



Planning Board – Monday, October 22, 2018, 6:30PM
City Hall Council Chambers – 3 Washington Street, 2nd floor
AGENDA

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – September 24, 2018 Meeting
- III. **Request to Extend Conditional Site Plan Approval**
 1. **SPR-01-18 – Summit Athletic Center – 809 Court Street, Keene** – Fieldstone Land Consultants, PLLC, on behalf of property owner Hillsborough Capital, LLC, is requesting a 6 month extension of the 180-day conditional site plan approval timeframe. This conditional approval is for the redevelopment of the 1.812 acre property at 809 Court Street (TMP# 188-01-001), including removal of the existing 19,943 SF structure to build a new, 28,800 SF indoor athletic training facility.
- IV. **Public Hearing**
 1. **SPR-11-18 – 96 Dunbar Street – Site Plan** – Applicant Jim Phippard of Brickstone Land Use Consultants LLC on behalf of owner, Knotty Pine Antique Market Inc., proposes to convert the existing 12,655 sf building at 96 Dunbar St into space for 91 indoor self-storage units and a 4,900 sf auction gallery, and to make renovations to the exterior of the building. The site is 0.39 acres in size and located in the Central Business District (TMP #585-007-000-000-000).
- V. **Community Development Director Report**
 1. Building Better Together: Land Use Code Update
- VI. **New Business**
- VII. **Upcoming Dates of Interest – November 2018**

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

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**CITY OF KEENE
NEW HAMPSHIRE**

**PLANNING BOARD
MEETING MINUTES**

Monday, September 24, 2018

6:30 PM

Council Chambers

Members Present

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

Staff

Rhett Lamb, Community Devel. Dir./ACM
Senior Planner, Tara Kessler

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 – August 27, 2018 Meeting

Planning Board Meeting

A motion was made by Mayor Kendall Lane to accept the August 27, 2018 minutes. The motion was seconded by Councilor George Hansel and was unanimously approved.

III. Public Hearing

1. S-07-18 – 3-Lot Subdivision – 15 Langley Road – Applicant Russell Huntley of Huntley Survey & Design, PLLC, on behalf of owners, Nicholas and Donna Kellar, proposes to subdivide the existing 17.37-acre parcel at 15 Langley Road into three separate lots. The proposed lots will be 5.30 acres, 6.09 acres, and 5.98 acres in size and are subject to the Hillside Protection and Surface Water Protection Ordinance. The site is located in the Rural District (TMP# 243- 021-000-000-000).

A. Board Determination of Completeness.

Senior Planner Tara Kessler stated since there is no development being proposed at this time, the applicant is asking for certain exemptions from providing reports that would typically be submitted should there be development. She stated that staff recommends that the Board grant these exemptions and accept Application S-07-18 as 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

Mr. Russ Huntley of Huntley Survey and Design stated he was representing Nicholas and Donna Kellar who own a 17.3 acre land on Langley Road. The request is to subdivide this land into three parcels; the land itself slopes towards the northwest.

The perimeter of the northwest corner is wooded and this property is surrounded by stone walls.

There are two wetland areas on the property, one stream and a small basin located on the northerly end of the property; the rest of the property is open field. The request for subdivision is for each parcel to be five acres with one of those parcels having the existing house, septic, well and driveway (towards the west). The remaining two parcels, which are located towards the east of the existing lot, would share a common driveway.

Mr. Huntley noted that if these two undeveloped parcels were to be developed, there is enough space on each lot for a building envelope close to Langley Road, which meets the required frontage and setback, without affecting the wetlands or steep slopes on the site. He explained that this property is in the Hillside District, as there are some precautionary and prohibitive slopes but this has been taken into consideration for the minimum zoning requirements of each lot. This concluded Mr. Huntley's presentation.

Staff comments were next. Ms. Kessler noted there were precautionary and prohibitive slopes on this property but as has been noted they have been accounted in the deduction in the minimum lot size and each lot is exactly five acres in size and meets the minimum lot size for the Rural District. Ms. Kessler noted the common driveway, which has been included on the plan. She noted that staff are recommending that a condition be added, if the Board were to approve the subdivision, that requires the owner obtain all necessary permits to install this driveway when it would be developed in the future.

Mayor Lane congratulated Mr. Huntley for his presentation as this is Mr. Huntley's first presentation before the Keene Planning Board since he has been in business for himself.

With no further comments, the Chairman closed the public hearing.

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve S-07-18, as shown on the plan identified as "Three Lot Subdivision Plat, Land of Nicholas L. & Donna A. Kellar located at Tax Map Parcel No. (243-021) 15 Langley Road, Keene, Cheshire County, New Hampshire" prepared by Huntley Survey & Design, PLLC, dated July 18, 2018 at a scale of 1" = 20' with the following conditions:

1. Owner's signature appears on plan prior to signing by Planning Board Chair.
2. Prior to the installation and construction of the common driveway, the owner must:
 - A. Obtain all necessary permits for work within the public right-of-way; and,
 - B. Demonstrate compliance with all City of Keene ordinances and regulations related to driveways and vehicle parking areas at the time of installation and construction with the appropriate official or City body; and,
 - C. Coordinate with the City of Keene prior to the removal of any trees within the public right-of-way.

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

2. **SPR-11-16, Mod. 6 – Hillside Village** – 81, 95 & 100 Wyman Road – Site Plan – Applicant Brickstone Land Use Consultants, on behalf of owner Prospect Woodward Home, requests modifications to the west-facing façade of the Hillside Village Community Building including changes to fenestration, exterior materials, and screening of roof-mounted mechanical equipment. The site is 35.7 acres in size and is located in the Rural District (TMP# 221-019-000- 000-000).

The Mayor recused himself from this application due to a previously indicated conflict of interest.

A. Board Determination of Completeness.

Senior Planner Tara Kessler recommended to the Board that they accept Application SPR-11-16 as complete. A motion was made by Councilor George Hanse that the Board accept this application as complete. The motion was seconded by Nathaniel Stout and was unanimously approved.

B. Public Hearing

Jim Phippard addressed the Board on behalf of Hillside Village. He stated this was Modification #6 for this Site Plan and stated it was not unusual to have this many changes on a project of this size and the construction timeframe is over a year long for this project. He noted that staff have allowed the applicant to accumulate proposed minor modifications and combine them into one major project application.

Mr. Phippard stated the modifications before the Board are located on the west elevation of the community center. He referred to the plan which was approved in 2016 as well as to a plan with the modifications being proposed.

The first change is to the windows. Currently, the plan specifies arched windows located on the first floor of the north and south wing. The proposal is to change this to more conventional rectangular shaped windows. Mr. Phippard noted that the parking garages that are proposed in front of the Community Building need to be enclosed due to building and fire codes. This was not known at the time the site plan was approved. As such, the areas where the applicant is proposing to replace the arched windows will not be visible from Wyman Road.

Mr. Phippard noted that they are also proposing to remove the cultured stone, which was approved as part of the first floor's exterior treatment on the building's westerly facade. This material will be replaced with vinyl siding. He explained that the areas where the cultured stone would be removed would be obscured from view by the covered parking garages.

Mr. Phippard noted that they propose to install elevator hoists on the roofs, which would be screened with materials similar to the rest of the building. All other proposed changes relate to modifications to the exterior doors and windows on the western facade, including the proposed addition of a sky light in the roof of the building's main community room, and the replacement of a solarium at the south end of the building with conventional walls, fixed windows, and vinyl siding. Mr. Phippard reviewed these proposed changes.

Mr. Phippard referred to an error he had made on the submitted plan. The mullions on the Community Building's entryway windows were not shown on the prior plan and these are proposed to remain. He referred to mechanical equipment being added on the roof which will be partially visible from Wyman Road. There is a vinyl wall being added to shield this equipment. Mr. Phippard stated some of these changes are to accommodate the desires of the residents. This concluded Mr. Phippard's presentation. Ms. Landry asked whether the issue with the wall for fire regulation purposes was not noticed with the 2016 plan. Mr. Phippard stated it was not noticed by the architect and came about during third party review.

Ms. Landry thanked the applicant and staff for incorporating the 2016 version of the plan for easier clarification of the changes coming before the Board. She asked whether there were many changes being proposed today compared to what was approved in 2016. Mr. Phippard stated the changes were incremental in nature.

Mr. Stout asked for a completion date. Mr. Phippard stated they are looking for occupancy to happen in February 2019.

Ms. Landry asked whether any of these changes have already happened. Mr. Phippard stated some of the windows are already installed but the contractor is aware not all the changes will be approved and they may be forced to make changes.

Staff comments were next. Ms. Kessler stated the focus of the application is on proposed modifications to the Community Building and noted this is the first set of changes to this particular building since the 2016 approval. She stated many of the proposed changes will be covered from view from Wyman Way by the covered parking garages. She stated that with respect to Development Standard 19, Architecture and Visual Appearance, staff view the changes being proposed as consistent with the look and feel of the building and the surrounding structures. However, she understands that multiple modifications to the appearance of a building can have a cumulative impact that may lead to a design that is significantly different from the one originally approved by the Board.

Mr. Burke asked whether revisions typically happen before they are approved and whether other applicants would receive the similar leeway. Ms. Kessler stated approval is required before modifications can be made but there are instances when this does not happen. She noted as Mr. Phippard has indicated, this applicant is

aware should the Board not approve the changes that have been made, they would be required to revert back to the original plan at their expense.

Chair Spykman asked whether the Board could approve certain changes and not the others the applicant has brought forward today. Ms. Kessler stated the Board could craft a motion which approves certain items. The Chairman asked whether there was also another change that happened before the Zoning Board with respect to an additional floor. Ms. Kessler stated this was for the healthcare building.

Ms. Landry asked how common it was for an applicant to group all these changes into one and bring it before the Board; she felt this makes the Board's deliberations irrelevant. Ms. Kessler stated this is common with large scale projects and it is something that has happened in the past. She added grouping items together saves a lot of time for the applicant, staff, and board in the review process, if they are minor changes.

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

The Chairman stressed the Board should not be pressured to approve what the applicant has already done.

Ms. Landry stated these are seasoned professionals who are working on this project and she does not want to stand in the way of a great project. On the other hand, there is a reason the Board has rules and regulations in place.

Councilor Hansel, stated that having experience with how these large projects work, he feels the contractor probably didn't give much thought to Board approval. He noted it would be up to the contractor to change his plan should it not fit in with what the Board approves. He felt the changes proposed were minor.

Mr. Lamb added the Board is in a tough position because the Board prefers the original plan to the current proposal. He stated the task before the Board is to determine whether the plan before the Board can be approved under Standard 19.

Ms. Landry felt the new plan is beginning to look more institutional. The Chairman stated Ms. Landry could always make a motion to modify, vote against the motion and if additional information is necessary, ask for a continuance.

Vice-Chair Barrett stated a contractor moving forward with changes prior to Board approval is something the Board has seen in the past – and agreed the Board has rules and regulations but also recognizes this Board has no enforcement role but rather an approval role. He added that he agrees with Councilor Hansel's assertion that if this plan came before him as an original plan he would have approved it even though he might not have liked it as much.

Mr. Stout stated it is unfortunate the Board is at a disadvantage as it does not get to see the parking at the front of the site and how it affects the overall view. He also felt the applicant has made an effort by bringing these items before the Board which might not have happened with another situation, which brings about enforcement issues. He stated he too agrees with Councilor Hansel.

C. Board Discussion and Action

A motion was made by Councilor George Hansel that the Planning Board approve SPR-11-16, modification 6 as shown on the elevation entitled "Community Center Front (West)" for Hillside Village, Wyman Road, Keene, New Hampshire prepared by Tsomides Associates Architects Planners at a scale of 1/8"=1' on August 10, 2018 with the following conditions:

1. Prior to signature by Planning Board Chair:
 - a. Submittal of revised elevation with stamp from a NH licensed Architect.
 - b. Owner's signature on the revised elevation.

The motion was seconded by Nathaniel Stout.

Martha Landry proposed an amendment to this motion, which is to include language that would retain the original arch windows. The amendment was seconded by Pamela Russell Slack.

Ms. Landry felt the quality of the building has been degraded because of the removal of the arch windows and even though she was not present in 2016, she felt the shape of the building is one of the reasons this plan was approved.

Councilor Hansel stated he shares in the disappointment; however, he did not view the proposed changes as being in conflict with Standard 19. Ms. Landry disagreed and noted that she sees these changes as impacting Standard 19. Councilor Hansel asked how this change differs from Standard 19. Ms. Landry stated the manner in which the windows were presented in 2016 was part of the plan being in compliance with Standard 19. Ms. Landry noted one item to consider is that the work has already been done.

Vice-Chair Barrett stated he would be more inclined to support Ms. Landry if the arch windows were visible from the road. Mr. Stout felt there were other very significant architectural features and the change being proposed was not that significant, especially because the parking structures sit in front of them. Dr. Cusack stated he agrees with Ms. Landry but does also agree the change is not as significant and hence could not support the amendment.

On a 2-6 vote, the amendment made by Martha Landry failed.

The original vote made by Councilor Hansel carried on a 7-1 vote, with Martha Landry voting in opposition.

Mayor Lane rejoined the Board.

3. SPR-930, Mod. 4 – Subaru of Keene – 11 Production Ave – Site Plan – Owner, Wilco Realty Corp., is proposing a 2,940 sf single-story addition to the west-side of the existing Subaru building to house six additional auto service bays. The site is 5.67 acres in size and is located in the Industrial District (TMP# 242-002-000-000-000).

A. Board Determination of Completeness.

Senior Planner Tara Kessler recommended to the Board that they accept Application SPR 930 as 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

Mr. David Bergeron addressed the Board on behalf of the applicant regarding an addition to the existing Subaru building on Production Avenue. This proposal is to install an addition at the rear of the building to house six additional work bays. An existing smaller bay would be demolished to accommodate the six new bays. The existing vehicle circulation pattern would still exist after the expansion. As part of this proposal the applicant would like to pave the existing gravel parking lot. There will be a reduction in the row of parking spaces to accommodate the addition. There are no other changes being proposed.

Mr. Bergeron reviewed how the application meets the Board's relevant development standards. He noted that the paving of the gravel parking area has a minor effect on drainage but the original design had ample storage for runoff. There will be silt fencing added to protect the area outside the developed area from erosion and sedimentation. The site will continue to drain in a similar manner as it has been. There are several areas allocated for snow storage, which are outlined on the plan submitted. There are no changes being proposed within the 100-year floodplain. At this time no changes are proposed that require landscaping. Three additional wall-mounted lights are proposed to be added to the building, all of which are fully shielded LED fixtures. As a result of the addition, there may be one additional employee hired,

and this increase would not have an impact on traffic patterns. Mr. Bergeron noted that there is sufficient room on the site for vehicles to travel as well as ample parking for customers. There is good sight visibility of Production Ave from the site entrance. With respect to architecture, the addition will continue the same pattern of design and appearance that the existing building has. This concluded Mr. Bergeron's presentation.

Mayor Lane asked if the landscape screening that exists today would also be extended to reduce visual impact of the building from Route 9. He remembered that this was a condition of the original approval for the site. Mr. Bergeron stated they were not planning on adding any more trees but perhaps they could add one more tree. The Mayor asked for at least two more trees. Mr. Bergeron referred to two additional mature trees along the highway.

Staff comments were next. Ms. Kessler called the Board's attention to engineering comments regarding drainage, and noted that these concerns have been addressed. She noted that Mr. Bergeron did a thorough job addressing the development standards in his presentation. She reviewed the relevant standards and noted that staff are recommending the Board include a condition in their approval, if they were inclined to approve the project, that would require the issuance of a shoreland protection permit prior to signature by the Planning Board chair.

With respect to landscaping, staff did refer to the conditions of the original site plan approval. As there was no additional parking being installed, staff had viewed this development standard as being met. Ms. Kessler went on to say the proposed appearance of the building matches what exists today. The site is within the floodplain, but the applicant has indicated there would be no impact to floodplain. There are no significant changes being proposed for traffic. The wall packs being proposed meet the Board's standard.

With that the Chairman asked for public comment. Mr. Bergeron stated the applicant would be agreeable to replacing the two mature trees should they be damaged at this time. He added the Board is going to be seeing him back as the applicant is making more changes to this site – adding a car wash, as well as new parking.

Mayor Lane stressed the need for two more trees along the north-facing elevation (for a total of four trees). Mr. Lamb stated according to the aerial photo, it seems like there is one tree at the present time.

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

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve SPR-930, Modification 4 as shown on a plan entitled "Modification #4, SPR 930, proposed addition for Subaru of Keene, 11 Production Avenue, Keene, NH 03431" prepared by Brickstone Landuse Consultants on August 17, 2018, and last revised on September 5, 2018 at a scale of predominantly 1" = 30' and as shown on the elevations entitled "Subaru of Keene Addition" prepared by Bruce Ronayne Hamilton Architects on August 15, 2018 with the following conditions:

1. Prior to signature by Planning Board Chair the applicant shall submit:
 - a. Owner's signature on plan;
 - b. An approved NH DES Shoreland Protection Permit;
 - c. A security for landscaping, site stabilization and an "as-built" plan in a form and amount acceptable to the Community Development Director and City Engineer; and,
 - d. Submittal of a revised conditions plan, sheet 2 that shows the installation of four trees to screen the north facing façade.

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

It was clarified that the applicant would be responsible for replanting the original two trees, if any were missing from the site, and that two additional trees would be installed to screen the approved addition from Route 9.

IV. Assistant City Manager/Community Development Director Report

a. Protocol for temporary Chair of Planning Board meetings

Mr. Lamb reminded the Board about the unique circumstance last month where the Chair, Vice-Chair, Mayor were absent from the meeting. Typically, the protocol for selecting a chair to run the meeting, absent the Chair, Vice Chair and Mayor, is for the Board to elect a pro-tem chair at the start of the meeting. This is usually the most senior member of the Board. As some Board members were unaware of this practice, it was advised that language be drafted to outline the protocol for electing a pro-tem (temporary) chair.

He asked the Board to review the language being proposed for this protocol. He indicated if the Board is comfortable with same the Board could vote to adopt it.

What the language says is that the Chairman presides over a meeting; in his or her absence the Vice-Chair takes their place. In the absence of both the Chair and Vice Chair, the Mayor would conduct the meeting. When all three are absent, a member of the Board would call the meeting to order and the Board would nominate and elect a Chair Pro-Tem.

Ms. Slack stated because of the confusion last month she would like to vote on this item tonight.

Ms. Landry asked whether the third member of the Steering Committee, other than the Chair and Vice Chair, could serve in this position. Chair Spykman stated according to the Rules of Order this is not a titled position. Dr. Cusack asked what happens when the Mayor Chairs a meeting but has to be recused for an item. Mayor Lane stated at such a scenario, the Board would vote for someone else to take over.

A motion was made by Mayor Kendall Lane that the Board approve the Temporary Chairman Protocol. The motion was seconded by Councilor George Hansel and was unanimously approved.

b. Other

None at this time.

V. New Business

None at this time.

VI. Upcoming Dates of Interest –

Chair Spykman state the following upcoming dates of interest.

Planning Board Meeting – October 22, 6:30 PM

Planning Board Steering Committee – October 9, 12:00 PM

Joint PB/PLD Committee – TUESDAY, October 9, 6:30 PM

Planning Board Site Visits – October 17, 8:00 AM – To Be Confirmed

VII. Adjourn –

On a unanimous vote, the meeting adjourned at 8:15 pm

Respectfully submitted,

Krishni Pahl

Minute Taker

Reviewed by: Tara Kessler, Senior Planner; edited by Lee Langella

Tara Kessler

From: Chad Branon <cebranon@fieldstonelandconsultants.com>
Sent: Wednesday, October 10, 2018 3:04 PM
To: Tara Kessler
Subject: Summit Athletic Facility Extension Request

Hi Tara,

As agent for Steve Holland please accept this email as a formal request to extend the conditional approval for this project. Although we believe we have satisfied the majority of the conditions for this project we are still working on obtaining the New Hampshire Department of Environmental Services Shoreland Permit.

To allow us ample time to finish the state permitting and the local review of the conditions for this project we respectfully request that the Board consider granting a 6 month extension of the conditional approval.

Please do not hesitate to contact me should you have any questions. As always thank you for your assistance!

Thank you, Chad

Chad E. Branon, P.E.

Civil Engineer / Principal



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STAFF REPORT

SPR-11-18 SITE PLAN REVIEW – 96 Dunbar Street AUCTION GALLERY AND SELF-STORAGE FACILITY

Request:

Applicant Jim Phippard of Brickstone Land Use Consultants LLC on behalf of owner, Knotty Pine Antique Market Inc., proposes to convert the existing 12,655 sf building at 96 Dunbar St into space for 91 indoor self-storage units and a 4,900 sf auction gallery, and to make renovations to the exterior of the building. The site is 0.39 acres in size and located in the Central Business District (TMP #585-007-000-000-000).

Background:

The proposed project involves utilizing an existing vacant warehouse building on 0.39 acres to relocate Knotty Pine Antique Service from Swanzey to Keene. The two story building has a total of 12,655 square feet of area, with 6,700 square feet on the first floor and 5,955 square feet on the second floor. The applicant received a variance from the Zoning Board of Adjustment in June of 2018 to allow the self-storage use in this District, where it is not a permitted use.

The applicant proposes to occupy approximately 4,900 square feet of the first floor for the auction gallery. The remaining area would contain nine (9) self-storage units and an elevator lobby. The entire second floor would be utilized for up to 82 self-storage units. Hours of operation for the storage units would be 7:00 A.M to 10:00 P.M. daily. The auctions would be conducted on average once or twice a month, typically on a Saturday, beginning at 10:00 A.M. The property currently has 11 parking spaces. The applicant states that there is a plan to purchase 0.2 acres on the east side of the building to accommodate additional parking in the future. As there are no minimum parking requirements for the Central Business District, the applicant is not required to provide on-site parking for this use.

The subject building is situated on a street of densely-developed mixed-uses of commercial, industrial and residential (see Figure #2). The property itself is not in the Historic District; however, it is abutted on the north, south and east of that District. If the applicant does proceed with the additional parking plan, that land on the east side of the building is in the Historic District and would be subject to any applicable standards.

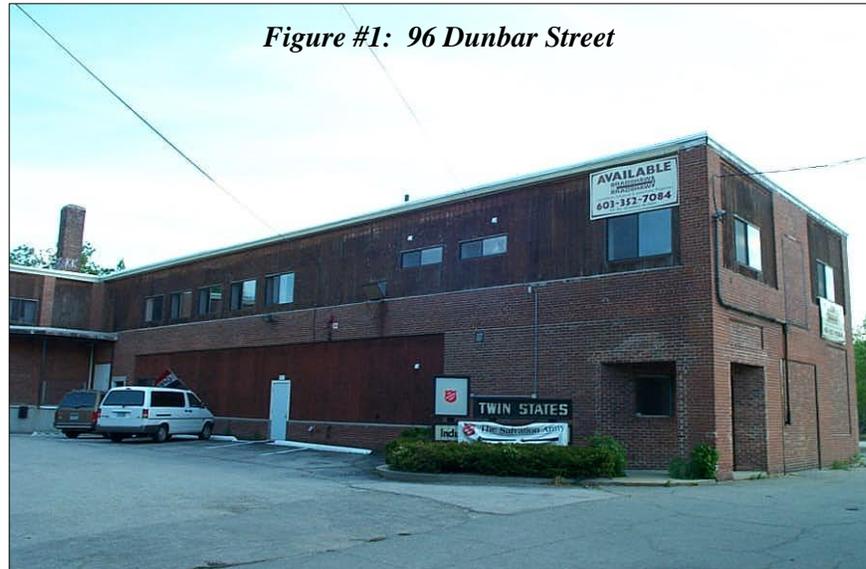


Figure #1: 96 Dunbar Street



Figure #2: 96 Dunbar Street and Surrounding Area

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Completeness:

Staff has reviewed the application materials and finds that the relevant submission items have been met. The application notes a number of items for which exemption is requested; in the opinion of staff, these requests are reasonable, since they deal with items that are not present on this site. Therefore, staff recommends that the Planning Board accept the application as “complete.”

Departmental Comments:

The following comments have been addressed by the Applicant in a revised plan set, which was shared in the meeting packet:

Code:

- *“To be in compliance with the ZBA condition, 18-11, provide the total square footage of the self-storage facility.”*

Police: *No issues.*

Fire: *No Issues.*

Engineering:

- *“Please confirm that all symbology used in the drawings is defined correctly in the legend (e.g., utility pole, sewer main, trees, etc.)”*
- *“The site plan shows neither the existing sewer main nor sewer/water services to the building.”*

Application Analysis:

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

1. Drainage: No changes are proposed to the existing paved areas and therefore, no increase in the peak rate of runoff or runoff volume from the site. This standard appears to be met.
2. Sedimentation and Erosion Control: No changes are proposed to the existing site. This standard appears to be met.
3. Hillside Protection: No precautionary or prohibitive slopes are present on the site. This standard is not applicable.
4. Snow Storage: Snow from the parking and circulation areas are proposed to be stored on the east side of the site, while excess snow would be removed as necessary. The site plan provided by the Applicant depicts the location of this snow storage location. This standard appears to be met.
5. Flooding: The subject parcel is not located within the 100-year floodplain as shown on FEMA FIRM panel 33005C0267E dated May 23, 2006, therefore it is not subject to the City’s Floodplain Ordinance. This standard appears to be met.
6. Landscaping: There is an existing small landscaped planter area adjacent to the south building entrance. The applicant proposes to maintain that area and a new flowering crab tree and two gold-tipped junipers. This standard appears to be met.
7. Noise: The application states that no excess noise is expected to be generated as a result of this proposal. This standard appears to be met.

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8. Screening: The applicant proposes to locate a new dumpster pad on the east side of the building at the north end of the property. The pad would be enclosed with a six-foot high solid wood fence, as required. This standard appears to be met.
9. Air Quality: No impact to air quality is anticipated as a result of this proposal.
10. Lighting: The applicant proposes to add two wall-mounted, full cutoff LED lights on the west side of the building and one wall-mounted fixture on the east side. The lighting plan calls for an average of 0.84 foot candles with a uniformity ratio of 2.8, which lighting shall be reduced by 50% after 10:00 P.M. This standard appears to be met.
11. Sewer and Water: The property is served by City water and sewer. No changes are proposed as a result of this plan. This standard appears to be met.
12. Traffic: The application provides average daily traffic for the proposed uses based on the ITE Trip Generation Manual. The combined estimated daily traffic for both uses is 75 vehicle trips per day. This standard appears to be met.
13. Comprehensive Access Management: The applicant proposes to use the existing curb cut on Dunbar Street with no changes. There is an existing sidewalk on the north side of Dunbar Street. A new bicycle rack is proposed adjacent to the north wing of the building in the northwest corner of the existing parking lot. Handicap parking and access is proposed to be provided at a new entry on the south side of the north building wing. Both City Express and the Friendly Bus provide bus service to this area. This standard appears to be met. Nevertheless, it seems reasonable to assume that for the auction events there will be much parking off-site and people walking to the property – most likely from Community Way. The application does not show any plan for getting pedestrians on- and off-site from adjacent parking areas.
14. Hazardous and Toxic Materials: This application does not propose dealing with hazardous substances; furthermore, the property owner has no knowledge of prior environmental contamination at this property. This standard appears to be met.
15. Filling/Excavation: No fill or excavation is called for in this project. This standard is not applicable.
16. Wetlands: No wetlands are present in the immediate vicinity of the project site. This standard is not applicable.
17. Surface Waters: There are no surface waters affecting this application. This standard is not applicable.
18. Stump Dumps: There are no stump dumps proposed for this application. This standard is not applicable.
19. Architectural and Visual Appearance: The original submittal proposed to remove existing windows and infill the openings with wood framing, sided with dark green vinyl shakes; this would consist of removing 11 windows on the second floor of the east side of the building, six large and two half windows on the west side, two windows on the south side next to Dunbar Street, and two windows on the second floor of south side of the north wing. There are two sections of building where windows were previously removed and replaced with Texture 1-11 siding. The application proposes to side these areas with the dark green vinyl shakes. On the ground floor, an existing overhead door is

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proposed to be removed and replaced with two 36” passage doors and brick to match the existing building. All existing exposed brick would remain as is.

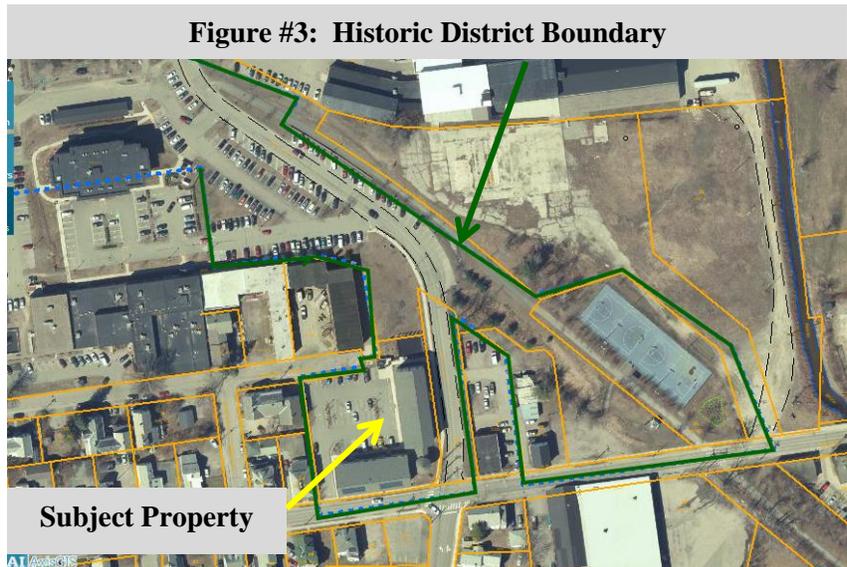
Regarding compliance with this standard, there are two sections in particular that seem to most directly relate to this application, those being Subparagraph b. 1 & 4, as follows:

Subparagraph b.1. states that “Front facades and exterior walls shall be articulated to reduce the massive scale and the uniform, impersonal appearances...and to provide visual interest consistent with the City’s distinctive architectural identify, unique character, and prevailing human scale.”

Subparagraph b.4. states that “Exterior materials, textures and colors shall minimize visual aggressiveness...and shall harmonize with the City’s distinctive architectural identity and unique character.”

One other factor considered by staff is the proximity of this property to the Historic District. While the property is not itself in the Historic District (see Figure #3), it is bounded on three sides by the District and is therefore visible from the Historic District.

Following comments from staff to the applicant regarding concerns over Standard #19, the applicant submitted revised plans in which a second color was added to the column layout for the east and west elevations. Whether this change will satisfy the applicable criteria for Standard #19 is for the Board to decide.



RECOMMENDATION FOR APPLICATION:

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

Approve SPR-11-18, as shown on the plan set entitled “Knotty Pine Antiques & Self Storage 96 Dunbar Street Keene, NH 03431, Tax Map Parcel 585-007” prepared by Brickstone Land Use Consultants, LLC on September 18, 2018, with the following conditions:

1. Prior to signature by Planning Board Chair:

A. Owner’s signature on plan

B. Submittal of security for landscaping, sedimentation, erosion control, and “as-built” plans in a form and amount acceptable to the Planning Director and City Engineer.

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.

A Project Name Knotty Pine Antiques & Self Storage	Date Received/Date of Submission:	
	Date of pre-application meeting:	
Tax Map Parcel number(s) 5 8 5 - 0 0 7 - 0 0 0 - 0 0 0 - 0 0 0	Date Application is Complete:	
Project Address: 96 Dunbar Street		Community Development Dept File #: <u>SPR-11-18</u>
Acreage/S.F.of Parcel: 0.38 +/- / 16553 +/-	O w n e r	PRINTED Name: Knotty Pine Antique Market Inc
		Address: PO Box 96 West Swanzey NH 03469
Zoning District: Central Business	A p p l i c a n t	Telephone\ Email:
		Signature:
		PRINTED Name: Brickstone Land Use Consultants / James Phippard
		Address: 185 Winchester Street Keene NH 03431
		Telephone\ Email: <u>jhippard@ne.rr.com</u>
		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 checked="" type="checkbox"/> Type of development | <u>N/A</u> <input 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 | <input checked="" type="checkbox"/> Parcel size |
| <input checked="" type="checkbox"/> Location of access points | <u>N/A</u> <input type="checkbox"/> Debris management | <u>N/A</u> <input 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' | <u>N/A</u> <input 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") | |

**Knotty Pine Antiques & Self Storage
96 Dunbar Street
Keene, NH**

September 17, 2018

Project Narrative

Knotty Pine Antique Market, Inc. is the owner of TMP 585-007-000, a 0.39-acre site located at 96 Dunbar Street. The property is in the Central Business District and is currently occupied by a two-story warehouse building containing 12,655 sf of floor space. The owner is proposing to relocate Knotty Pine Antique Service from Swanzey to Keene and to add self storage units inside the existing building. A variance to allow self storage was granted by the ZBA in June 2018 (ZBA 18-11). A copy of the variance approval is attached.

Knotty Pine Antique Service will occupy approximately 4900 sf on the ground floor of the building for an auction gallery. The remainder of the first floor will contain approximately 1800 sf for an elevator lobby and for 9 inside self storage units. The entire second floor (5955 sf) will be used for up to 82 inside self storage units. No outside storage is proposed. The self storage units will be open from 7 AM – 10 PM daily.

Auctions will be conducted, on average, once or twice per month. They typically are conducted on Saturdays with the preview starting at 10 AM and the auction starting at noon. Auctions are usually attended by up to 50 buyers. There are 11 existing parking spaces on the site today. A plan is in place to acquire additional land on the east side of the building from the adjacent Railroad Street Condominium Association. Approximately 0.2 acres of common land will be conveyed to Knotty Pine Antique Market, Inc. in the near future and merged to TMP 585-007-000 by a boundary line adjustment. The larger lot will accommodate a total of approximately 35 on-site parking spaces.

The ITE Trip Generation manual estimates that for 91 storage units will generate an average of approximately 25 vehicle trips per weekday and 23 vehicle trips per Saturday. AM peak hour trips are estimated at 2 vehicle trips. PM peak hour trips are estimated at 2 vehicle trips on a weekday and 3 on Saturday. Auctions will occur once or twice per month on Saturdays and will average up to 50 customers. This small amount of traffic will result in no change to the safety or capacity of Dunbar Street.

The site is served by city water and city sewer. The building is sprinklered. The outside of the existing building will be renovated to remove and infill all the existing windows on the second floor in areas which will be walled off on the inside. The existing infilled areas which contain texture-111 siding will be re-sided with dark green vinyl shakes. The existing brick will remain exposed. A copy of the proposed building elevations is attached.



SPR-11-18

Site Plan Review Application Narrative

**Knotty Pine Antiques and Self Storage
96 Dunbar Street
Keene, NH**

September 17, 2018

Development Standards

1. **Drainage** - Stormwater runoff from the existing site will not be changed with this proposal. There will be no changes to the existing paved areas and no increase in runoff from the site.
2. **Sediment/Erosion Control** – No changes to the existing site are proposed. No sediment/erosion control is necessary.
3. **Hillside Protection** - N/A
4. **Snow Storage and Removal** – Snow from the parking and circulation areas will be stored at the east side of the site. Excess snow will be removed from the site when necessary.
5. **Flooding** - The property is not located within the 100-year floodplain as shown on FEMA FIRM panel 33005C0267E dated May 23, 2006. The property is not subject to flooding in a 100-year flood.
6. **Landscaping** – There is a small existing landscaped planter area adjacent to the south building entrance. A new flowering crab will be added to the planter along with potentilla, and gold tipped juniper. The planter provides a visual screen between the street and the on-site parking spaces.
7. **Noise** - No excess noise is expected to be generated as a result of this proposal.
8. **Screening** – A new dumpster pad will be located on the east side of the building at the north end of the property and will be enclosed with 6' high solid wood fencing.
9. **Air Quality** – N/A
10. **Lighting** – Two wall mounted, full cutoff LED lights will be added on the west side of the building; one wall mounted fixture will be added on the east side. The 34W, dimmable fixtures will provide an average of 0.84 footcandles with a uniformity ratio of 2.8. Lighting will be reduced by 50% after 10:00 PM. Activity sensors will be used to activate lights in the event there is activity after 10:00 PM.



11. **Sewer and Water** – This property is serviced by city water and city sewer. No changes are proposed. There will be no water or sewer service to the proposed storage units. The entire building is sprinklered for fire protection.
12. **Traffic** – The ITE Trip Generation manual estimates that for 91 storage units will generate an average of approximately 25 vehicle trips per weekday and 23 vehicle trips per Saturday. AM peak hour trips are estimated at 2 vehicle trips. PM peak hour trips are estimated at 2 vehicle trips on a weekday and 3 on Saturday. Auctions are planned once or twice per month and usually are scheduled on Saturdays with previews starting at 10 AM and the auctions starting at noon. Average attendance at auctions is usually 50 customers. This small amount of traffic will result in no change to the safety or capacity of Dunbar Street at this location.
13. **Comprehensive Access Management** – The existing curb cut on Dunbar Street will be utilized with no changes proposed. There is an existing sidewalk on the north side of Dunbar Street which ends at the property to the west of the site. A bicycle rack will be located adjacent to the north wing of the building in the northwest corner of the existing parking lot. Handicap parking and handicap access will be provided at a new entry on the south side of the north building wing. Both the City Express and the Friendly Bus provide bus service to this area.
14. **Hazardous and Toxic Materials** – The property owner has no knowledge of environmental contamination at this property.
15. **Filling/Excavation** – No fill or excavation is required for this project.
16. **Wetlands** – None.
17. **Surface Waters** – None.
18. **Stump Dumps** – None
19. **Architecture and Visual Appearance** – The proposed self storage units will be located inside the building and will not be visible from the outside. The outside of the building will be renovated to remove existing windows and infill the openings with wood framing, sided with dark green vinyl shakes. On the east elevation 11 windows on the second floor will be removed and infilled. On the ground floor there are no windows and the existing texture-111 will be covered with the dark green vinyl shakes. On the north elevation the windows were previously removed and infilled with texture-111. These infills will be sided with the dark green vinyl shakes. On the west elevation 6 large windows and 2 half windows will be removed and infilled. The existing texture-111 and infills will be sided with the dark green vinyl shakes. On the south elevation next to Dunbar Street, 2 windows on the second floor will be infilled and sided. On the south elevation of the north wing, 2 windows on the second floor will be infilled and sided along with the

existing texture-111. On the ground floor, an existing overhead door will be removed and replaced with two 36" passage doors and brick to match the existing building. Where brick is exposed on all sides of the building, the brick will remain.

City of Keene
New Hampshire

MEMORANDUM

TO: Jim Phippard, Brickstone Land Use Consultants

FROM: Carol Ogilvie, Interim Planner

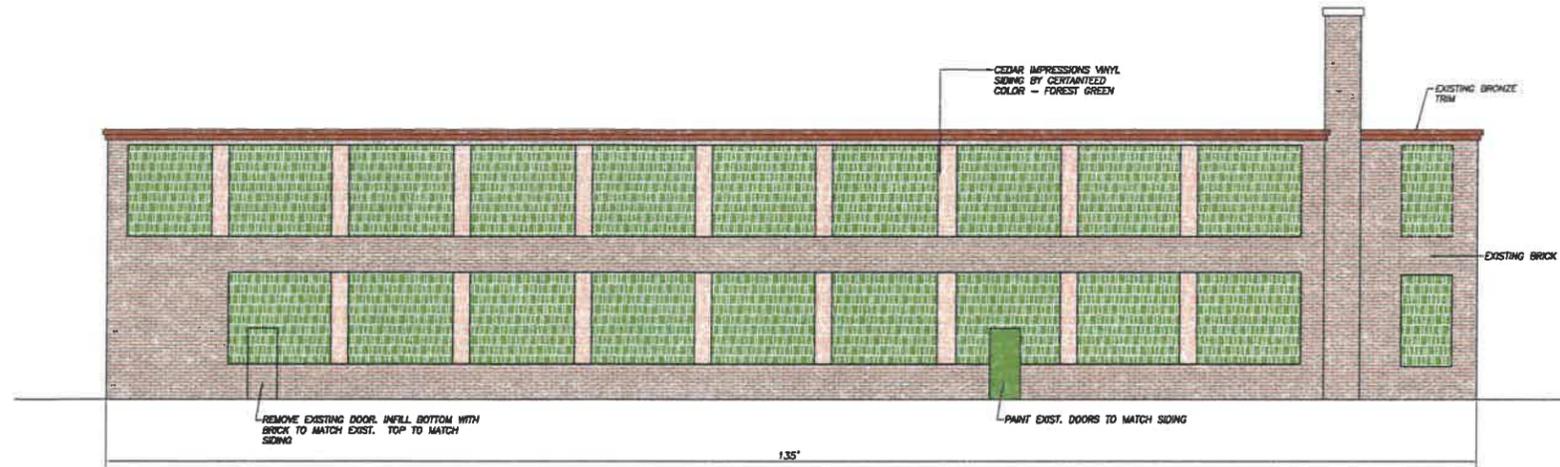
DATE: September 27, 2018

SUBJECT: Comments on Site Plan Application for 96 Dunbar Street

Staff from the City of Keene Planning, Code, Engineering, Police and Fire Departments has conducted an initial review of the Site Plan application for 96 Dunbar Street (TMP# 585-007). Our comments are as follows:

1. In order to demonstrate compliance with the ZBA variance approval, please indicate on the plan the combined square footage of the self-storage units.
2. The site plan does not show the existing sewer main nor the connection to the building.
3. The site plan shows the water line but does not show the connection to the building.
4. Lastly, staff have concerns about the way in which the application addresses #19 of the City's Development Standards, in particular b.1: "Front facades and exterior walls shall be articulated to reduce the massive scale and the uniform, impersonal appearances often found in contemporary commercial development, and to provide visual interest consistent with the City's distinctive architectural identity, unique character, and prevailing scale." This concern is largely related to the east and west elevations. Although vinyl shakes are proposed to infill the windows, these are both long, uninterrupted exterior walls with no defined articulation. Should the Planning Board decide to conduct a site visit on October 17th, it might be helpful if you could be prepared to speak to this issue.

In order to have the revisions included in the Planning Board packets, we would need them by Monday, October 8th. Conversely, you may also choose not to do any revisions and instead, discuss your proposed plan / design choices with the Planning Board at its meeting on October 22, 2018. Please feel free to contact me with any questions at 603-352-5474 or cogilvie@ci.keene.nh.us.



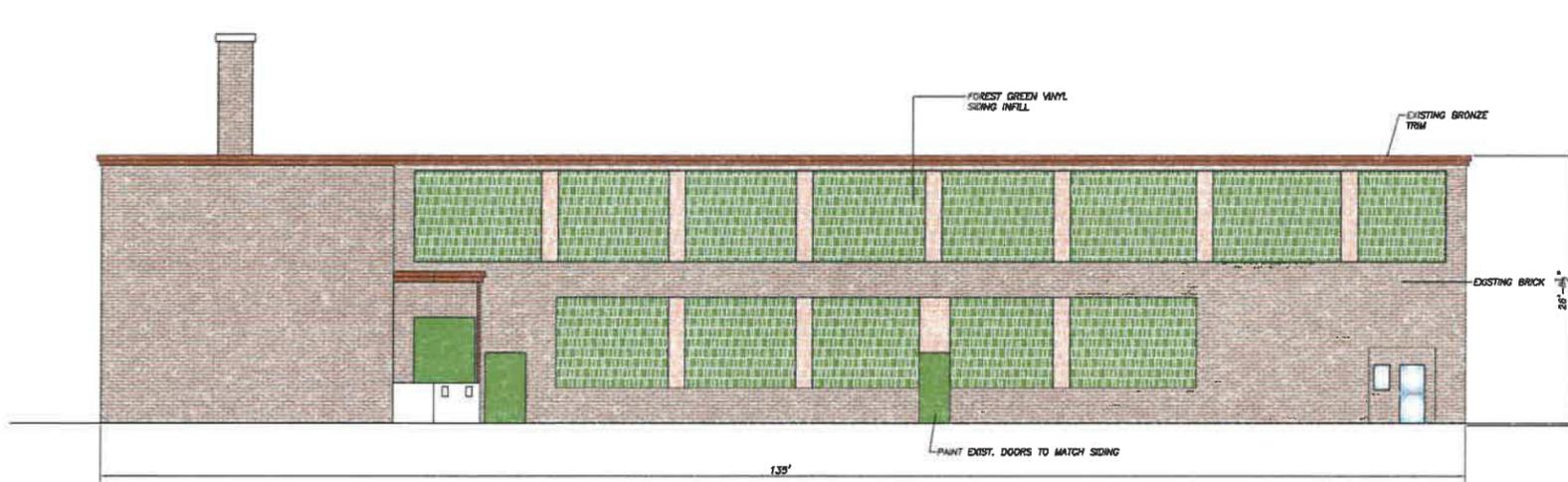
EAST ELEVATION
 SCALE: 1/8" = 1'

1



NORTH ELEVATION
 SCALE: 1/8" = 1'

2



WEST ELEVATION
 SCALE: 1/8" = 1'

3



SOUTH ELEVATION
 SCALE: 1/8" = 1'

4





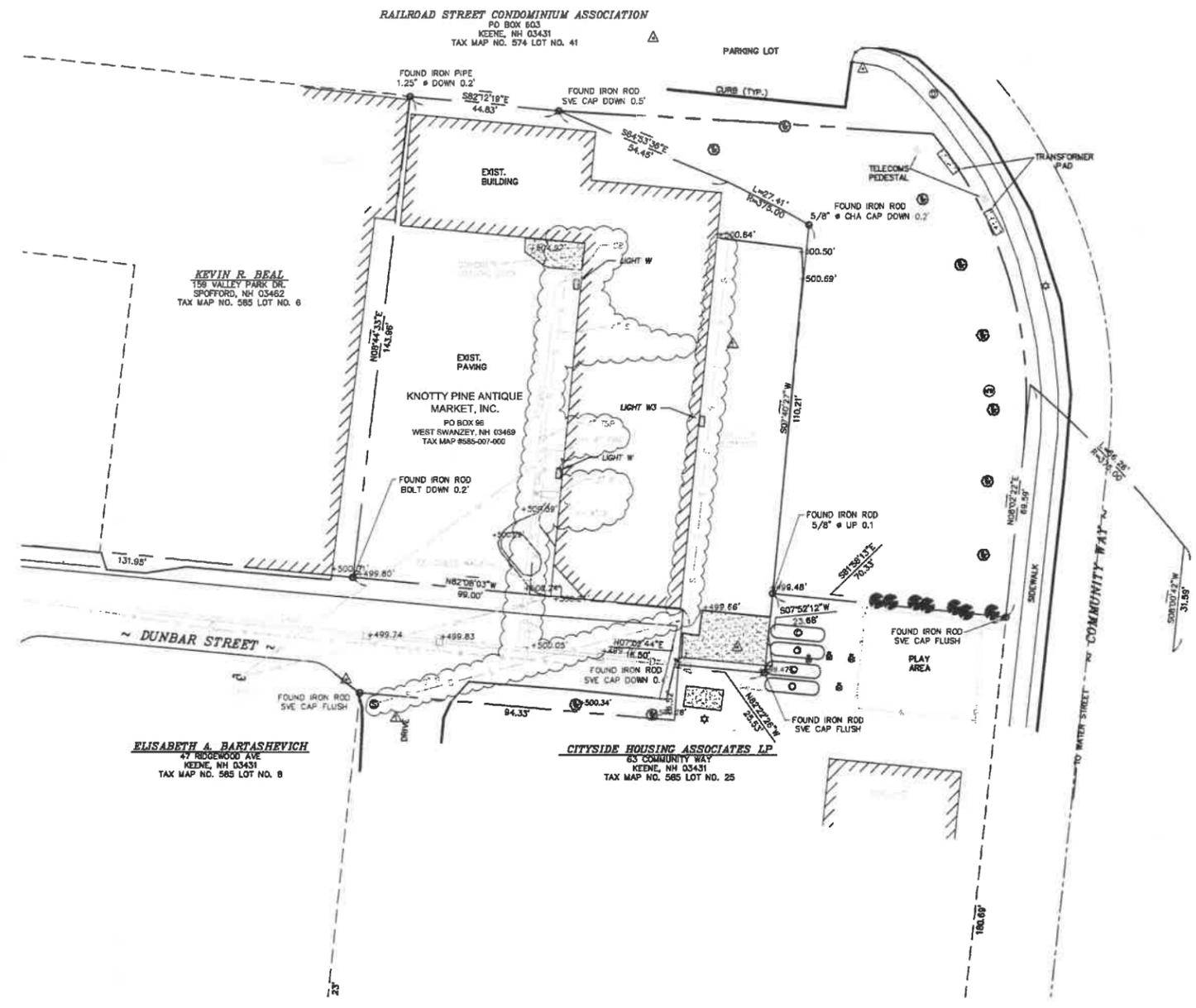
REVISIONS: DATE:
 OCTOBER 4, 2018
 PLANNING STAFF COMMENTS
 ADD EXIST. UTILITIES
 ADD ZBA APPROVAL NOTE

LEGEND

⊕	CATCH BASIN	○	PROPANE TANK
⊙	CLEAN OUT	— SF	SILT FENCE, HAYBALES
▲	WET LAND FLAG	— WS	WETLAND BUFFER
+	GLY ANCHOR	---	PROPERTY LINE
⊕	HYDRANT	—	STONE WALL
⊙	IRON PIN FOUND	—	TREELINE
⊕	MONUMENT FOUND	— VGC	VERTICAL GRANITE CURB
⊕	SIGN	— SGC	SLOPED GRANITE CURB
⊕	TEST PIT	— TD	TIP DOWN CURB
⊕	UTILITY POLE	— CPP	CORRUGATED PLASTIC PIPE
⊕	WATER VALVE	— PCPP	PERFORATED CORRUGATED PLASTIC PIPE
⊕	EDGE OF WATER	— SSWL	SINGLE SOLID WHITE LINE
— W	WATER LINE	⊕	WELL
— S	SEWER LINE	— CS	CURB STOP
— OHU	ELECTRIC, TV, TELEPHONE	⊕GV	GATE VALVE
— GAS	GAS LINE	—	DRAINAGE VECTOR
—	EXISTING GRADE	—	SOILS TEST PIT
—	PROPOSED GRADE		
—	DRAIN LINE		
— D	STONE CHECK DAM		

GENERAL NOTES

1. THIS PLAN IS BASED ON A SURVEY BY OBERHARD ASSOCIATES SUPPLIED TO THIS OFFICE IN DIGITAL FORM. THIS PLAN IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY OF THIS PROPERTY. LOCATION OF UTILITIES IS FROM THE CITY OF KEENE ENGINEERING DEPARTMENT RECORDS AND THE ABOVE PLAN. LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION.
2. CONTRACTOR TO NOTIFY "DIG SAFE" AT 811 A MIN. OF 72 HOURS PRIOR TO THE START OF EXCAVATION.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN FOR THE CITY OF KEENE.
4. PROPOSED MINI-STORAGE USE APPROVED BY THE KEENE ZONING BOARD APPLICATION #18-11 ON JUNE 4, 2018. TOTAL MINI-STORAGE SQUARE FOOTAGE NOT TO EXCEED 7,555 SF IN THE EXISTING BUILDING PER ZBA APPROVAL.



ENGINEER:
THAYER FELLOWS, PE

COUNTY ROAD
 P. O. BOX 423
 WALPOLE, NH
 03098-0428

OWNER
KNOTTY PINE ANTIQUE MARKET, INC.
 PO BOX 96
 WEST SWANZEY, NH 03469
 TAX MAP #585-007-000

Brickstone Land Use Consultants LLC
 Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0116

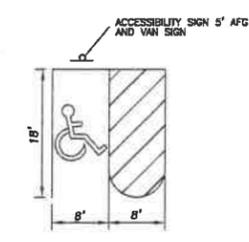
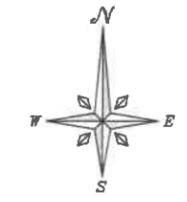
KNOTTY PINE ANTIQUES & SELF STORAGE
 96 DUNBAR STREET
 KEENE, NEW HAMPSHIRE, 03431

EXISTING PLAN

SCALE: 1"=20'

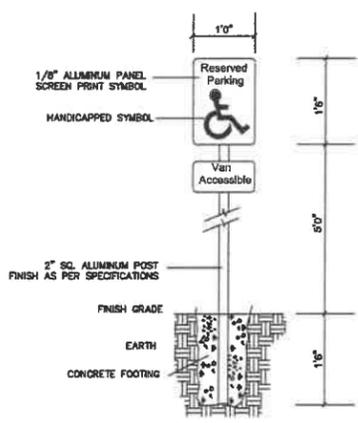
DATE: SEPT. 18, 2018

SHEET 1



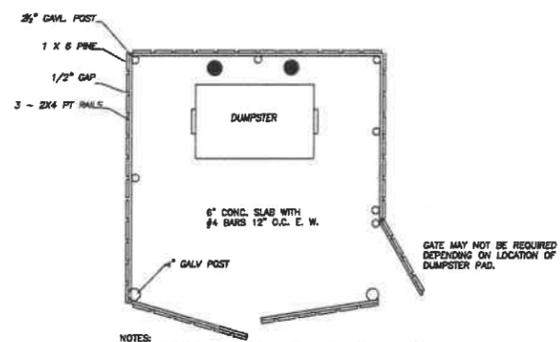
VAN ACCESSIBLE SPACE

- NTS
1. ACCESS ISLE SHALL HAVE A FIRM NON SLIP SURFACE
 2. ACCESS ISLE AND PARKING SPACE MAX SLOPE OF 2%
 3. IF ACCESSIBLE ROUTE IS LOCATED IN FRONT OF THE PARKING SPACE, WHEELSTOPS MAY BE REQUIRED TO KEEP VEHICLE OVERHANG FROM REDUCING WIDTH BELOW 36 INCHES.



SIGN S1 - HANDICAPPED PARKING SIGN

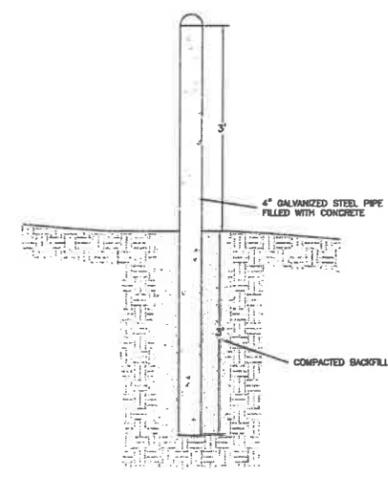
SCALE: NOT TO SCALE



- NOTES:
1. WOOD RAILS TO BE PRESERVE TREATED, FREE FROM EXCESSIVE CRACKS, CHIPS, WARPS OR KNOTS.
 2. VERTICAL WOOD SLATS TO BE SP# 2 OR BETTER PAINTED TO MATCH MAIN BUILDING COLOR.
 3. ALL FASTENERS AND POSTS TO BE HOT DIPPED GALVANIZED.
 4. NUMBER OF DUMPSTERS AND SIZE TO BE DETERMINED BY OWNER. SIZE AND NUMBER WILL DETERMINE FINAL DIMENSIONS OF ENCLOSURE.
 5. PROVIDE 4' WIDE ACCESS OPENING ON SIDE W/ A.D.A. ROUTE.

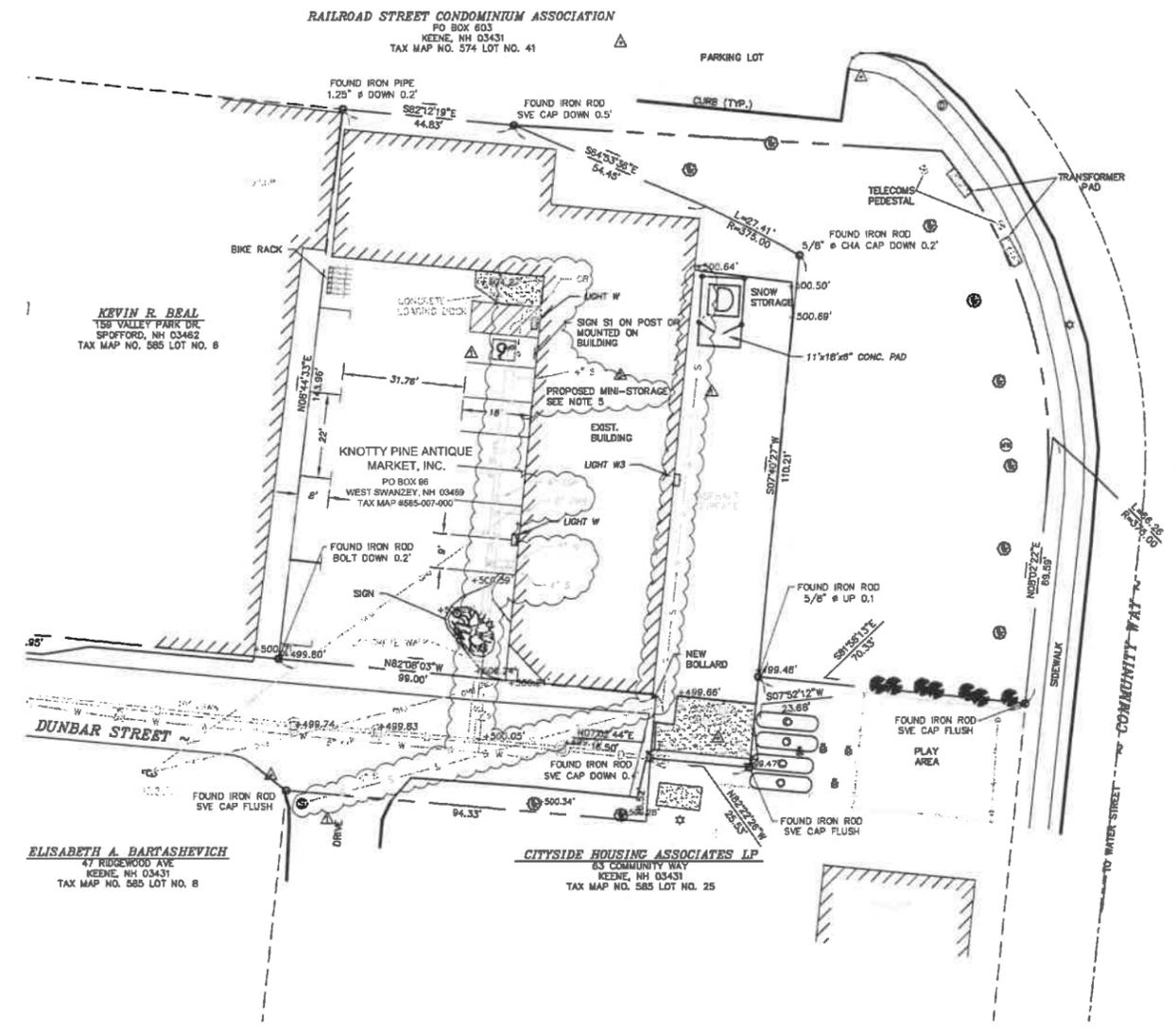
DUMPSTER ENCLOSURE DETAIL

NTS



BOLLARD DETAIL

(NTS)
 OTHER SUITABLE MATERIAL ACCEPTED SUCH AS 3\"/>



LOT DATA

ZONING	TAX MAP #	TOTAL LOT SIZE	LOT COVERAGE	BUILDING FLOORING TOTAL
CENTRAL BUSINESS	585-007-000	17,234 SF - 0.39 AC±	6,864 SF - 38%	9,590 SF - 55%
			16,274 SF - 94%	

PARKING PROVIDED - 11 SPACES
 PARKING REQUIRED - NONE (CENTRAL BUSINESS DIST.)

GENERAL NOTES

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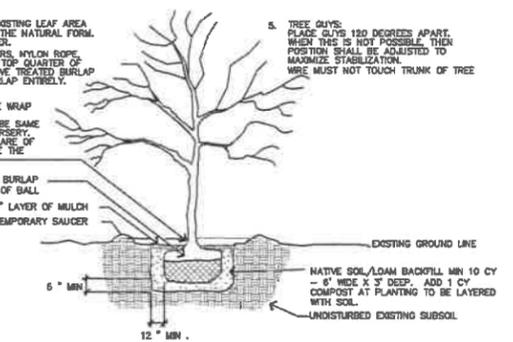
LEGEND

● CATCH BASIN	○ PROPAANE TANK
○ CLEAN OUT	— SF — SILT FENCE, HAYBALES
▲ WET LAND FLAG	— WB — WETLAND BUFFER
● GUY ANCHOR	— — — PROPERTY LINE
● HYDRANT	— — — STONE WALL
● IRON PIN FOUND	— — — TREELINE
● MONUMENT FOUND	— VGC — VERTICAL GRANITE CURB
● SIGN	— SOC — SLOPED GRANITE CURB
● TEST PIT	— TD — TIP DOWN CURB
● UTILITY POLE	— CPP — CORRUGATED PLASTIC PIPE
— — — WATER VALVE	— PCPP — PERFORATED CORRUGATED PLASTIC PIPE
— — — EDGE OF WATER	— SSWL — SINGLE SOLID WHITE LINE
— W — WATER LINE	— — — WELL
— S — SEWER LINE	— CS — CURB STOP
— CHU — ELECTRIC, TV, TELEPHONE	— ●GV — GATE VALVE
— GAS — GAS LINE	— — — DRAINAGE VECTOR
— — — EXISTING GRADE	
— — — PROPOSED GRADE	
— D — DRAIN LINE	
— — — STONE CHECK DAM	

LANDSCAPE LEGEND

● GOLD TIP JUNIPER	2 EA	18" - 24"	4 FEET
● SARGENT FLOWERING CRAB	1 EA	1 1/2 - 2' CAL. @ HEIGHT 6' WIDTH	18 FEET

— — — DRIPLINE AT MATURITY



DETAIL OF TREE PLANTING AND GUYING

NOT TO SCALE

ENGINEER:
THAYER FELLOWS, PE

COUNTY ROAD
 P. O. BOX 428
 WALPOLE, NH
 03608-0428

OWNER
KNOTTY PINE ANTIQUE MARKET, INC.
 PO BOX 96
 WEST SWANZEE, NH 03469
 TAX MAP #585-007-000

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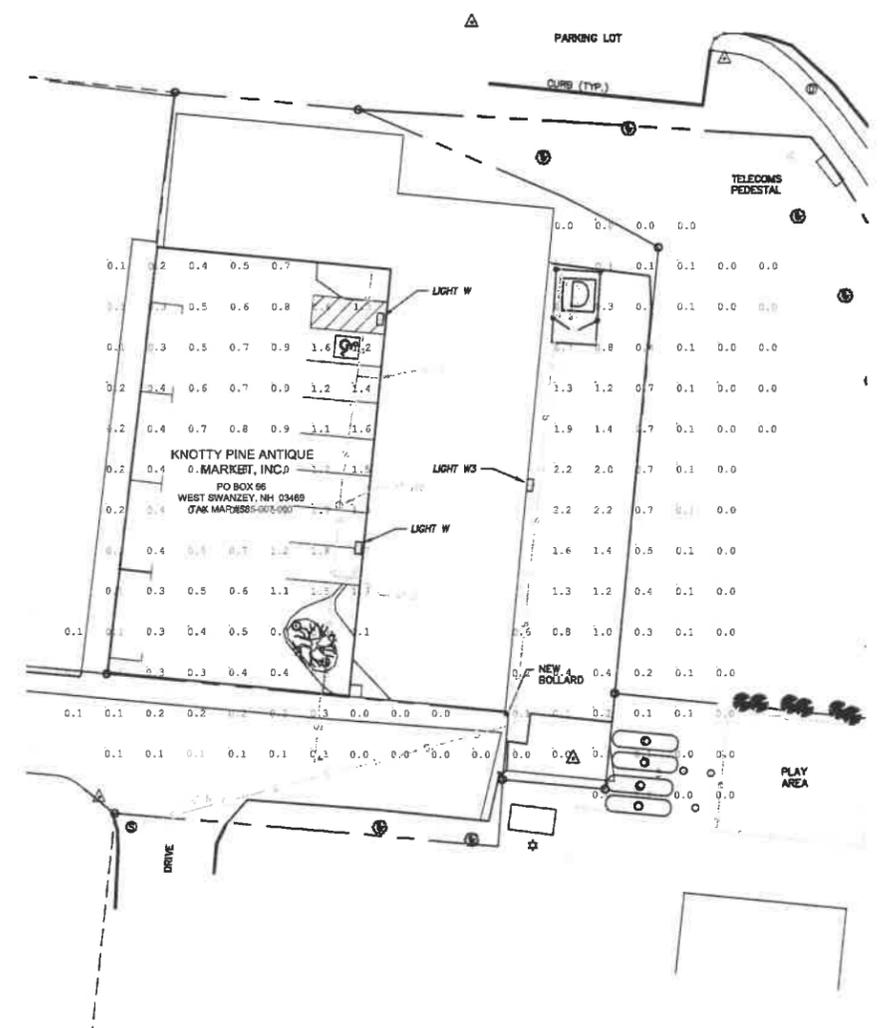
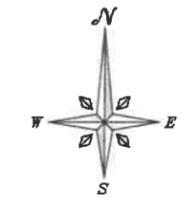
KNOTTY PINE ANTIQUES & SELF STORAGE
 96 DUNBAR STREET
 KEENE, NEW HAMPSHIRE, 03431

PROPOSED PLAN

SCALE: 1"=20'

DATE: SEPT. 18, 2018

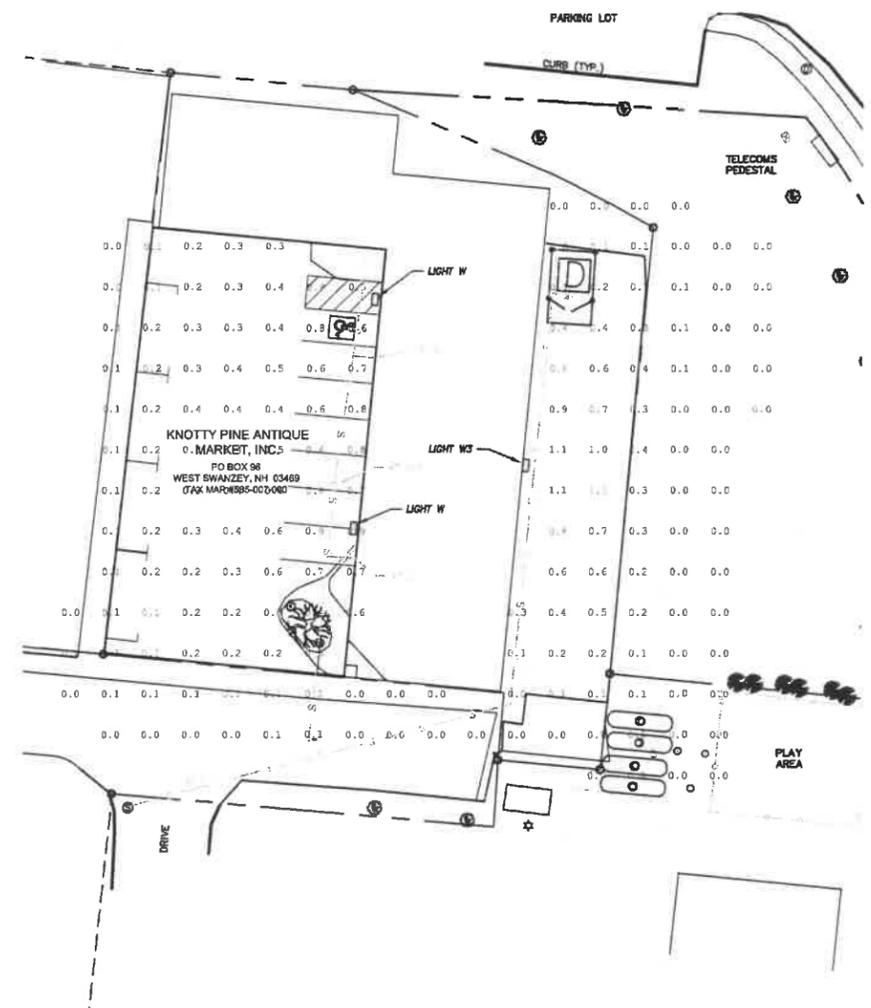
SHEET 2



FULL LIGHT PLAN

Symbol	Qty	Label	Arrangement	Description
W	2	W	SINGLE	GWC-AP-01-LED-E1-T4FT-600/MS/DIM-LXX/WALL MFD 18' AFG
W3	1	W3	SINGLE	GWC-AP-01-LED-E1-SL3-600/MS/DIM-LXX/WALL MFD 15' AFG

StatArea 1
MAIN PARKING LOT AREA ONLY
Illuminance (Fc)
Average = 0.84
Maximum = 1.8
Minimum = 0.3
Avg/Min Ratio = 2.80
Max/Min Ratio = 5.00



REDUCED LIGHT PLAN

Symbol	Qty	Label	Arrangement	Description
W	2	W	SINGLE	GWC-AP-01-LED-E1-T4FT-600/MS/DIM-LXX/WALL MFD 18' AFG
W3	1	W3	SINGLE	GWC-AP-01-LED-E1-SL3-600/MS/DIM-LXX/WALL MFD 15' AFG

StatArea 1
MAIN PARKING LOT AREA ONLY
Illuminance (Fc)
Average = 0.42
Maximum = 0.9
Minimum = 0.1
Avg/Min Ratio = 4.20
Max/Min Ratio = 9.00

ENGINEER:
THAYER FELLOWS, PE
COUNTY ROAD
P. O. BOX 428
WALPOLE, NH
03608-0428

OWNER
KNOTTY PINE ANTIQUE MARKET, INC.
PO BOX 96
WEST SWANZEY, NH 03469
TAX MAP #585-007-000

Brickstone
Land Use Consultants LLC
Site Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

KNOTTY PINE ANTIQUES & SELF STORAGE
96 DUNBAR STREET
KEENE, NEW HAMPSHIRE, 03431

LIGHTING PLAN

SCALE: 1"=20'

DATE: SEPT. 18, 2018

SHEET 3

DESCRIPTION

The Galleon™ wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #		Type
Project	SEP 20 2018	
Comments	By	Date
Prepared by		

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -30°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



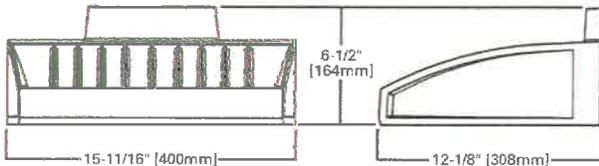
GWC GALLEON WALL LUMINAIRE

1-2 Light Squares
Solid State LED

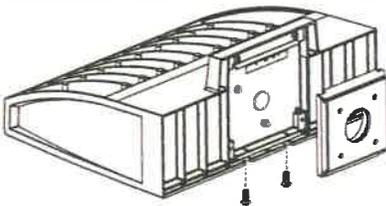
WALL MOUNT LUMINAIRE

SPR-11-18

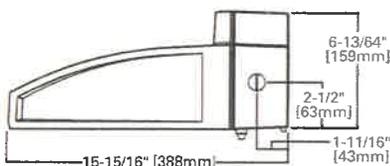
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)



NOTICE OF DECISION

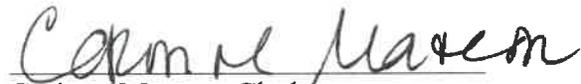
ZONING BOARD OF ADJUSTMENT

CASE NUMBER: ZBA 18-11
Property Address: 96 Dunbar St.
Zone: Central Business District
Owner: Dunbar Opportunity, LLC
Petitioner: Jim Phippard, Brickstone Land Use Consultants, LLC
Date of Decision: June 4, 2018

Notification of Decision:

Petitioner, Jim Phippard, of Brickstone Land Use Consultants, LLC, requested a Variance for property located at 96 Dunbar St. which is in the Central Business District and owned by Dunbar Opportunity, LLC. This request was to permit self-storage units inside an existing warehouse building where a self-storage facility is not a permitted use in the Central Business District per Section 102-482, Central Business District, Permitted Uses, has been approved 3-1 with conditions.

Conditions: 1. The approval is to allow a 7,555 square foot self-storage facility with the condition to stay within the existing building footprint.


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.

cc: Planning Dept.
Assessing Dept.
City Attorney
File Copy



SPR-11-18