PROJECT NO.: K2334A  
 CAD NO.: K2334A SITE

**SVE Associates**

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 Surveying  
 Landscape Architecture  
 Planning  
 47 Marlboro Street  
 Keene, NH 03431  
 Phone (603) 355-1532  
 Fax (603) 355-2969  
 website: www.sveassoc.com

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Project:  
**HILLSIDE VILLAGE**  
 99 WYMAN ROAD  
 KEENE, NEW HAMPSHIRE

For:  
**PROSPECT-  
 WOODWARD  
 HOME**  
 194-202 COURT STREET  
 KEENE, NEW HAMPSHIRE

**OVERALL SITE PLAN**



**C-1**  
 SPR-11-16  
 M.A.

**SITE PARKING**

**WOODSIDE APARTMENTS PARKING:**  
 23 - 9'x18' UNCOVERED SPACES  
 15 - 9'x18' COVERED SPACES  
 24 - ADA UNCOVERED SPACES  
 48 TOTAL SPACES

**COURT YARD PARKING:**  
 11 - 9'x18' COVERED SPACES  
 2 - ADA COVERED SPACES  
 13 TOTAL SPACES

**LL.W. ACCESS RD PARKING:**  
 16 9'x18' UNCOVERED SPACES  
 16 TOTAL SPACES

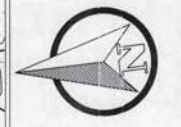
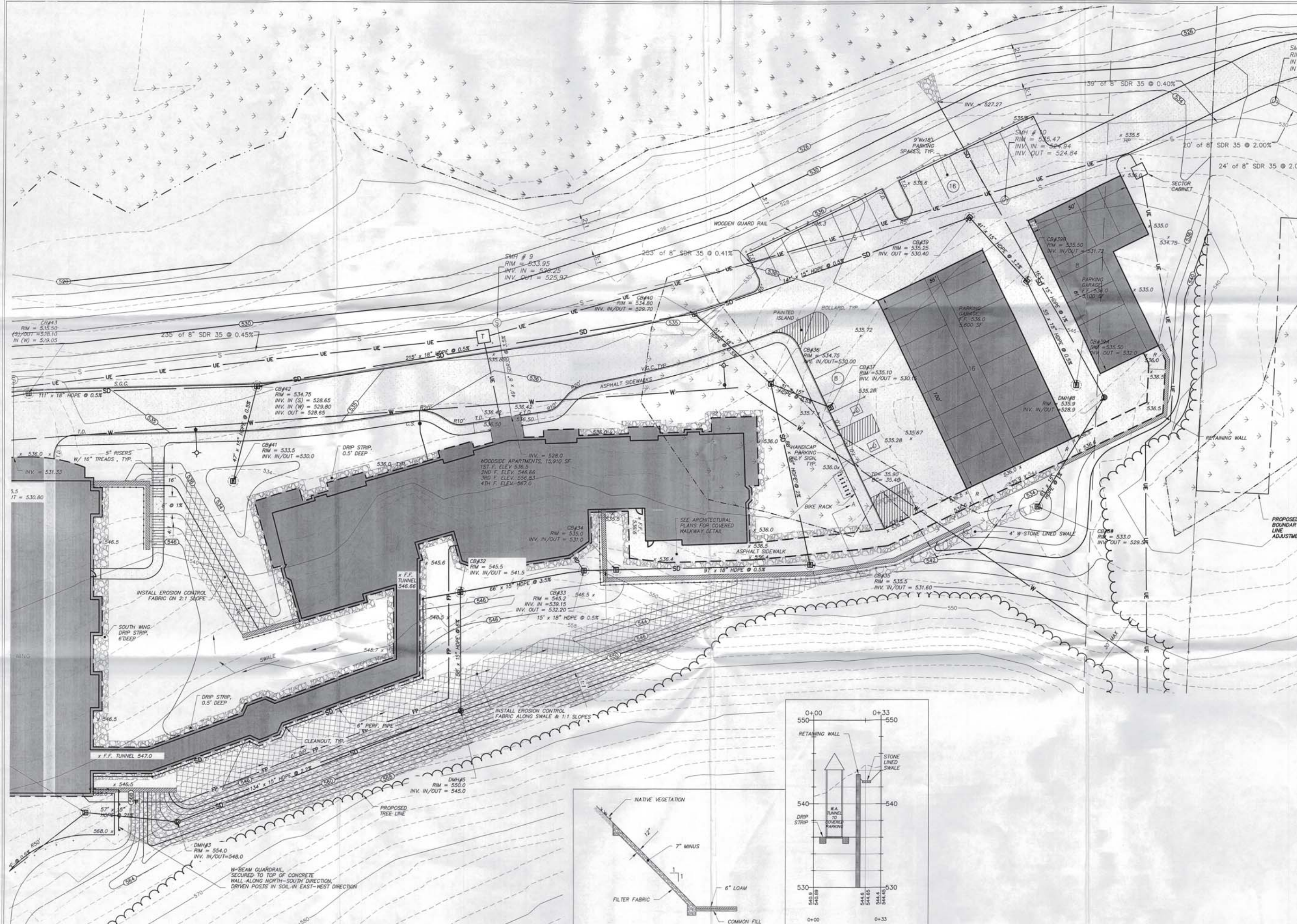
**LL.W. UNDERGROUND PARKING:**  
 69 9'x18' COVERED SPACES  
 4 ADA COVERED SPACES  
 73 TOTAL SPACES

**WYMAN RD EAST PARKING:**  
 23 - 9'x18' UNCOVERED SPACES  
 25 - 9'x18' COVERED SPACES  
 2 - ADA COVERED SPACES  
 2 - ADA UNCOVERED SPACES  
 52 TOTAL SPACES

**HEALTHCARE BUILDING PARKING:**  
 53 - 9'x18' UNCOVERED SPACES  
 4 - ADA UNCOVERED SPACES  
 57 TOTAL SPACES

**OVERALL SITE PARKING SPACES:**  
 114 9'x18' UNCOVERED SPACES  
 129 9'x18' COVERED SPACES  
 8 ADA UNCOVERED SPACES  
 8 ADA COVERED SPACES  
 259 TOTAL SPACES





SCALE: 1" = 20'



REV.	DESCRIPTION	DATE
1	PB COMMENTS	10/5/16
2	RELEASED FOR BID	1/30/17
3	AUGER MONSTER	2/16/17
4	NHDES AOT	3/3/17
5	W.A. GARAGES	6/9/17

DESIGNED BY: LPS  
 CHECKED BY: HH  
 DATE PLAN: 02/16/16  
 DATE SURVEY: 11/2014  
 PROJECT NO.: K2334A  
 CAD NO.: K2334A SITE

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Project:  
**HILLSIDE VILLAGE**  
 99 WYMAN ROAD  
 KEENE, NEW HAMPSHIRE

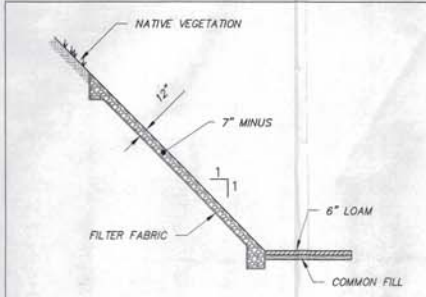
For:  
**PROSPECT-  
 WOODWARD  
 HOME**  
 194-202 COURT STREET  
 KEENE, NEW HAMPSHIRE

### WOODSIDE GRADING & DRAINAGE PLAN

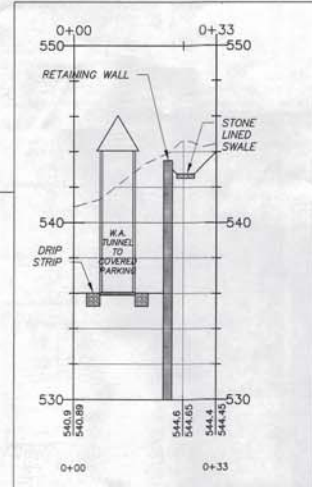
SHEET  
 AUG 18 2017

**C-4**

SPP-11-16  
 M.A.

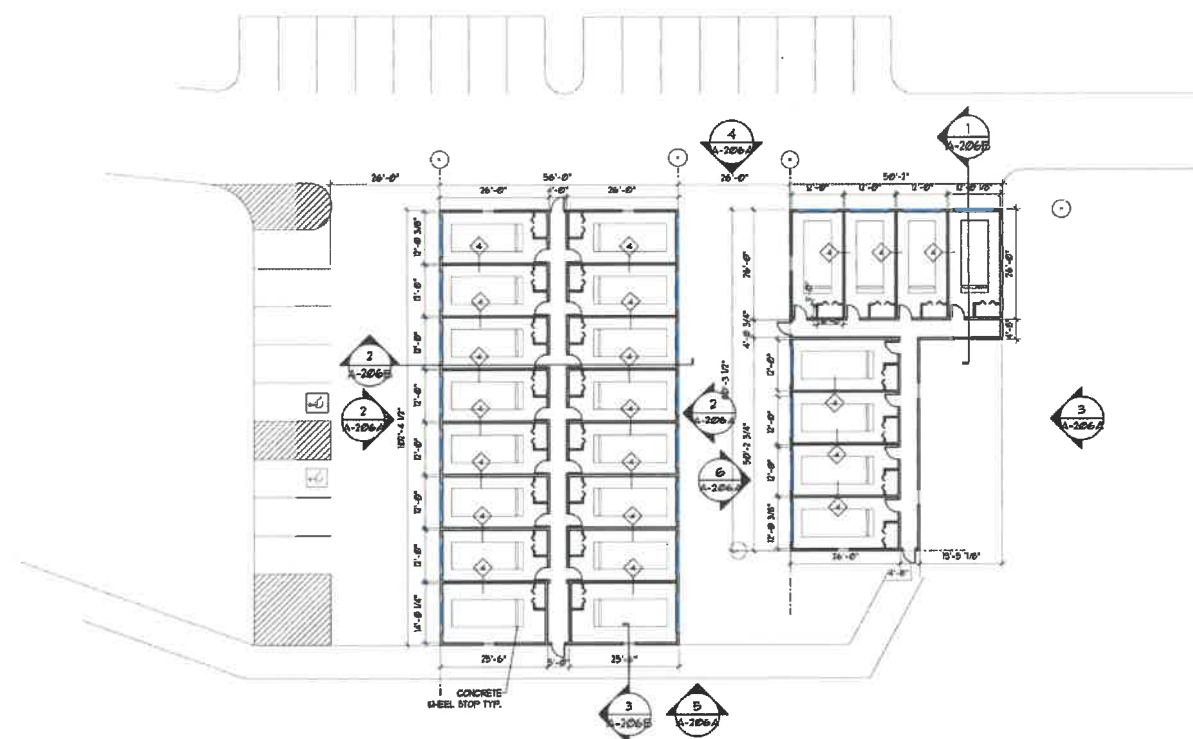


**1:1 STABILIZATION**  
 SCALE: 1" = 10'

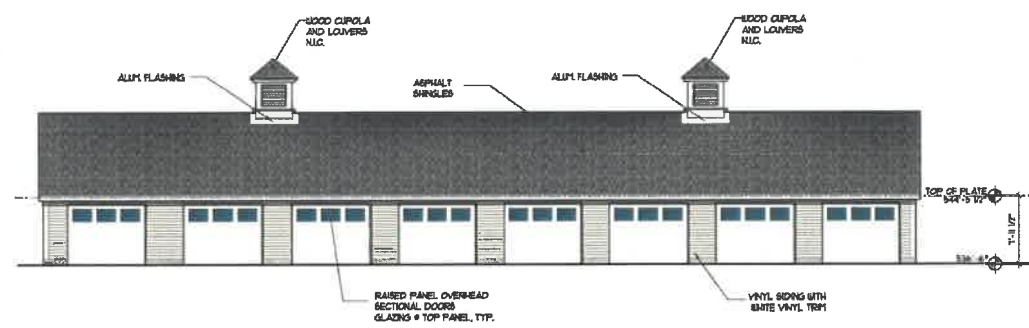


**SECTION A**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 10'

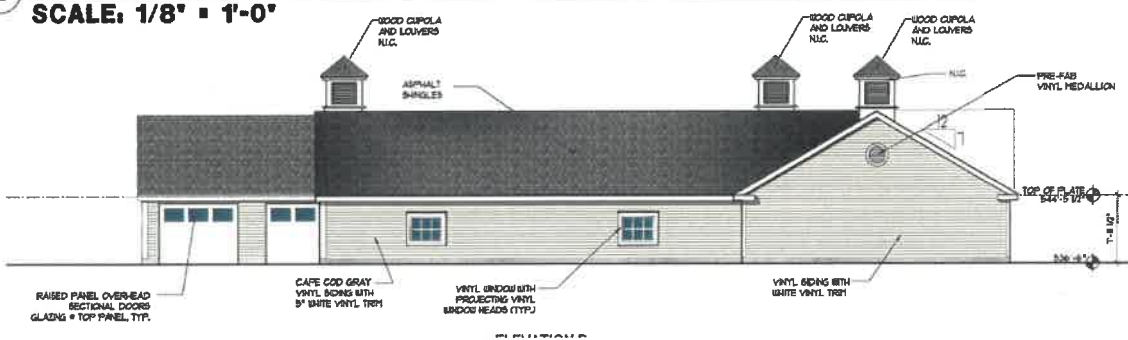




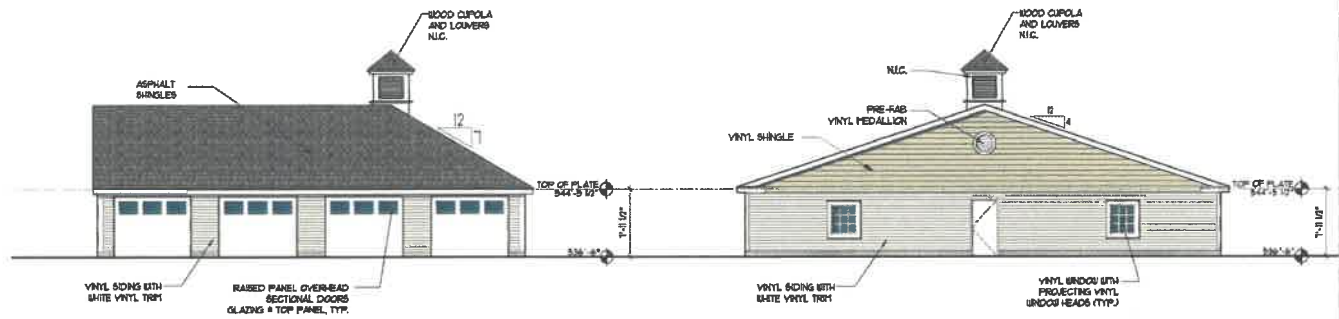
**1 WOODSIDE APARTMENT PARKING PLAN**  
SCALE: 1/16" = 1'-0"



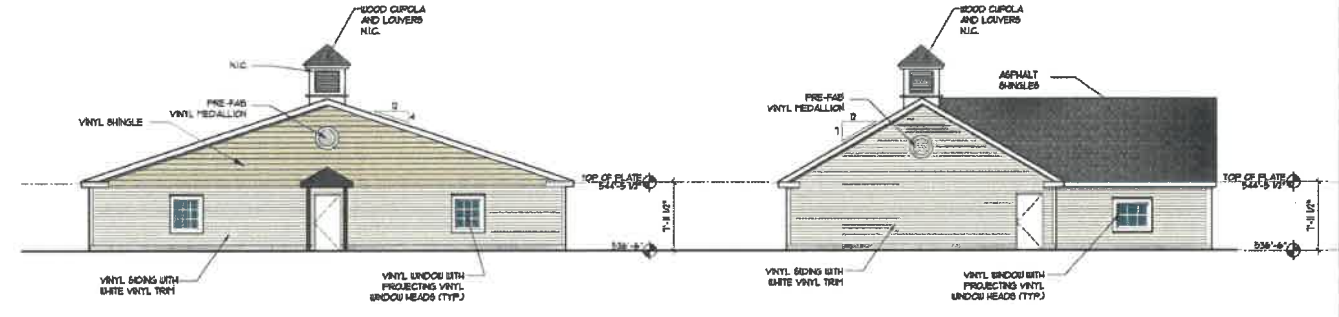
**2 WOODSIDE APARTMENT PARKING GARAGE ELEVATIONS**  
SCALE: 1/8" = 1'-0"



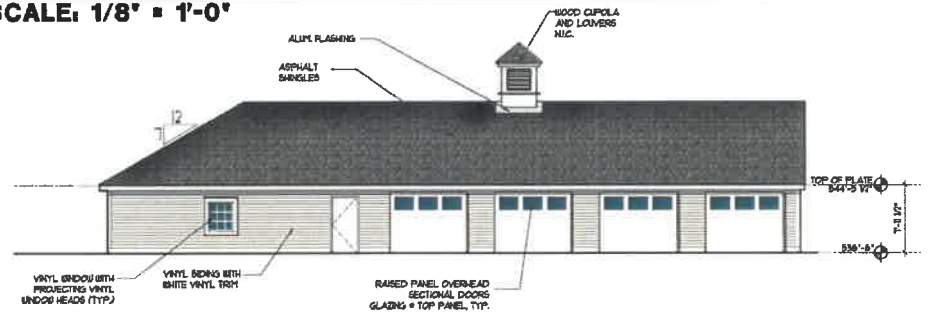
**3 WOODSIDE APARTMENT PARKING GARAGE ELEVATIONS**  
SCALE: 1/8" = 1'-0"



**4 WOODSIDE APARTMENT PARKING GARAGE ELEVATIONS**  
SCALE: 1/8" = 1'-0"



**5 WOODSIDE APARTMENT PARKING GARAGE ELEVATIONS**  
SCALE: 1/8" = 1'-0"



**6 WOODSIDE APARTMENT PARKING GARAGE ELEVATIONS**  
SCALE: 1/8" = 1'-0"

Revisions	No.	Date

**Project:**  
HILLSIDE VILLAGE  
MISCELLANEOUS  
KEENE, NEW HAMPSHIRE

**Drawing Title:**  
ILU - WA PARKING

**Tsomidis Associates Architects and Planners**  
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Newton Upper Falls, MA 02464  
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DESIGNED BY: TSM  
DATE ISSUED: 11/10/2009  
SCALE: AS NOTED  
DRAWING NUMBER: MS-A206A