



**Planning Board – Monday, February 25, 2019, 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 28, 2018 Meeting
- III. **Public Hearing**
  1. **SPR-964 Modification #5 – 120 Key Road –Hampton Inn & Suites** – Owner and applicant Ashok Patel of Jazzlyn Hospitality, LLC, proposes site-related modifications to the Hampton Inn & Suites located at 120 Key Road, including changes to the exterior building materials and lighting. The site is 2.4 acres in size and located in the Commerce District (TMP# 110-019-000-000-000). A waiver is requested from Development Standard #10: Lighting.
- IV. **Boundary Line Adjustment**
  1. **S-01-19 – 515 Elm Street & 0 Elm Street – Boundary Line Adjustment** – Applicant Wendy Pelletier, on behalf of owners Robert and Judith Perry, proposes a boundary line adjustment between the property located at 515 Elm Street (TMP 521-001-000-000-000) and the adjacent lot at 0 Elm Street (TMP 521-002-001-000-000) owned by Joshua and Leanna Hamlin. The proposal will transfer 616 SF from the 0.26 acre parcel at 0 Elm Street to the 4.5 acre parcel at 515 Elm Street. Both properties are located in the Low Density District.
- V. **Community Development Director Report**  
Planning Board Discussion – Public Art
- VI. **City Council Referral**  
2020-2025 Capital Improvement Program
- VII. **New Business**
- VIII. **Upcoming Dates of Interest – March 2019**  
Planning Board Meeting – March 25, 6:30 PM  
Planning Board Steering Committee – March 12, 11:00 AM  
Joint PB/PLD Committee – March 11, 6:30 PM  
Planning Board Site Visits – March 20, 8:00 AM – To Be Confirmed

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**CITY OF KEENE  
NEW HAMPSHIRE**

**PLANNING BOARD  
MEETING MINUTES**

Monday, January 28, 2019

6:30 PM

Council Chambers

**Members Present**

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

**Staff:**

Rhett Lamb, ACM/Community  
Development Dir.  
Mari Brunner, Acting Planner

**I. Call to order – Roll Call**

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

**II. Elections**

Mayor Lane nominated Douglas Barrett as Chairman, Chris Cusack as Vice-Chairman and Pamela Russell Slack as At-Large member of the Steering Committee. The motion was seconded by Councilor George Hansel and was unanimously approved.

Chair Barrett thanked Gary Spykman for his service on the Board.

**III. Minutes of previous meeting** – December 18, 2018 Planning Board Meeting  
Minutes

A motion was made by Mayor Kendall Lane to accept the December 18, 2018 meeting minutes. The motion was seconded by Councilor George Hansel and was unanimously approved.

**III. Continued Public Hearing**

**1. SPR-08-16 Mod. 1 – 31 Washington Street and 41 Spring St – Site Plan –**

Owner/Applicant Washington Park of Keene, LLC proposes site-related modifications including alterations to the grading, landscaping, retaining wall, and sidewalk in the northeast area of the parcel as well as the installation of a concrete pad and generator to the east of the multi-unit apartment building. Other proposed modifications include the elimination of a concrete walkway to the south of the apartment building, relocation of a dumpster pad, and installation of an outdoor patio in front of the building adjacent to Washington St. The site is 4.94 acres in size and located in the Central Business District (TMP#s 569-056-000-000-000, 569-055-000-000-000).

**A. Public Hearing**

Mr. Tony Marcotte of Washington Park addressed the Board and introduced Robert Baskerville of Bedford Design Consultants. He stated the applicant has made various revisions to the plan

since the last time it was before the Board. He referred to the plan and noted the changes that have been made based on the concerns raised by the abutters.

Referring to the northeast corner of the parcel, Mr. Marcotte stated that they added a one foot tall Versa-Lok wall with 1500 lb blocks in order to re-grade the slope in this area to a less than a 4:1 slope. This has allowed them to add two cherry trees and the applicant is retaining the Boston Ivy in this area. A yard drain will be added to catch the water coming off the dumpster pad and they will raise the grade at the driveway entrance to prevent water runoff onto the abutter's property on Spring Street. The generator pad has been moved to be further away from the abutter's property and closer to the apartment building.

The generator would have a sound proof cover so when it is exercised once a week it would be at 59 decibels. When it is running on a normal frequency for the purpose of running hallway and stairway lights, the sound level would be 66 decibels. Dead River Company will be able to deliver propane fuel to the generator. In response to a concern raised about the removal of two trees from the parking lot island, the applicant is proposing to add two cherry trees to a different island in the parking lot.

Mr. Marcotte continued describing the changes and explained that they added asphalt curbing along the boundary with the Moco Arts property. He confirmed that the grading in this area will allow water to drain to the catch basin in front of the former Middle School building. Behind the apartment building on top of the four foot retaining wall, the site will be graded so that water is directed to the bioretention area. This concluded Mr. Marcotte's testimony.

Mayor Lane stated his concern is the exhaust from the generator entering the apartments next door and asked how this was going to be prevented. Mr. Marcotte stated according to Code the generator has to be 15 feet from a building opening and because this generator is run on propane, the fumes get dissipated quickly. There is also a superintendent who will monitor the running of the generator and noted it is more of a residential size generator.

The Mayor further stated when they were at the site visit in November it was noted the asphalt curbing had already been torn out by plow trucks and raised concern about using asphalt in the area adjacent to Moco Arts and asked how this is going to be maintained. Mr. Marcotte stated the curbing that was torn out was installed when the weather was too cold and it did not set properly; however, the curbing that was installed in the summer has lasted. He added they have already discussed the manner in which this area should be plowed and no snow will be directed towards the MoCo property.

Chair Barrett asked how long the generator would need to run when it is exercised. Mr. Marcotte stated it would need to run for about five to ten minutes and added the owner does not like to exercise the generator unless it is necessary; he is not a proponent of running it often so it is likely to be exercised quite rarely. Mr. Marcotte confirmed the generator would be exercised during the day time.

Staff comments were next. Acting Planner Mari Brunner addressed the Board and stated staff received the most recent, revised plan on January 25<sup>th</sup>. She noted the major changes are the addition of the two trees in the parking lot (southern island closer to the building), the generator pad being moved to be closer to the apartment building, the addition of a yard drain close to the dumpster, and the addition of curbing along the property boundary with Moco Arts. As a

condition of approval staff is requesting a construction detail for this curbing. There is also going to be a 1.5 foot Redi Rock (applicant referred to this as versa lock) wall at the foot of the slope to create less than a 4:1 slope to allow them to plant a row of Upright Boxwood, two cherry trees, and to retain the Boston Ivy.

Ms. Brunner stated engineering staff had a concern about the Versa-Lok wall which was installed during construction and subsequently buried. The City Engineer would like an opportunity to inspect this wall once it's exposed and would like to know the specific product that was installed; this is listed as a condition of approval in the recommended motion from staff.

Mr. Spykman referred to the Addendum and noted many of the numbered items have questions and asked if the applicant has addressed these items to the satisfaction of staff. Ms. Brunner said that many of the concerns and comments raised by staff in the staff report have been addressed; staff met with the applicant last week after the Board's packet went out to go over the revised plan. Anything that is still outstanding could be included as conditions of approval.

Ms. Landry asked whether staff has a copy of the motion being proposed for the Board's review. Ms. Brunner stated staff just met with the applicant this past Friday and she has a motion for the Board to review. The suggested conditions of approval include:

- Submittal of a construction detail for the curbing along the Moco Arts boundary (gravel behind the curb for stabilization, no vertical lip, striping in front of the curb).
- Information about the specific product used for the Versa-Lok wall.
- Prior to issuance of a certificate of occupancy, city engineer to verify that sedimentation issues have been addressed.
- Coordinate with Public Works to inspect the Versa-Lok wall to make sure it is structurally sound and make the necessary improvements.

There are still conditions of approval from 2016 the applicant has not yet met; these will remain in place.

Mr. Lamb noted the conditions Ms. Brunner describes pertaining to the wall, fixes any issues the engineer might observe. The Mayor asked who constructed the wall. Mr. Lamb stated it was constructed by the applicant; it was supposed to be a Redi-Rock wall but they installed Versa-Lok instead.

Ms. Landry referred to language in the staff report (Engineering comment #10) and asked if the language should say "designer's letter should be stamped," or "shall be stamped". Ms. Brunner stated the City Engineer asked that the letter be stamped by a licensed engineer. The applicant did comply with this request; however the stamped letter was not received until after the packet went out. Mr. Lamb noted the request for an engineer's stamp was made because staff wanted to confirm that the Versa-Lok wall was installed according the manufacturer requirements. The stamp is a request, not a requirement.

Dr. Cusack asked about the grading between this site and Moco Arts, and whether water would pond. Ms. Brunner stated that while this area is relatively flat, overall it does grade down and will serve to keep water off Moco Arts and this has been confirmed by the City Engineer.

With no further comments from staff, the Chairman asked for public comment. Mr. Bob Beauregard of 47 Spring Street addressed the Board and stated his property immediately abuts the northeast corner of this site. He noted a generator will generate noise and questioned how they will get a propane hose to the back of the site with the trees in the way.

Mr. Beauregard referred to the northeast corner of this site and stated the proposed wall is only going to come part way and won't go the entire length of the property – the Redi-Rock wall which is buried only goes to the corner of building. He added the major incident with the last storm had water running under his tool shed and pushed dirt against the shed and stated any more slippage and the tool shed will get moved. Mr. Beauregard stated the solutions being proposed are for the spring but he needs something done now; neither his property nor his neighbors' properties can take any more water. At this point Mr. Beauregard stated he is asking for the Board's help. He would like to go back to what was approved by this Board in 2016 where there were two retaining walls; the lower one should go the entire length of the slope to Spring Street.

Mr. Bill Beauregard was the next speaker who stated his property abuts the subject property immediately to the north and to the east; 28-30 Roxbury Court. Mr. Beauregard stated he is exceedingly concerned about the placement of the generator which is only 35 feet from his property. He is concerned that noise will echo off the four story building and affect his tenants. He noted in prior meetings, the applicant had indicated they will not be exercising the generator but anyone who owns a generator knows they have to be exercised and this would affect the abutters. He asked why the generator could not be on the opposite side where it would not affect abutters who live on Roxbury Court.

Mr. Beauregard referred to the rear of the site which has iced over and so far he has burnt out two sump pumps since this construction began (one burnt out and flooded his boiler at a \$1,000 cost for repair). He indicated how storm water is going to be handled is a concern to him.

Mr. Beauregard stated in addition to the noise with the drop down to his property the fumes are going to settle into his property. Mr. Beauregard questioned where this is going to be codified; if the Board approves a generator it could be a small one today but a large diesel generator in the future. He felt some of these things need to be memorialized so that future Boards and Code Enforcement could look at what was approved.

He went on to say with the many violations that have occurred with this application what assurance do abutters have that after a certificate of occupancy is issued that what is approved will actually happen.

With no further comments the Chairman closed the public hearing.

Mr. Burke stated he has not been on this Board for too long but there have been a few large projects that he has seen come before the Board where the Board seems to be finding out about changes after the fact. He does not feel any abutter should have to deal with the consequences of someone else's project. He felt if the wall has to go all the way to Spring Street then that is what needs to happen and asked why the generator was not planned to go in one of the islands in the parking lot.

Mr. Spykman stated he agrees with Mr. Burke and stated all of these things indicate an attitude of the applicant not being a good neighbor and just doing the barest minimum. He stated it is

very disturbing to him that the Board is being put in a bad position. He likes the idea of asking for temporary drainage control.

Mayor Lane stated during the November meeting he raised concerns about three things: lack of trees in the parking lot to reduce the massing of the parking lot, drainage, and the placement of the generator. He stated he is pleased the applicant has dealt with the trees and that they have also addressed the drainage which, while not the greatest solution, is serviceable. He stressed the need to address a temporary drainage measure in the meantime. He stated he is not happy about the placement of the generator and the lack of responsiveness to same. The Mayor stated he has a difficult time voting for this application unless the generator is located where there will be less impact on the neighbors.

Ms. Russell Slack asked where the generator was supposed to have been located. Mr. Lamb stated it was added during the modification which was submitted in November 2018. Ms. Russell Slack stated she is going to have a hard time supporting this application with the generator where it is being proposed. She further stated she would like to see something done immediately to mitigate the drainage issue that is going on now.

The Chairman reopened the public hearing to hear from staff. Mr. Lamb stated staff has been working with the applicant quite a bit on issues such as erosion, water leaving the property, etc.

Referring to the driveway on Spring Street, Mr. Lamb refreshed the Board's memory about this curb cut when it was used by the school district. He noted when the construction project started the existing asphalt berm was leveled and lowered. The existing berm helped water flow down Spring Street away from Mr. Beauregard's property. However, due to the manner in which the applicant graded this site, water from Spring Street entered the applicant's site, added to the flow at the dumpster pad location, and exited the site onto Spring Street; without a curb line, this water then entered the property at 47 Spring Street and flowed in the manner Mr. Beauregard described.

Staff suggested adding a temporary berm with pavement or something similar to keep the flow of water in Spring Street. However, this was never done and more curbing was added for the sidewalk which exasperated the issue. Mr. Lamb stated this is something staff has been working on with the applicant and added there seems to be a good solution being discussed today for the permanent problem but wasn't sure what the solution for the temporary problem is. The asphalt berm cannot be added anymore and the only temporary solution would be to sand bag that curb and close it off so it cannot be used during construction. However, there will be an issue when this area needs to be plowed. Mr. Lamb went on to say staff has been trying to work with the applicant, staff has threatened to close the project down and fine the applicant because of site plan violations, however, the issues have not been solved and added the issues at the south end of the site have been addressed with the installation of gutters and down spouts.

Mr. Marcotte responded by saying last time he was before the Board, the generator was against the property line but now it has been moved against the building but because of the concerns raised he will remove it from behind the building. He went on to say the only area where there has been significant changes made without first seeking approval is the slope behind the apartment building. He stated he made several attempts to have the contractor install an asphalt berm at the entry to Spring Street. When this was not done, Mr. Marcotte added sand bags and

bark mulch to this area. At this time, this entrance is going to be closed off so tractor trailer trucks will have to gain access via Central Square and enter the site through Roxbury Street.

Sand bags have also been added to the top of the retaining wall where water entered the Beauregard property and Mr. Marcotte stated he would extend this through the entire length of the wall.

With respect to the Moco Arts issue, they had agreed to keep it as is but the applicant has agreed to add curbing here. Mr. Marcotte noted that the abutter created the problem by lowering the grade at the property line, which this applicant is correcting.

With response to being fined, Mr. Marcotte stated they have been very responsive to staff requests but there was one day he could not place sand bags when requested due to a family emergency. He further stated they also attempted to keep a screen of vegetation at the rear of the site. Once trees were trimmed for construction purposes the larger trees were removed; trees are being added back in. He noted when spring arrives an asphalt berm will be placed.

Mr. Lamb stated staff does not have a specific requirement for granite curbing or some other alternative to asphalt but did ask for a design which could withstand a plow truck. Staff is also asking the asphalt curb to be lowered so a plow doesn't catch it. The other request is to add fill behind the curb so the curb will not be dislocated. He noted if the asphalt fails the city would undoubtedly here from the abutter.

Mr. Bill Beauregard asked that the changes being proposed be added to a plan the Board can review at a future public hearing. He noted the city has a stipulation for granite curbing and felt Spring Street should have granite curbing as well. He added sand bags are not a permanent solution and referred to the slope that has been created, which is in violation of the site plan and added there are no plants contrary to what the applicant just stated.

Mr. Bob Beauregard stated he would like to address the transformer which he failed to mention previously. He stated this transformer is not 100% online yet but the deafening hum this pad produces is going to make it impossible for them to open their windows. He reiterated the issue with the runoff onto his property.

The Chairman closed the public hearing again.

Mr. Spykman asked whether a list of conditions is the way the Board should proceed with this matter. The Mayor asked staff whether there was an issue with deadline with respect to this application. Mr. Lamb stated the application is at the 65 day decision deadline today but the parties can mutually agree to extend this deadline.

Mr. Lamb felt it would be worthwhile for the Board to put on the record the motion outlined by staff which has new conditions regarding the erosion issue as discussed today. The other issues outlined in the motion relate to the slope, addition of the low wall, and plantings. The only other thing he heard differently tonight is extending the wall to the end of Spring Street – Mr. Lamb did not feel this was necessary as the areas where the walls are being built are areas that have already been modified. North of where the existing wall stops today is undisturbed.

Chair Barrett clarified that should the Board approve this application with the conditions outlined they could be immediately enforceable. However, should the applicant come back with a revised plan, there will be no additional enforcement action. Mr. Lamb answered in the affirmative.

Councilor Hansel asked how this plan going to be any different should the Board wait until next month and stated he would entertain a motion.

Mr. Spykman stated he would like to be assured these conditions would require the applicant to submit to staff a revised plan for staff review and approval. Mr. Lamb stated this does add some weight to the enforcement issue and the applicant is aware how the Board feels about the existing issues. He did add the applicant has made an effort but unfortunately there doesn't seem to be an easy solution to some of these issues.

Ms. Landry asked whether staff is comfortable the motion captures the outstanding issues. Mr. Lamb stated it does – with respect to the Moco Arts issue there is a solution staff is comfortable with, however, the Board cannot require granite curbing on a private property. With respect to Mr. Beauregard's property, on the northeast side, there seems to be solution there as well with a planted slope. The city engineer will make sure the wall is sound and will sign off on same.

C. Board Discussion and Action

A motion was made by Mayor Kendall Lane that the Planning Board approve SPR-08-16 Modification #1, as shown on the revised plan sheets 3, 5, 9, SKC-1, and SKC-2 for the plan set entitled "Proposed Residential Multifamily Housing and Change of Use, Washington Park, 17 Washington Street, Keene, New Hampshire" prepared by Bedford Design Consultants on April 6, 2016 and last revised on January 25, 2019 at varying scales with the following conditions:

1. Prior to signature by Planning Board Chair:

- A. Owner's signature appears on the plan.
- B. Submittal of a construction detail for the proposed asphalt curb along the southern parcel boundary, subject to the approval of the City Engineer.
- C. Submittal of the manufacturer specifications for the specific product that was used for the installed Versa-Lok® wall.
- D. Submittal of a revised site plan to show the removal of the emergency generator.
- E. Submittal of a temporary erosion control plan, including temporary closure of the curb cut on Spring Street with drainage control, to keep the flow of water in Spring Street.

2. Prior to issuance of a Certificate of Occupancy:

- A. The applicant will coordinate and comply with the City Engineer on requirements to address sedimentation and siltation issues that occurred during construction. This shall include impacts that occurred off-site on public property as well as impacts that occurred on site.
- B. The Applicant will coordinate with the Public Works Department to conduct an inspection of the installed Versa-Lok® wall, and will make any necessary repairs to the wall as determined by the City Engineer.

The original conditions of approval for this project as detailed in the Planning Board decision letter dated September 28, 2016 shall remain in full force and effect.

The motion was seconded by Councilor George Hansel.

Mr. Weglinski asked whether the inspection by the city engineer would include the roof drain system. Mr. Lamb stated it would include all the on-site systems.

The motion made by the Mayor was unanimously approved.

**V. Extension Request**

**1. SPR-11-17 – Water / Grove Streets – Commercial Parking Lot – Extension –**

Owner/Applicant Jeanette Wright requests a second extension to the deadline to meet the conditions of approval for SPR-11-17. The site is located at 0 Grove Street (TMP# 585-057-000-000-000) in the Residential Preservation District.

Ms. Wendy Pelletier of Cardinal Surveying and Jeanette Wright the owner addressed the Board. Ms. Pelletier stated the owner is asking for a second extension on this project as the project has gone way over budget because of the landscaping and additional items the Board required; the owner is going to need time to raise funds to complete the work. She noted the requested security deposit is equal to the cost of the project.

Mayor Lane noted this would be the second extension granted for this project and asked for clarification on requirements regarding extension that exceed the second request. Ms. Brunner stated an applicant could request up to three extensions. However, with the third extension the applicant must show extenuating circumstances surrounding this request.

Mr. Spykman asked whether there is a timetable as to when the Board can expect this project to happen. Ms. Wright stated the plan was to start in the spring and unfortunately this is not the best time to start a construction project. Ms. Wright stated she was surprised at the amount of security deposit the city expected (\$4,000), which equals the project cost.

Mr. Lamb explained the security deposit for a project is based on items such as erosion control landscaping, and public utilities. For this project the only secured item is the landscaping and the number comes from what it would cost to install the landscaping.

Ms. Landry asked whether the security must be in cash. Mr. Lamb stated cash is deposited in an interest bearing account for the applicant – the city will also accept letters of credit. Ms. Landry asked Ms. Wright whether either one of these items could be something she could obtain. Ms. Wright stated she was not aware of the option to submit a letter of credit and was willing to look into it.

A motion was made by Mayor Kendall Lane to extend the deadline for SPR-11-17 by six months to allow the applicant time to meet the conditions of approval. The motion was seconded by Pamela Russell Slack and was unanimously approved.

**VI. Community Development Director Report**

Mr. Lamb stated the Board has a document which is a survey from the Southwest Region Planning Commission entitled “Age Friendly Planning” and asked for the Board’s consideration.

Ms. Russell Slack hoped this is something the Commission would make public to the rest of the community.

Mr. Lamb stated Ms. Brunner had introduced herself as Acting Planner – with Michele Chalice’s resignation and Tara Kessler’s FMLA leave, Ms. Brunner has had to take on extra work for the department. There is progress being made to fill the vacant planner position.

**VII. New Business**

None

**VII. Upcoming Dates of Interest – February 2019**

Planning Board Meeting – February 25, 6:30 PM

Planning Board Steering Committee – February 12, 11:00 AM

Joint PB/PLD Committee – February 11, 6:30 PM

Planning Board Site Visits – February 20, 8:00 AM – To Be Confirmed

The meeting adjourned at 8:15 pm.

Respectfully submitted,

Krishni Pahl  
Minute Taker

Reviewed and edited by Mari Brunner, Acting Planner

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# STAFF REPORT

## S-01-19 – BOUNDARY LINE ADJUSTMENT – 515 Elm Street & 0 Elm Street

### **Request:**

Applicant Wendy Pelletier, on behalf of owners Robert and Judith Perry, proposes a boundary line adjustment between the property located at 515 Elm Street (TMP 521-001-000-000-000) and the adjacent lot at 0 Elm Street (TMP 521-002-001-000-000) owned by Joshua and Leanna Hamlin. The proposal will transfer 616 SF from the 0.26 acre parcel at 0 Elm Street to the 4.5 acre parcel at 515 Elm Street. Both properties are located in the Low Density District.

### **Background:**

The two properties are located in a residential area on Elm Street between Court Street and Green Acres Road, as shown in the vicinity plan submitted by the applicant below. The property located at 0 Elm Street is a 0.26 acre vacant lot on the west side of Green Acres Road at the corner of Elm Street. This parcel was created in 2018 as part of a two lot subdivision, and is shown in blue in the image below. The property located at 515 Elm Street is a 4.5 acre lot with a single family residence with access on Elm Street, and is shown in yellow.

The applicant proposes a boundary line adjustment which would transfer 616 square feet from the lot at 0 Elm Street to the lot at 515 Elm Street. The resulting parcels would both meet the 10,000 SF minimum lot size for the Low Density District. The purpose of this minor adjustment is to move the common lot line to the top of a bank, which the applicant notes is a more natural location for the boundary line.



**Left:** A vicinity plan submitted by the applicant depicting the parcels proposed for a boundary line adjustment. The parcel located at 0 Elm Street is highlighted in blue, and the parcel at 515 Elm Street is highlighted in yellow.

## STAFF REPORT

	<b>515 Elm Street</b> (TMP# 521-001-000-000-000)	<b>0 Elm Street</b> (TMP# 521-002-001-000-000)
<b>Prior to Adjustment</b>	+/- 4.50 acres (~196,020 SF)	+/- 0.26 acres (11,326 SF)
<b>After Adjustment</b>	+/- 4.51 acres (~196,636 SF)	+/- 0.25 (10,710 SF)

**Completeness:**

As this application is not associated with any new development, the Applicant has requested exemptions from providing Grading, Landscaping, Lighting, and 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:**

There were no comments from staff from Code Enforcement, Engineering, Police or Fire.

**Application Analysis:**

This boundary line adjustment does not compromise the minimum development capacity of the parcel at 0 Elm Street. As no new development is proposed at this time, many of the Planning Board development standards do not apply. There do not appear to be any prohibitive or precautionary slopes on the site, and the properties are not located within the 100-year floodplain. While wetlands are present on the parcel located at 515 Elm Street, this does not impact the parcel at 0 Elm Street.

**RECOMMENDATION FOR APPLICATION:**

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

**Approve S-01-19, as shown on the plan identified as “Boundary Line Adjustment Plan, Lots 521-002-001 & 521-001-000, 8 Green Acres Road & 515 Elm Street, Keene, NH 03431” prepared by Cardinal Surveying and Land Planning at a scale of 1” = 20’ and dated January 16, 2019 with the following conditions prior to signature by the Planning Board chair:**

- 1. Owners’ signatures appear on plan.**
- 2. Surveyor’s stamp appears on plan.**

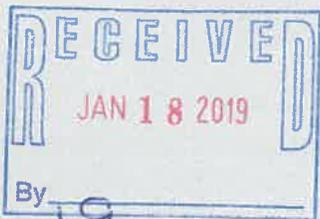
# CITY OF KEENE | PLANNING BOARD

## SUBDIVISION APPLICATION



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

<b>A</b> Project Name BOUNDARY LINE ADJUSTMENT	Date Received/Date of Submission:	
	Date of pre-application meeting:	
Tax Map Parcel number(s)	Date Application is Complete:	
521 - 002 - 001 521 - 001 - 000	Planning Department File #: 3-01-19	
Project Address: 8 GREEN ACRES RD & 515 ELM ST.	Owner	Name: ROBERT & JUDITH PERRY
		Address: 515 ELM ST. KEENE
		Telephone/E-mail: 352-7675
		Signature: <i>[Signature]</i>
Acreage/S.F. of Parcel: .26 / 11,326 S.F. & 4.5 AC.	Applicant	Name: WENDY PELLETIER CARDINAL SURVEYING & LAND PLANNING
		Address: 127 WASHINGTON ST. KEENE
Telephone/E-mail: 499-6151 WENDY@CARDINALSURVEYING.NET		
Signature: <i>[Signature]</i> 1-18-19		
Zoning District: LOW DENSITY		

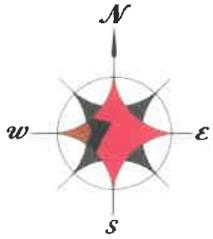


### B Descriptive Narrative Including

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

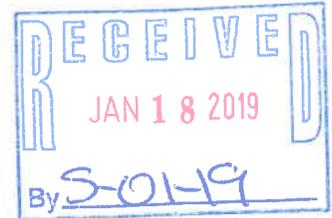
### C A complete application must include the following

<input checked="" type="checkbox"/> Two (2) copies of completed application forms signed & dated	<input 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" <i>UPON APPROVAL</i>
<input checked="" type="checkbox"/> Notarized list of all owners of property within 200'	<input type="checkbox"/> Three (3) copies of all technical reports <i>N/A</i>
<input checked="" type="checkbox"/> Two (2) sets of mailing labels, per abutter	<input checked="" type="checkbox"/> A check to cover the costs of legal notice to advertise the public hearing, mailing notices out to abutters
<input checked="" type="checkbox"/> Seven (7) copies on "D" size paper of plans (24" x 36")	



## CARDINAL SURVEYING AND LAND PLANNING, LLC

127 Washington Street  
Keene, NH 03431  
(603) 209-1989  
[www.cardinalsurveying.net](http://www.cardinalsurveying.net)  
"Know Your Boundaries"



January 18, 2019

515 Elm Street & 8 Green Acres Road  
TM 521-001-000 & TM 521-002-001  
Boundary Line Adjustment

### Project Narrative

Map 520-001-000 is a 4.5 acre lot on Elm Street, extending to Court Street and includes a portion of ponded area. There is one residential dwelling on the lot.

Map 520-002-001 is an 11,326 s.f. lot on the west side of Green Acres Road at the intersection of Elm Street. This lot was created in 2018 and is an empty lot.

The lots are in the low-density district. The neighborhood is comprised of modest single family homes.

The boundary line adjustment proposed will move the common lot line to the top of the bank which is a more natural place for the line. The adjustment is 616 s.f.

Waivers are requested from  
Section IV.D.2.f.3-Proposed Conditions  
Section IV.D.2.f.4-Grading Plan  
Section IV.D.2.f.5-Landscaping Plan  
Section IV.D.2.f.6-Lighting Plan

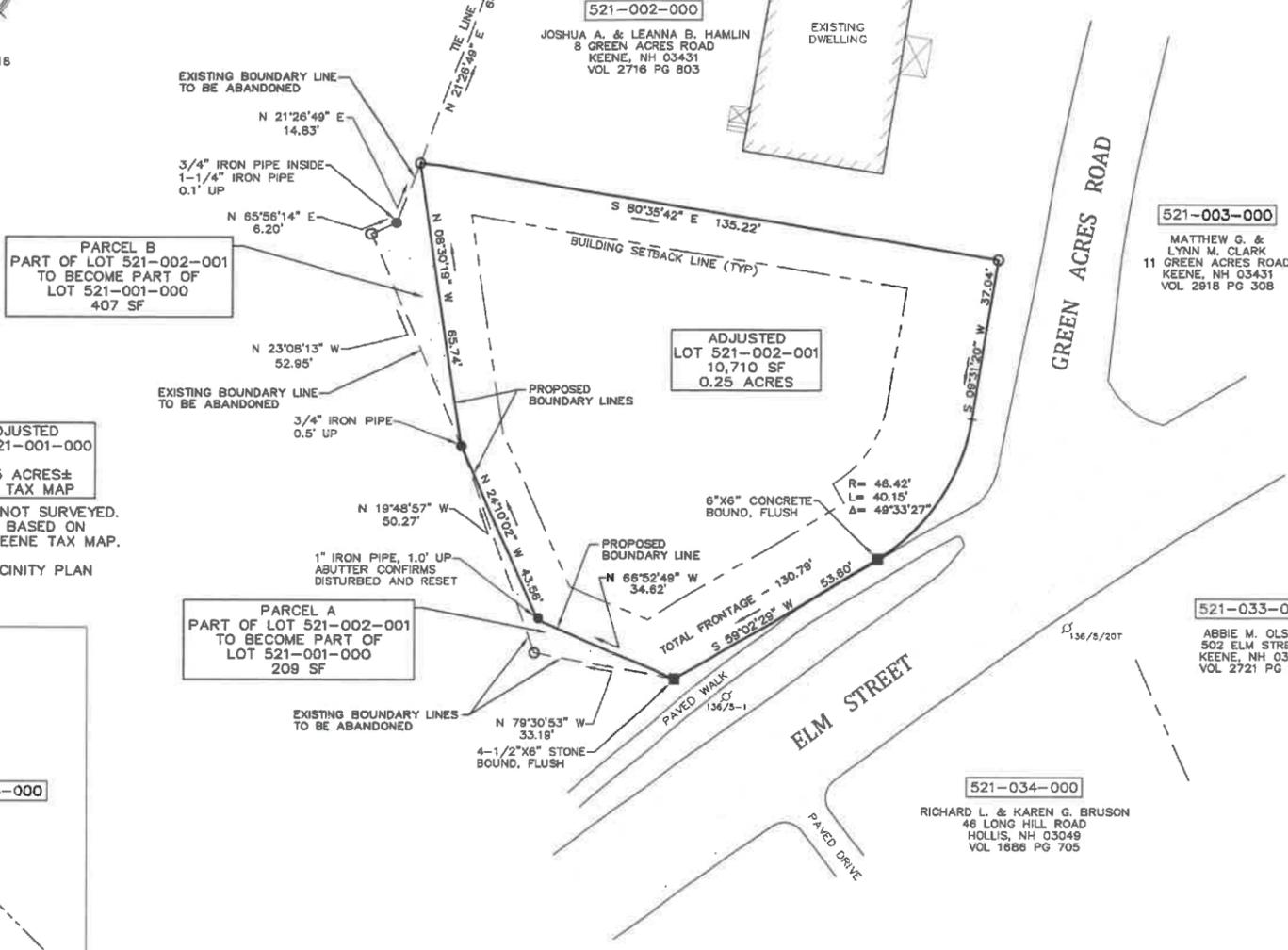
This is a minor lot line adjustment. No building or improvements are proposed within the area of adjustment.

RECEIVED  
 JAN 18 2019  
 By \_\_\_\_\_



**ABUTTER LIST**

- |   |   |  |
|---|---|--|
| <p>LOCUS - 521-001-000<br/>         ROBERT S. &amp; JUDITH F. PERRY<br/>         REVOCABLE FAMILY TRUST<br/>         515 ELM STREET<br/>         KEENE, NH 03431<br/>         VOLUME 2884 PAGE 874</p> <p>LOCUS - 521-002-001 &amp;<br/>         521-002-000<br/>         JOSHUA A. &amp; LEANNA B. HAMLIN<br/>         8 GREEN ACRES ROAD<br/>         KEENE, NH 03431<br/>         VOLUME 2716 PAGE 803</p> <p>515-004-000<br/>         SHALEM &amp; FORREST BENCIVENGA<br/>         31 NEW ACRES ROAD 4<br/>         KEENE, NH 03431<br/>         VOLUME 2816 PAGE 402</p> <p>515-007-000<br/>         JAMES H. &amp; MARTHERA F. KEEFE<br/>         12 GREEN ACRES ROAD<br/>         KEENE, NH 03431<br/>         VOLUME 1759 PAGE 17</p> <p>515-008-000<br/>         RICHARD CORNELIUS &amp; JUDITH REED<br/>         20 GREEN ACRES ROAD<br/>         KEENE, NH 03431<br/>         VOLUME 2268 PAGE 63</p> <p>515-013-000<br/>         BRUCE W. JR &amp; KATEY L. ADAMS<br/>         60 GREEN ACRES ROAD<br/>         KEENE, NH 03431<br/>         VOLUME 2811 PAGE 110</p> | <p>521-003-000<br/>         MATTHEW G. &amp; LYNN M. CLARK<br/>         11 GREEN ACRES ROAD<br/>         KEENE, NH 03431<br/>         VOLUME 2884 PAGE 308</p> <p>521-033-000<br/>         ABBIE M. OLSON<br/>         502 ELM STREET<br/>         KEENE, NH 03431<br/>         VOLUME 2721 PAGE 871</p> <p>521-034-000<br/>         RICHARD L. &amp; KAREN G. BRUSON<br/>         46 LONG HILL ROAD<br/>         HOLLIS, NH 03049<br/>         VOLUME 1686 PAGE 705</p> <p>521-049-000<br/>         CANDY L. EYLES<br/>         3 BARRETT AVENUE<br/>         KEENE, NH 03431<br/>         VOLUME 2895 PAGE 341</p> <p>521-050-000<br/>         TAMMY S. &amp; HAROLD JR PARROTT<br/>         526 ELM STREET<br/>         KEENE, NH 03431<br/>         VOLUME 3014 PAGE 639</p> <p>521-051-000<br/>         MEGAN E. &amp; RYAN W. GRAY<br/>         528 ELM STREET<br/>         KEENE, NH 03431<br/>         VOLUME 2915 PAGE 726</p> | <p>521-052-000<br/>         ROSEMARY NICHOLS<br/>         532 ELM STREET<br/>         KEENE, NH 03431<br/>         VOLUME 2054 PAGE 271</p> <p>522-001-000<br/>         CHESHIRE HEALTH FOUNDATION<br/>         580 COURT STREET<br/>         KEENE, NH 03431<br/>         VOLUME 1359 PAGE 66</p> <p>522-002-000<br/>         CHESHIRE MEDICAL CENTER<br/>         580 COURT STREET<br/>         KEENE, NH 03431<br/>         VOLUME 1485 PAGE 768</p> <p>522-009-000 &amp; 522-012-000<br/>         KEENE HEALTH REALTY INC<br/>         580 COURT STREET<br/>         KEENE, NH 03431<br/>         VOLUME 1138 PAGE 466<br/>         VOLUME 1103 PAGE 380</p> |
|---|---|--|

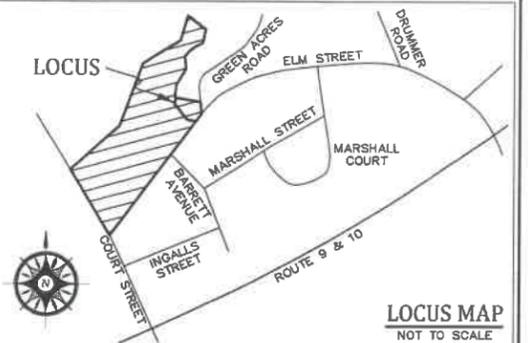


ADJUSTED  
 LOT 521-001-000  
 4.5 ACRES±  
 PER TAX MAP  
 THIS LOT NOT SURVEYED.  
 LINES BASED ON  
 CITY OF KEENE TAX MAP.  
 SEE VICINITY PLAN

521-003-000  
 MATTHEW G. &  
 LYNN M. CLARK  
 11 GREEN ACRES ROAD  
 KEENE, NH 03431  
 VOL 2816 PG 308

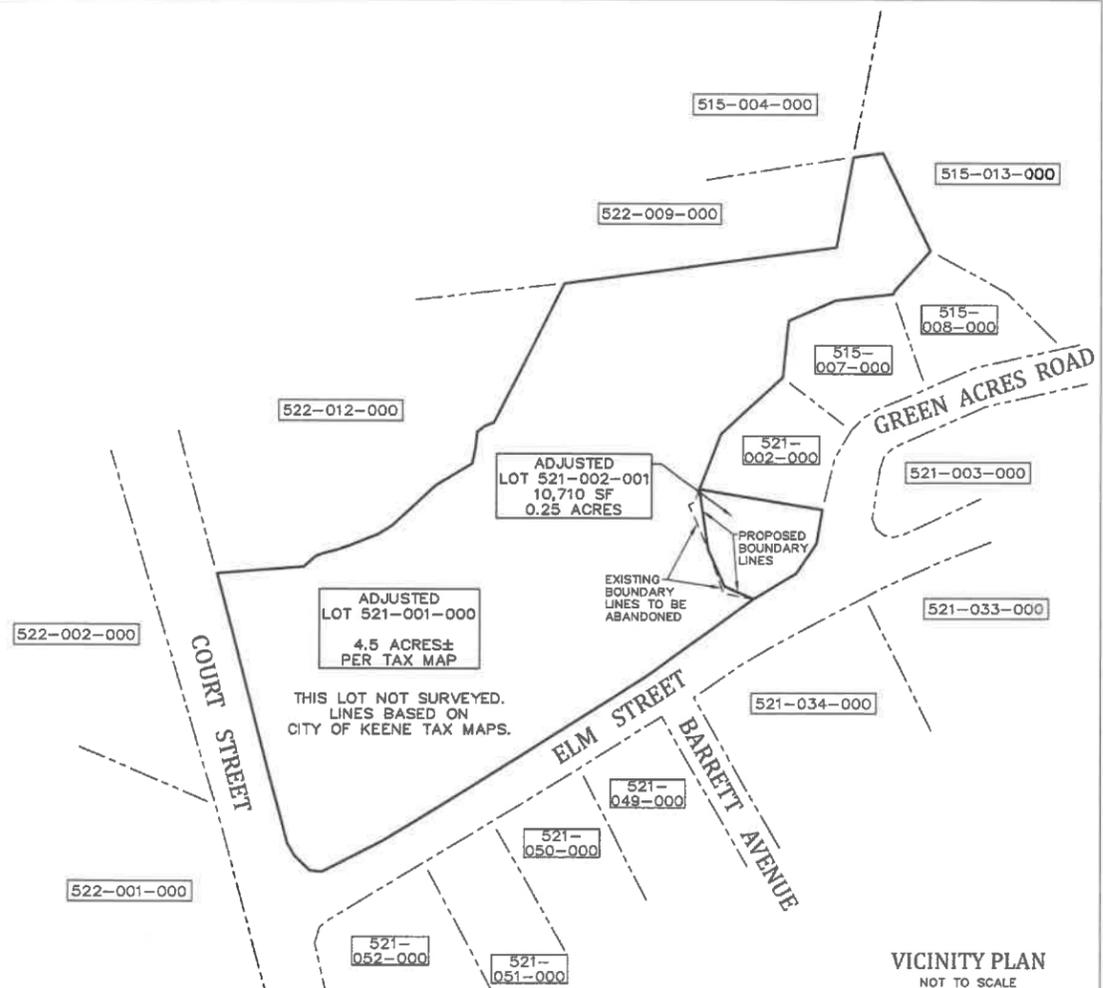
521-033-000  
 ABBIE M. OLSON  
 502 ELM STREET  
 KEENE, NH 03431  
 VOL 2721 PG 671

521-034-000  
 RICHARD L. & KAREN G. BRUSON  
 46 LONG HILL ROAD  
 HOLLIS, NH 03049  
 VOL 1686 PG 705

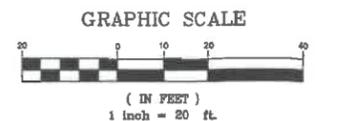


- NOTES**
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 521-002-001 AND LOT 521-001-000.
  - OWNERS OF RECORD:  
 MAP 521-002-001 JOSHUA A. & LEANNA B. HAMLIN 8 GREEN ACRES ROAD KEENE, NH 03431 VOLUME 2716 PAGE 803  
 MAP 521-001-000 ROBERT S. & JUDITH F. PERRY REVOCABLE FAMILY TRUST 515 ELM STREET KEENE, NH 03431 VOLUME 2884 PAGE 874
  - AREAS:  
 LOT 521-002-001 EXISTING: 11,326 SF OR 0.26 ACRES  
 PARCEL A: - 209 SF  
 PARCEL B: - 407 SF  
 ADJUSTED: 10,710 SF OR 0.25 ACRES  
 LOT 521-001-000 EXISTING: 4.5 ACRES (PER TAX MAP)  
 PARCEL A: + 209 SF  
 PARCEL B: + 407 SF  
 ADJUSTED: 4.5 ACRES (PER TAX MAP)
  - MAP AND LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
  - CURRENT ZONING: LOW DENSITY DISTRICT  
 MIN. LOT AREA - 10,000 SF  
 MIN. FRONTAGE - 80 FEET  
 MIN. WIDTH AT BUILDING LINE - 70 FEET  
 SETBACKS:  
 THE NARROWER SIDE OF A CORNER LOT IS CONSIDERED THE FRONT. STREET SIDE SETBACK IS THE SIDE SETBACK PLUS 10'.  
 FRONT - 15 FEET  
 SIDE - 10 FEET  
 REAR - 20 FEET
  - THE RIGHT OF WAY OF ELM STREET WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND IS SHOWN TO BE 3 RODS WIDE (49.5') BASED ON THE WIDENING OF OCTOBER 31, 1989 RECORDED IN VOLUME 1 PAGE 320 ON FILE AT THE CITY OF KEENE CLERK'S OFFICE.
  - THE RIGHT OF WAY OF GREEN ACRES ROAD WAS DETERMINED BY THE LOCATION OF MONUMENTATION AND THE CENTERLINE OF EXISTING TRAVELED WAY AND IS SHOWN TO BE 44 FEET WIDE BASED ON VOLUME 562 PAGE 395, RECORDED AT CCRD.
  - LOTS 521-002-001 AND 521-001-000 ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN.
  - THE PARCELS MAY BE SUBJECT TO EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
  - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.

- REFERENCE PLANS**
- "SUBDIVISION PLAN, LOT 521-002-000, 8 GREEN ACRES ROAD, KEENE, NH 03431, PREPARED FOR JOSHUA A. & LEANNA B. HAMLIN, 8 GREEN ACRES ROAD, KEENE, NH 03431"; PREPARED BY CARDINAL SURVEYING & LAND PLANNING; DATED JULY 20, 2018; RECORDED IN PLAN NUMBER 18139 AT THE CCRD.
  - "PROPERTY OF LLOYD F. & M. JANICE HAYN, KEENE, NEW HAMPSHIRE"; PREPARED BY R.K. PIPER; DATED AUGUST 1975 AND APRIL 1976; SCALE 1"=20'; ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS.
  - "GREEN ACRES, KEENE, N.H."; PREPARED BY D.R. CHAPLIN; DATED APRIL 1950; SCALE 1"=50'; ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS.



- LEGEND**
- - PIN FOUND
  - - MONUMENT FOUND
  - - 5/8" CAPPED REBAR
  - - UTILITY POLE
  - - GUY ANCHOR
  - - - - - APPROXIMATE ABUTTER LINE
  - - - - - BUILDING SETBACK LINE



**OWNER CERTIFICATIONS**

WE, JOSHUA A. AND LEANNA B. HAMLIN, CERTIFY THAT WE ARE THE OWNERS OF LOT 521-002-001, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.

JOSHUA A. HAMLIN \_\_\_\_\_

LEANNA B. HAMLIN \_\_\_\_\_

**OWNER CERTIFICATIONS**

WE, ROBERT S. AND JUDITH F. PERRY, CERTIFY THAT WE ARE THE OWNERS OF LOT 521-001-000, AND APPROVE OF THIS BOUNDARY LINE ADJUSTMENT.

ROBERT S. PERRY \_\_\_\_\_

JUDITH F. PERRY \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATION**

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

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

5-01-19  
 RECEIVED  
 JAN 18 2019  
 By \_\_\_\_\_

NO.	DATE	REVISION	BY

BOUNDARY LINE ADJUSTMENT PLAN  
 LOTS 521-002-001 & 521-001-000  
 8 GREEN ACRES ROAD & 515 ELM STREET  
 KEENE, NH 03431  
 DATE: JANUARY 16, 2019 SCALE: 1"=20'  
 PREPARED FOR:  
 JOSHUA A. & LEANNA B. HAMLIN  
 AND  
 ROBERT S. & JUDITH F. PERRY  
 REVOCABLE FAMILY TRUST  
 CARDINAL SURVEYING & LAND PLANNING  
 Keene, New Hampshire 03431  
 Tel. (603) 499-6151

# STAFF REPORT

## SPR-964 Modification #5 – SITE PLAN MODIFICATION – 120 Key Road, Hampton Inn & Suites

### Request:

Owner and applicant Ashok Patel of Jazzlyn Hospitality, LLC, proposes site-related modifications to the Hampton Inn & Suites located at 120 Key Road, including changes to the exterior building materials and lighting. The site is 2.4 acres in size and located in the Commerce District (TMP# 110-019-000-000-000). A waiver is requested from Development Standard #10: Lighting.

### Background:

This project (SPR-964) was originally approved by the Planning Board on February 27, 2006 and was partially constructed, then abandoned. The current owner acquired the site in 2015 and was granted conditional approval by the Planning Board on February 27, 2017 to construct a 97,822 SF Hampton Inn & Suites that would utilize the existing foundation and site layout of the hotel project that was previously approved by the Board in 2006 (SPR-964 Modification #2). Since this approval, there have been two minor modifications to the approved site plan:



1. SPR-964 Modification #3: Reconfiguration of the storm water compensation area (this refers to the flood storage compensation stone). The applicant requested a change to the configuration of the footprint and depths of the flood storage compensation stone beneath the site's surface in order to avoid a conflict with plantings that were located too close to this area. This change did not result in any visible changes to the site, and was reviewed and approved administratively by staff on August 2, 2018.
2. SPR-964 Modification #4: Brick Replacement. The applicant requested a change to the exterior material of the first story of the hotel building to an Exterior Insulation and Finish System (EIFS) that matches the appearance, including the brick size, color, and pattern of the previously approved thin brick. This change in material did not result in a change in the appearance of the building and was approved administratively by staff on September 11, 2018.

The current request is to change the exterior material from the EIFS material approved in SPR-964 Modification #4 to a new EIFS material that differs in color, reduce the scale and prominence of the cornice detail, and modify the exterior lighting on the building to add string LED accent lights. A waiver is requested from Development Standard #10, Lighting.

### Completeness:

The applicant has requested exemptions from providing an existing conditions plan, a proposed conditions plan, a grading plan, a landscaping plan, a lighting plan, and technical reports. Staff has determined that the requested exemptions would have no bearing on the merits of this application and recommends that the Planning Board accept the application as "complete."

### Departmental Comments:

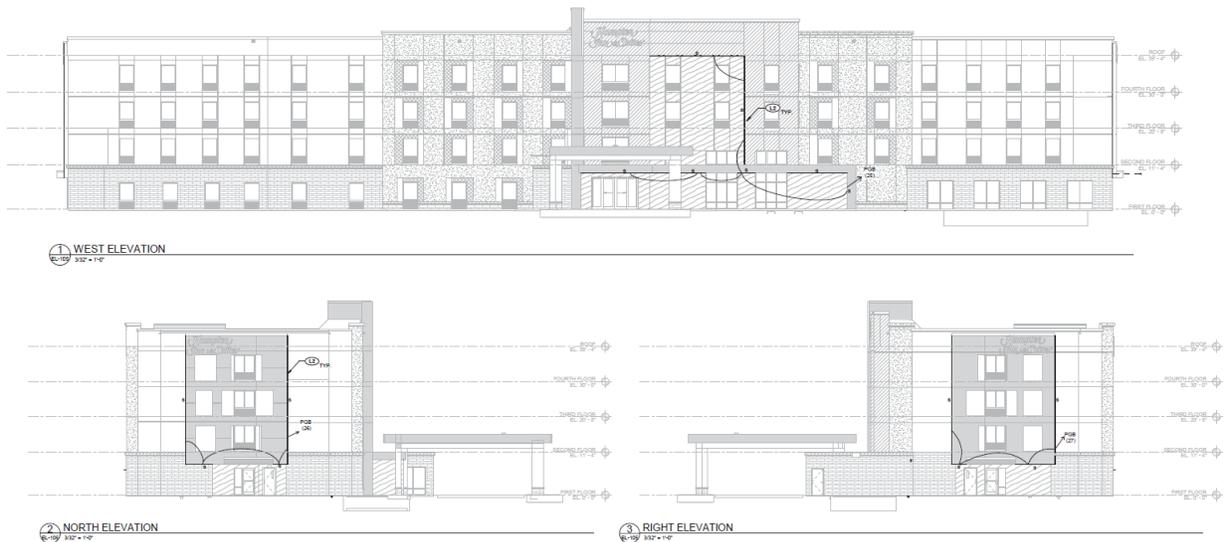
There were no comments on this application from Code Enforcement, Fire, Police, or Engineering staff.

# STAFF REPORT

## Application Analysis:

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

- Lighting:** The applicant proposes to add accent lights to the building on the west, north, and south elevations in the locations shown in the top image below. The accent lights would be string LED lights recessed into a 2" aluminum channel. The lights are typical of Hampton Inn buildings and would be used to highlight bump-outs on the building façade. The applicant submitted a sample rendering that shows what the accent lights would look like, shown in the bottom image below. The applicant notes that this rendering is a sample and was not designed specifically for this building; it is only meant to show what the accent lights would look like (areas circled in red).



*Above: Building elevations submitted by the applicant with locations of proposed accent lights shown for the west elevation (top), north elevation (bottom left), and south elevation (bottom right).*



*Above: Sample rendering submitted by the applicant which shows what the proposed accent lights would look like (see areas circled in red). This is not a rendering for the proposed hotel, and is meant only for illustrative purposes.*

# STAFF REPORT

The applicant has requested a waiver from this standard to allow the installation of accent lights which are not fully shielded/full cut-off fixtures. Section X of the Planning Board Site Plan and Subdivision Regulations states that the Planning Board may grant a waiver provided the following criteria are met:

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

19. Architectural and Visual Appearance: The applicant proposes the following changes to the architecture and visual appearance of the building:

- Change the exterior material from the EIFS material approved in SPR-964 Modification #4 in the “Corinth” blend (a red brick color) to an EIFS material in a light grey blend.
- Reduce the cornice detail in terms of scale and prominence to more closely align with the Hampton Inn prototype. The overall height of the building and parapet would remain the same.

Included below are images which depict the proposed building elevations (top image) and the most recently approved building elevations (bottom image) for the west elevation of the building.



**Top image:** Color elevations submitted by the applicant which show the proposed changes to architecture and visual appearance, including a reduction in the scale/prominence of the cornice detail.

**Bottom image:** The most recently approved elevations for this project which show the architecture and visual appearance of the building as it was approved by the Planning Board in 2017.

## STAFF REPORT

### **RECOMMENDATION FOR APPLICATION:**

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

**Approve SPR-964 Modification #5, with a waiver request from Planning Board Development Standard #10: Lighting, as shown on the building elevations titled “Hampton Inn & Suites, 120 Key Road, Keene, New Hampshire” prepared by Russell and Dawson NH P.C. Architecture and Planning at a scale of 3/32” = 1’ and submitted to the Community Development Department on January 9, 2019 with the following conditions prior to signature by the Planning Board chair:**

- 1. Owner’s signature appears on plan.**
- 2. Architect’s stamp appears on building elevations.**

JANUARY 2019

# 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 <b>HAMPTON INN SUITES</b>		Date Received/Date of Submission:
Tax Map Parcel number(s) <b>164 - 01 - 003</b>		Date of pre-application meeting:
Project Address: <b>120 Key Rd</b>		Date Application is Complete: <b>SPR-964, Mod. 5</b>
Acreage/S.F. of Parcel: <b>2.25 ac / 97 822 sf</b>		Community Development Dept File #:
Zoning District: <b>Commerce</b>	<b>Owner</b>	PRINTED Name: <b>Ashok Patel, Jazzlyn Hospitality LLC</b>
		Address: <b>83 Hartwell Ave , Lexington, MA 02421</b>
	<b>Applicant</b>	Telephone\ Email: <b>apatel@jhmus.com</b>
		Signature: <i>[Signature]</i>
		PRINTED Name: <b>Ashok Patel</b>
		Address: <b>83 Hartwell Ave Lexington MA</b>
		Telephone\ Email: <b>apatel@jhmus.com</b>
		Signature: <i>[Signature]</i>

**Modifications:** Is this a modification to a previously-approved site plan:  No  Yes: SPR#: 964 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

- Type of development
- Sedimentation Control
- Scope/scale of development
- Proposed uses
- Vegetation
- Parcel size
- Location of access points
- Debris management
- Proposed stormwater, drainage & erosion plan
- Any other descriptive information
- Disposal proposals for boulders, stumps & debris

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

- Two (2) copies of completed application forms signed & dated
- Plans stamped/signed by reg. professional
- Two (2) copies of descriptive narrative
- Two (2) copies on 11" x 17"
- Notarized list of all owners of property within 200'
- Three (3) copies of all technical reports
- Two (2) sets of mailing labels, per abutter
- Two (2) color architectural elevations on 11" x 17"
- Seven (7) copies on "D" size paper of plans (24" x 36")
- A check to cover the costs of legal notice to advertise the public hearing, mailing notices out to abutters
- Three (3) copies of "D" size architectural elevations (24" x 36")

# SPR-964 Modification #4

**Hampton Inn and Suites**  
Key Road, Keene

## Architectural Narrative

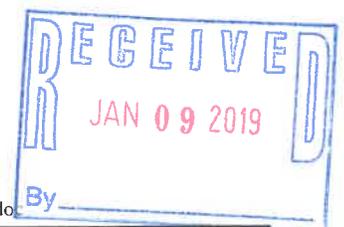
January 10, 2019

Jazzlyn Hospitality II, LLC, owner, is in the process of completing the hotel construction started 10 +/- years ago on Key Road. We request that the Planning Board approve changes to the exterior materials and cornice detail. These changes are requested so the building will more closely conform to the current Hampton Inn and Suites prototype. The building's footprint and height remain the same as previously approved.

The siding materials being proposed are EIFS, a product very similar to the originally proposed dryvit; Nichiha fiber cement siding panels which are molded to look like wood are proposed to enhance the main entry area; and EIFS thin brick in place of real thin brick. EIFS and EIFS thin brick were utilized quite successfully on the Kohl's building a few years ago.

The parapet height will remain the same but the cornice detail has been reduced in scale and prominence to more closely align with the Hampton Inn prototype.

SPR 964, Mod. 5



**SVE Associates**

p:\project\k2454 jamsan hotel management\docs\narrative 1-9-2019.doc



February 8, 2019

Re: Hampton Inn & Suites  
120 Key Rd  
Keene, New Hampshire

File No. 16185

Mari Brunner,

We are seeking a waiver for Standard #10, Lighting for fully shielded, full cut-off lights. The lighting in question is fixture 'S' which is a vertically and horizontally mounted LED tape light which is to be recessed into a 2" metal channel and inset into the bumped out features of the new elevation design. Refer to details 7 & 10 on A-306 for examples of such conditions. The elevations of which the lights are mounted on are as follows: The north elevation which faces Key Rd; The West elevation which overlooks the hotel's parking; The South Elevation which faces the Franklin pierce hwy. Refer to drawing sheet EL-105 dated 12/12/2018 for the locations of the light 'S'.

The light type 's' (See attached cut sheet) is a warm white accent wash light with a 3000k color temperature, which washes over the building. The tape light has 550 lumens per foot. The light will be housed in a low profile flex channel with an opal lens which will provide 80% diffusion at 4'-0" to minimize glare (See attached cut sheet).

Per standard #10 of the lighting part C1&C2:

Our flex tape lighting is an unshielded fixture. However we will be providing a flex channel which will provide shielding and diffusion to reduce glare. Please let us know if you have any additional questions.

Encl:

- Acclaim Lighting LED tape enclosure cut sheet
- Acclaim lighting Led tape light fixture (Fixture 'S')
- Hampton Inn Sample Elevation rendering (No up lighting is provided in this project)
- Construction Doc. Sheets A-306, EL-105

Very truly yours,

RUSSELL AND DAWSON NH P.C.

By: Hernan A Pagan  
Project Manager

cc:

R:\A-YR-2016\16185 126 Key Road, Keene NH\Project Management\Lighting Request For Waiver.Docx

Rev.: 17.00 An Affirmative Action/Equal Opportunity Employer

CONNECTICUT • FLORIDA • NEW HAMPSHIRE • INDIA

Russell and Dawson NH P.C.  
1111 Main Street  
Eastford, CT 06028

T (860) 289-1100  
F (860) 289-3272  
E info@rdaep.com

Chirag B. Thaker  
Thomas A. Manning

C:\Users\sherman.p@pm.com\Documents\16\_165\_ARCH\CENTRAL\_110\_Elevation Update\_1616161.dwg



1 WEST ELEVATION  
SCA-1: 3/32" = 1'-0"

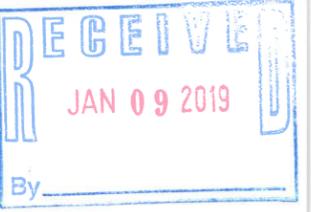


2 NORTH ELEVATION  
SCA-1: 3/32" = 1'-0"

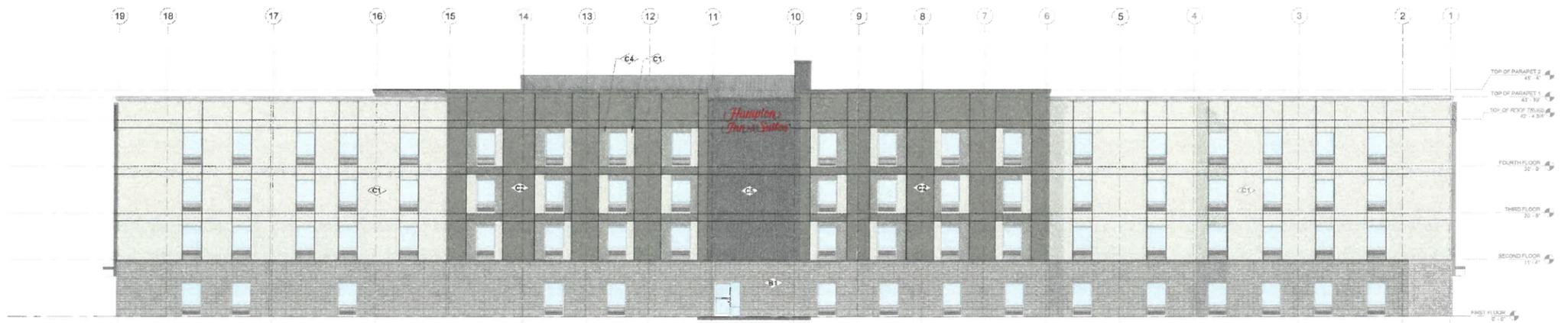
EXTERIOR FINISH KEY	
	C1: EIFS COLOR 1: BENJAMIN MOORE, 859 COLLINGWOOD
	C2: EIFS COLOR 2: BENJAMIN MOORE, 1546 IRON GATE
	C3: EIFS COLOR 3: BENJAMIN MOORE, 1470 BEAR CREEK
	C4: EIFS COLOR 4: BENJAMIN MOORE, HC-105 ROCKPORT GREY
	C5: EIFS COLOR 5: BENJAMIN MOORE, 1616 STORMY SKIES
	B1: EIF CUSTOM BRICK TO MATCH: THIN BRICK, ENDICOTT, LIGHT GREY BLEND
	W1: WOOD LOOK PANEL: MICHHA VINTAGE WOOD, EPC765F REDWOOD
	EXPANSION JOINTS: LOCATION TYPICAL AT FLOOR LEVEL & EVERY 7'6" HORIZONTALLY PER MANUFACTURER'S RECOMMENDATION.
	GROOVE JOINT.

NOTE: FOR TYPICAL JOINT CONDITIONS SEE SHEET A-205

RUSSELL AND DAWSON (A) P.C. ARCHITECTURE & PLANNING 111 Main Street, Keene, NH 03426 TEL: (603) 352-1234 FAX: (603) 352-1234	
NO. _____ REVISIONS _____ DESCRIPTION _____ DATE _____ BY _____	PROJECT: HAMPTON INN & SUITES 120 KEY ROAD, KEENE, NEW HAMPSHIRE
FILE NO: 1616161 SCALE: 3/32" = 1'-0" DATE: 08/02/2017 DRAWN BY: HWP CHECKED BY: HWP	SHEET TITLE: SCHEMATIC BUILDING ELEVATIONS - NORTH & WEST SHEET NUMBER: SCA-1



SPR-964, Mod. 5



2 EAST ELEVATION  
SCA-2 3/32" = 1'-0"



1 SOUTH ELEVATION  
SCA-2 3/32" = 1'-0"

EXTERIOR FINISH KEY	
	C1: EIFS COLOR 1: BENJAMIN MOORE, 859 COLLINGWOOD
	C2: EIFS COLOR 2: BENJAMIN MOORE, 1548 IRON GATE
	C3: EIFS COLOR 3: BENJAMIN MOORE, 1470 BEAR CREEK
	C4: EIFS COLOR 4: BENJAMIN MOORE, HC-105 ROCKPORT GREY
	C5: EIFS COLOR 5: BENJAMIN MOORE, 1616 STORMY SKIES
	B1: EIF CUSTOM BRICK TO MATCH: THIN BRICK: ENDIGOTT, LIGHT GREY BLEND
	W1: WOOD LOOK PANEL: NICHIMA VINTAGE WOOD, EPC765F REDWOOD
--- EXPANSION JOINTS: LOCATION TYPICAL AT FLOOR LEVEL & EVERY 7'-0" HORIZONTALLY PER MANUF. RECOMMENDATION.	
--- GROOVE JOINT.	
NOTE: FOR TYPICAL JOINT CONDITIONS SEE SHEET A-205.	

RUSSELL AND PARSONS INC.  
 ARCHITECTURE & PLANNING  
 111 MAIN STREET, SUITE 200  
 KEENE, NH 03426  
 TEL: 603.352.7200 FAX: 603.352.7201 WWW: RUSSELLANDPARSONS.COM

NO. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
 REVISIONS  
 DESCRIPTION

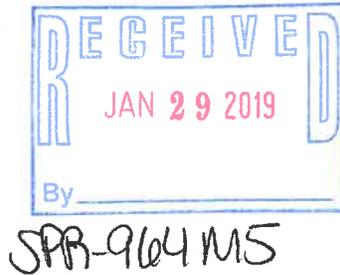
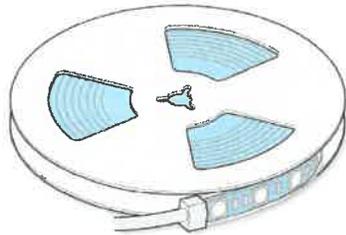
STAMP:  
 PROJECT: HAMPTON INN & SUITES  
  
 120 KEY ROAD, KEENE, NEW HAMPSHIRE

FILE NO: 1818101  
 SCALE: 3/32" = 1'-0"  
 DATE: 11/01/2018  
 DRAWN BY: HPP  
 CHECKED BY: HPP

SHEET TITLE: SCHEMATIC BUILDING ELEVATIONS- LEFT & RIGHT  
 SHEET NUMBER: SCA-2



# Flex Pro Exterior™



Client:  
Project:  
Type:  
Order Code:  
Quantity:

**Flex Pro Exterior** is a high output, low voltage, exterior rated LED circuit strip in a 16.4' spool. It can be cut every two inches to create the exact length needed for your specific application. It is available in 2700K, 3000K, & 4000K, is 5.5W per foot on average, and features a lumen output of 550 per foot (@ 4000K). The combination of it's high output and low profile allows for a wide variety of cove, millwork, signage, and many other exterior applications.

## Specifications

Color Temperature	2700K, 3000K, 4000K
Spool Length + Cut Points	16.4' (5m), Cut points every 2" (50mm)
Beam Angle	120°
Max Fixture Runs	16.4' (5m) - 1 spool maximum
Photometrics	550 total lumens, 87 CRI (4000K LM-79, 1' section tested)
Dimming Protocol	Symmetric forward phase control (MLV) or DMX
Mounting	10 plastic mounting clip + screws included, optional aluminum channels
Power Consumption	90W @ 16.4' (1 Spool), minimum 5.5W per foot
Operating Voltage	24VDC
Lumen Maintenance	L70 @ 50,000 Hours (25° C)
Finish	White
Housing Material	Copper strip, silicone jacket
Operating Temperature	-40°F to 122°F (-40°C to 50°C)
IP Rating	IP68, Wet Location / Submersible
Fixture Connectors	3.28' (1m) Attached feed cable included
Warranty	3 Years Standard, 5 Years Optional (additional charge)
Weight	1 lbs (0.5 kg)
Dimensions	W 0.6" x H 0.2" x L 16.4' (15.4 x 5 x 5000mm)



## Photometrics

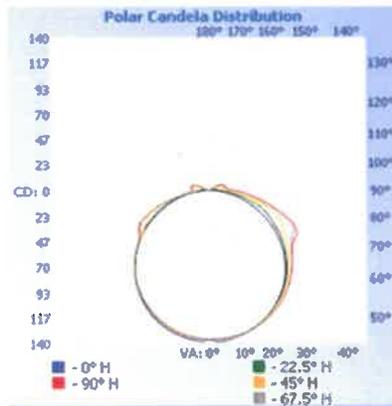
For additional color data and IES files, please visit [acclaimlighting.com](http://acclaimlighting.com)

### 2700K

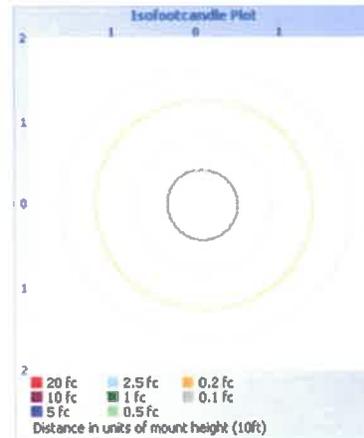
#### Zonal Lumen Summary

Zone	Lumens	%
0-60	325.0	67.6
60-90	127.9	26.6
90-180	28.1	5.8
<b>Total</b>	<b>480.9</b>	<b>100</b>

#### Polar Candela Distribution



#### Isofootcandle Plot



### 3000K

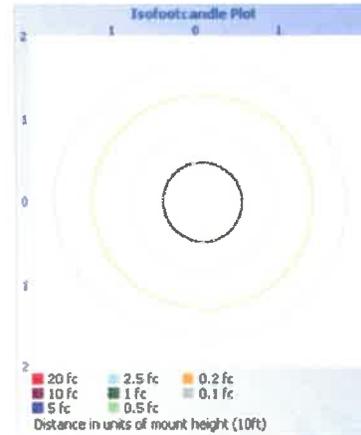
#### Zonal Lumen Summary

Zone	Lumens	%
0-60	346.9	63.9
60-90	127.1	23.4
90-180	69.0	12.7
<b>Total</b>	<b>681.4</b>	<b>100</b>

#### Polar Candela Distribution



#### Isofootcandle Plot

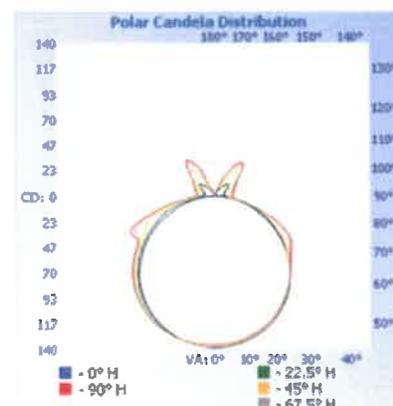


### 4000K

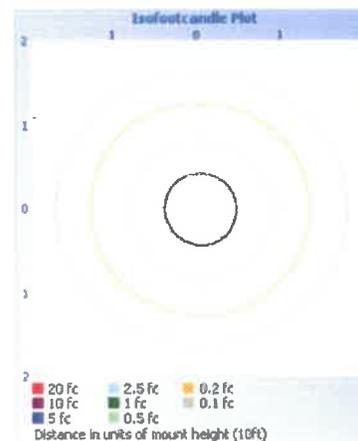
#### Zonal Lumen Summary

Zone	Lumens	%
0-60	329.1	59.8
60-90	126.2	22.9
90-180	95.3	17.3
<b>Total</b>	<b>550.6</b>	<b>100</b>

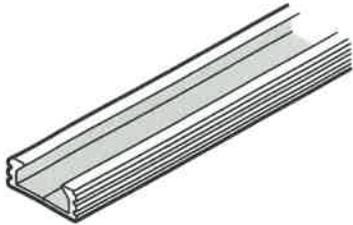
#### Polar Candela Distribution



#### Isofootcandle Plot



# FLEX CHANNEL LOW PROFILE™



Client:

Project:

Type:

Order Code:

Quantity:

**Flex Channel Low Profile** is an aluminum mounting channel for all Acclaim flex tape products. It comes in a 4' section, and you attach it to the mounting surface directly with screws or optional brackets. The system also has optional end caps, joiner clips, and lenses.

## SPECIFICATIONS

Length	4'
Compatible Products	Flex One HO & SO, Flex Pro, Flex Eco, Flex Spectrum - Interior and exterior all models
Dimensions	L 4' x W 0.82" x H 0.28" (L 1211 x W 21 x H 7.3mm)
Material	Aluminum, optional polycarbonate lenses

## ORDER CODE

**FLX444**

## RELATED COMPONENTS



**FLX LP CL4**  
Clear Lens, 4'

**FLX LP FL4**  
Frost Lens (40% diffusion) 4'

**FLX LP OL4**  
Opal Lens (80% diffusion) 4'



**FCLPEC1**  
End cap (1 pc)



**FLX111**  
Mounting clip / joiner



**FLX113**  
45° Mounting clip kit (2 pcs)

\*For direct view applications, use Flex Tall Profile Channel or Flex Tube  
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January 30, 2019

To: Keene Planning Board Chair Doug Barrett

From: Carl Jacobs, Ward 2 City Councilor

I request that The Keene Planning Board make changes in the Development Standards that will facilitate Public Art installations. Where the Standards refer to Landscaping or Aesthetics, the Standards should clearly welcome art installations, along with plants and architectural elements.

I have two specific suggestions.

**Development Standard 6**

In the first paragraph, insert "*art installations*" after the words trees and shrubs.

Add a subsection: *Art installations shall comply with R-2018-22 Public Art Policy*

**Development Standard 19; b.3**

After the list in parenthesis, insert "*art installations*"