



Planning Board – Monday, April 22, 2019, 6:30PM
City Hall Council Chambers – 3 Washington Street, 2nd floor

AGENDA

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – March 25, 2019 Meeting
- III. **Public Hearings**
 1. **S-02-19 – 451 Winchester Street Subdivision** – Applicant and Owner, 451 Winchester LLC, proposes to subdivide property located at 451 Winchester St into 2 lots. The existing site is 6.18 acres in size and located in the Industrial Zoning District (TMP# 115-026-000). The proposed lots would be 4.78 and 1.41 acres in size, and would share a driveway.
 2. **SPR-11-16 Modification #9 – 81, 95 & 100 Wyman Road – Hillside Village Continuing Care Retirement Community** - Applicant Brickstone Land Use Consultants, on behalf of owner Prospect Woodward Home, requests the removal of decorative cupolas from the two covered parking structures located between Wyman Rd and the Hillside Village Community Building. The site is 35.7 acres in size and is located in the Rural District (TMP# 221-019-000-000-000).
 3. **CUTC-01-19 – Verizon Wireless – 305 Main Street** - Applicant Cellco Partnership d/b/a Verizon Wireless, on behalf of owner, University System of New Hampshire, proposes to install up to twelve antenna panels in three locations on the roof of Keene State College's Elliot Building located at 305 Main Street. A waiver is requested from Sec. 102-1268(b)(11) of the Telecommunications Towers and Antennas Ordinance regarding screening of roof mounts. The site in which the building is located is 55 acres in size and located in the High Density District (TMP# 591-001-000-011-000).
 4. **Changes to the Planning Board Development Standard 6 – Landscaping** – The Planning Board proposes to amend Landscaping Development Standard (#6) to incorporate references to art installations.
- VI. **Community Development Director Report**
- VII. **New Business**
- VIII. **Upcoming Dates of Interest – April 2019**

Planning Board Meeting – **TUESDAY**, May 28, 6:30 PM
Planning Board Steering Committee – May 10, 11:30 AM
Joint PB/PLD Committee – **WEDNESDAY**, May 15, 6:30 PM
Planning Board Site Visits – May 22, 8:00 AM – **To Be Confirmed**

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**CITY OF KEENE
NEW HAMPSHIRE**

**PLANNING BOARD
MEETING MINUTES**

Monday, March 25, 2019

6:30 PM

Council Chambers

Members Present

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

Staff:

Rhett Lamb, ACM/Community
Development Director
Mari Brunner, Acting Planner

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 – February 25, 2019 Planning Board Meeting Minutes

A motion was made by Councilor George Hansel to accept the February 25, 2019 minutes. The motion was seconded by Pamela Russell-Slack and was unanimously approved.

III. Public Hearing

1. **SPR-11-18, Modification #1 – 96 Dunbar Street – Site Plan** – Applicant Brickstone Land Use Consultants, LLC, on behalf of owner Knotty Pine Antique Market, Inc., is requesting a modification to building elevations that were approved as part of a site plan for property located at 96 Dunbar Street (TMP 585-007-000-000-000) in the Central Business District.

A. **Board Determination of Completeness**

Acting Planner Mari Brunner recommended to the Board that application SPR-11-18 Modification #1 was complete. A motion was made by 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 of Brickstone Land Use Consultants addressed the Board and noted that the owners of the property were here with him tonight to request a change to their approved plan. The request is to modify the west elevation of the building which faces the court yard and the east elevation which faces Community Way. Photos of these walls are shown in Figure 2 and Figure 3 of the staff report, which show that the walls have already been partially filled in with green siding. He indicated the original proposal for these walls was to alternate between green and red siding in order to mimic the brick pilasters which exist on the other sides of the building. However, because of the way these materials are constructed, the applicant has not been able to do that and showed the Board samples of the material. The plan was to be able to cut the red siding into 20-inch wide pieces, however the siding material is designed to have an overlap to prevent water from getting into the cracks. This prevents them from creating a straight line. Therefore, they would either need

to add a full red piece (rather than cutting it down to 20 inches) which would not look like the rest of the building, or cut the red piece down to 20 inches and create a seam where water could get in and damage the building. As a result, the applicant is requesting to go to the full green panels for the west and east facades.

Mayor Lane asked whether there would be brick behind these panels. Mr. Bergeron answered in the negative and went on to say the brown areas for instance shown on picture 3 is wood. There is no brick on the areas of the building that are going to be covered by siding.

Mr. Weglinski noted that the siding panels would have to be cut at the ends to fit in the rectangular area; Mr. Bergeron confirmed this is true and said that the siding company makes J channels to go with this product which are used to seal the ends. The issue is where the two different siding panels come together; they would have to put two J channels back-to-back which would leave a seam that water could get through. Mr. Weglinski stated he has used this product a lot and suggested using a vertical lineal that could receive the two J channels to create a water-tight seam and create a positive solution. Mr. Bergeron stated they did not see a lineal with this product.

Ms. Landry asked whether what is shown on Figures 2 and 3 is what was originally proposed. Mr. Bergeron stated the applicant originally wanted to just use green siding, but during the Planning Board process (in response to staff comments before the Planning Board meeting) the red strips were added to better conform with the Planning Board's standards. However, when the work started the contractor was not using the revised plan. The work was stopped at that point, but they could not find the piece necessary to install the siding as indicated on the approved plan.

Staff comments were next. Ms. Brunner stated this project was approved by the Planning Board in October 2018 after the project received ZBA approval for a use variance. She stated the project is visible from Dunbar Street and Community Way and is located next to the Historic District. The only change being requested today is in reference to Development Standard 19 – architecture and visual appearance. The proposal the Board originally approved consisted of two colors but what the applicant is proposing today is just one color.

Ms. Brunner went on to say when staff reviewed this proposal prior to the October Planning Board meeting, the proposal consisted of just one color. Staff had asked the applicant how they were planning on meeting standard 19, and referred to a couple provisions of this standard. Standard 19.b.1. requires the front façade and exterior walls to be articulated to reduce the massive scale and to provide visual interest in keeping with the City's identity, and Standard 19.b.4. states that exterior materials and colors shall minimize visual aggressiveness and harmonize with the City's unique architectural identity. Based on these comments from staff, the applicant revised their plan and presented a revised proposal with two colors to the Board for their approval in October. This concluded staff comments.

The Chairman asked for public comment. With no comments from the public, the Chairman closed the public hearing.

Mr. Spykman did not feel what is being proposed is a major change.

Dr. Cusack referred to page 14 of the staff report and felt what is presented today seems very different to what the Board approved. He stated he was concerned mostly with the east elevation which fronts Community Way and the bike path and felt this could be a jarring view.

Ms. Landry asked how this modification meets the standard. Ms. Brunner referred to Standard #19, b.1 and b.4., and noted that whether or not the modified proposal meets this standard would be a judgment for the Planning Board to make. Mr. Lamb stated the applicant understood the importance of the vertical nature of the red columns and the applicant in October demonstrated they understood this was important to the Board. Backing away from that, will result in creating a proposal which has large expanses that are unbroken. He said the vertical elements help break the large expanse and keep with the surrounding buildings in the area.

Chair Barrett noted that there is another section of Standard #19, part b.3., which is also relevant. This standard states: “Structures shall have architectural features and patterns that provide visual interest at the scale of the pedestrian, reduce massive aesthetic effects, and harmonize with the City’s distinctive architectural identity, unique character, and prevailing scale.”

Councilor Hansel stated having the vertical elements will help break up the large expanse green siding which is definitely preferable. He referred to the manufacturer’s catalog online, and said he found a five-inch double channel lineal on page 18 of the installation manual. He encouraged the petitioner to investigate options for breaking up the large expanse and said he feels that the removal of the vertical elements takes away from the overall aesthetic quality of the building.

Mayor Lane stated his concern is limited to the façade that faces Community Way which is going to be the most visible to the public. He felt the large expanse of green consisting of two floors is a lot and needs to be visually broken up in some way.

Mr. Weglinski felt that even if the lineal is not available, there are other options to break up this façade that the applicant could explore. He said it is important to uphold the spirit of the standard and if the applicant can’t do that with their original proposal, they should look into other options to do what they originally proposed.

Chair Barrett stated the east elevation does not address the pedestrian scale that standard 19 refers to, and stated he would like to see this addressed. He also stated that, while the applicant may have originally proposed to use only one color, they brought the proposal for two colors before the Board – the Board did not push the applicant to make that proposal; they did so on their own and that is what the Board approved. He would like to see the applicant make an effort to achieve the look that was approved one way or another.

The Chairman opened the public hearing to hear from the applicant.

Mr. Malcolm Katz introduced himself as the architect for the project and addressed the Board. Mr. Katz noted that the appearance of the building as it exists today is an eyesore. He stated the intent with this proposal is to preserve the building and to clean up the site. He noted the siding being used is the same material that is used at the housing complex a few blocks away. He felt what is being offered is a good solution for this building. Mr. Lamb stated what he was hoping for from the applicant is a response to the availability of the lineal connector which would offer the option for a different color pilaster as was originally approved by the Board. Mr. Katz stated that trying to obtain siding that comes in sections that are 20” to 24” wide was impossible to find absent going with vertical siding.

Mr. Bergeron stated the applicant would like to get this resolved tonight and asked the Board whether it would be possible to indicate their preference so that the applicant could come back with something to be reviewed by Mr. Lamb. He went on to say they could always add four-foot-wide

red panels to these facades and this could be one option if there is no lineal. The only problem is that this option would not be the same width as the pilasters that exist elsewhere on the building.

The second option would be if they are able to find the material in the correct size, it can be brought to staff and the project could move forward without having to come back before the Board.

Mr. Lamb stated if this was going to be approved by staff, he is generally in favor of it but cautioned the Board about being very specific when it comes to standard 19. If not, the Board will be delegating too much authority to staff.

Mr. Spykman referred to page 14 of 30 which shows the original architectural elevations that were approved by Board as well as the architectural elevations for this proposed change. Mr. Lamb noted the two images on the top of this page is what the Board approved in October. Mr. Spykman noted he wasn't sure if what is shown on this page is actually 20 inches wide (red) and went on to say the Board's standard 19 is the most subjective standard and hence the reason Mr. Lamb is reticent to take on the approval process. He went on to say, as was noted earlier, that it appears that there is a product available through the company the applicant is using which could provide for some sort of break between the green material. If this is the case, what the Board is requesting is for the applicant to provide for a similar design to what was approved in October. Mr. Bergeron stated he understands what Mr. Spykman is saying but he is going by what the contractor had stated and that is he is unable to obtain the material which would work for this project. He added if they can obtain this material, what was approved can be done.

Ms. Landry referred to page 14 and compared the elevations and felt there is too much green in the revised proposal and asked whether this has already been done. Mr. Bergeron stated this is where the contractor was incorrect and went with the original plan which did not have the breaks; this work was stopped. Mr. Katz referred to Figure 3 on page 20, the lower portion and felt it is much better than what it looked like before. Ms. Landry stressed this is not what was approved.

Dr. Cusack agreed it is a much-improved plan and the Board was happy to see a business locate at this site, but noted what is before the Board is not what the Board approved.

Mr. Bergeron also added the red shade they are able to obtain will not match the color of the brick because it lacks hues and variations in shades typical of bricks.

Mr. Weglinski referred to the original elevations on the top of page 14 and asked whether the break out was supposed to be shingles; Mr. Bergeron answered in the affirmative.

Mr. Lamb asked whether it was possible to cut these red panels to the required width and fit them into the H channel. Mr. Bergeron stated this was the original intent.

Mr. Weglinski went over the options as follows: 1) see if this material is available with a lineal, and build the project as it was originally approved; 2) the Board approves what is being presented tonight; or 3) the applicant develops a different plan such as using plywood to create the vertical columns to break up the green siding.

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

The Chairman stated the options the Board has are: (1) approve what it presented, (2) vote on the proposal and not approve it, or (3) continue the public hearing.

Mr. Spykman stated if the applicant cannot construct what was originally approved, he doesn't feel comfortable asking the applicant to find another way to achieve the approved plan.

Councilor Hansel stated that although standard 19 is subjective, what is being proposed barely meets the standard and it would be preferable if the applicant provided a way to break up the green expanse to get as close to the original plan as possible.

Mayor Lane asked whether there was any land area between the property line and the building where landscaping could be added to break up the façade. Board members recalled this area being paved.

Ms. Russell-Slack stated she would like to move this forward and agrees with what Mr. Spykman said and hoped staff would be comfortable approving an alternative the applicant might bring forward. Mr. Lamb stated he would like some clarity as to what he might approve and added he does want to be responsive to the Board.

Mr. Spykman pointed out if this project is approved, it will be constructed with the green material, if it is not approved the applicant will be required to go back to what the Board approved and questioned what happens if the applicant is unable to find the material they need.

Mayor Lane stated the contract is out there at the present time and continuing this for another month is not really an option. He felt the only solutions the Board has is to either approve what is presented tonight or provide the Community Development Director with sufficient direction to approved this item administratively.

Ms. Landry stated she is not inclined to approve what is before the Board without knowing what other options are available to the applicant.

Dr. Cusack asked what happens if the motion was denied versus if the item was continued. Mr. Lamb explained if the request was denied, the applicant will still have their original approval that they received in October. If the Board makes a motion to continue this item, the current modification will be continued giving the applicant time to come back with answers to the questions that the Board has raised. Mr. Lamb added the Board also has the option of holding a special meeting if there is a concern about prolonging the timeline too long; it could be a 5:30 pm meeting prior to the Joint Committee session in early April.

Mr. Burke questioned how much effort was put into making this project look like the way it was originally approved. He added he just had siding put on his house and there are a lot of J Channels on his house and he does not understand why this cannot happen here as well.

C. Board Discussion and Action

A motion was made by Martha Landry that the Planning Board continue this public hearing. The motion was seconded by Michael Burke.

Mr. Weglinski asked whether it makes sense to vote it down, giving the applicant the opportunity to look for a product and come back before the Board. The Chairman explained the Board needs to first vote on the motion on the floor regarding continuance.

With agreement from the Board, Martha Landry revised her prior motion to continue this public hearing to a special meeting on April 8 at 5:30 pm. The motion was seconded by Michael Burke.

The motion failed 3-6 vote with Martha Landry, Chris Cusack and Michael Burke voting in favor.

Mr. Lamb pointed out what the Board is asking him to approve is whether or not the construction material is available to construct the project as was approved in October. He added anything beyond that places him in a position to approve a new plan or a revised plan which is not subject to review by the Board.

Mr. Spykman stated he agrees the default is what the applicant asked for unless the material is not available and this is what he would approve. Dr. Cusack stated he agrees with this and was not ready to make a rush decision today.

Chair Barrett stated if there is no material, something between what was approved and what has been suggested tonight is something he could agree with.

Ms. Landry asked Mr. Lamb whether the extent of his authority would be to approve what is before the Board today or what was approved in October. Mr. Lamb indicated the language in the motion he suggests would read as follows: *“subject to the applicant providing sufficient information to the Community Development Director to determine that the design approved on October 22, 2018 is infeasible due to unavailability of construction materials consistent with that plan.”*

The Mayor stated he would support either the approved plan or the modified plan with landscaping to break up the mass of the green siding. Councilor Hansel verified there would be curbing around any new landscaping to protect it from salt and damage from plows during winter months.

Mr. Spykman asked whether or not the Board should be hearing from the applicant as to whether they are willing to plant trees, which was never part of the plan. He felt if this was going to be part of the motion, he felt the Board should be hearing from the applicant.

A motion was made by Mayor Kendall Lane that the Planning Board approve SPR-11-18, Modification #1, 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 March 6, 2018, subject to the applicant providing sufficient information to the Community Development Director to determine that the design approved on October 22, 2018 is infeasible due to unavailability of construction materials consistent with that plan. In the event that the plan approved in Modification #1 is constructed, the applicant shall install landscaping along the east façade of the building to break up the façade of the building, location to be determined by the Community Development Director.

The motion was seconded by Councilor George Hansel.

Councilor Hansel stated the motion indicates staff is going to determine the location of landscaping and verify that it would be the same as what the Board would require with site plan applications. The Board agreed they would.

The Chairman reopened the public hearing to hear from Mr. Bergeron. Mr. Bergeron stated he was concerned about the number and type of landscaping the Board was looking for. The Mayor stated the applicant should work with staff and noted what they are looking for is something to break up

the façade. Mr. Bergeron stated if there is room outside of the paved area, away from the building they could locate a few trees about 20 feet apart. Mr. Spykman stated he wanted to make sure the applicant was comfortable with what is being required of them with reference to landscaping. Mr. Bergeron stated the applicant is anxious to get this project moving forward.

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

IV. **Planning Board Discussion**

1. **Building Better Together: Subdivision Standards Discussion**

Ms. Brunner stated the correct version of this document is on the Board's tables tonight.

Ms. Brunner stated staff started this discussion with the Board in June 2018 and this is a continued discussion.

Ms. Brunner outlined the definition for Subdivision as *"any division of a lot tract or parcel of land into 2 or more lots, plats, sites, units or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development"*.

She noted the purpose of subdivision review as outlined in RSA 674:35 *"To provide against such scattered or premature subdivision on land as would involve danger or injury to health, safety or prosperity by reason of lack of water supply, drainage, transportation schools, fire protection or other public services."*

Ms. Brunner stated that in Keene, subdivisions must comply with what is outlined in the site plan and subdivision regulations, which are combined into one document. Street standards are outlined in a separate section and the Board's standards are outlined in another document.

Staff is proposing to create a separate section for Subdivision Regulation with standards for review. The proposed standards for review would be lot configuration, documentation an applicant needs to provide, special flood hazard areas, fire protection and water supply, and utilities. Other items, such as street standards and driveway siting would be referenced out to other sections.

The other change staff is proposing is to create a separate process for minor and major subdivisions. Minor subdivision would be a subdivision of land into three lots or fewer for building development purposes, with no potential for re-subdivision on an existing street, and which does not involve the creation of new streets, utilities or municipal improvements. Conversely, a major subdivision would be a subdivision of land into four lots or more, or a subdivision which involves the construction of a new street, utilities, or municipal improvements.

The proposal is to create a more simple and streamlined review process for minor subdivisions. Ms. Brunner noted they would still have to meet the same standards but the review process could be simplified.

Ms. Brunner asked for comments on what she had just presented.

Mr. Spykman referred to major subdivisions and asked whether the proposal to create a separate process would discourage someone who is subdividing from putting in streets and utilities in order to avoid having to abide by a greater number of standards.

Ms. Brunner stated a minor subdivision or a major subdivision would have to follow the same set of standards. With a major subdivision, however, there would be a higher level of review; in the application process they would have to supply more information.

Ms. Brunner continued the presentation and stated there are some questions staff would like to bring to the Board such as: Should subdivision regulations apply to condominiums?

She explained a *condominium is a system of real property ownership that includes individually owned units and areas owned in common by the unit owner.*

Ms. Brunner said this is a system of ownership. NH RSA 356-B gives the Board the flexibility of regulating or not regulating condominiums.

Mr. Lamb stated at this point staff is proposing not to regulate condominiums as subdivisions. In most cases, a residential condominium is going to be reviewed as a site plan because there are usually more than three units involved.

The Mayor noted the Wright Estate was a major condominium development in the City which went through the subdivision process. The Mayor expressed concern over the Board giving up regulation of condominiums, he felt there could be large houses with two units that could end up as condominiums. Mr. Lamb stated staff could continue to look at this, and noted that what is being proposed tonight is not final. He added a project like the Wright Estate under today's standard would be reviewed as a site plan because it consists of more than three units.

The next question for the Board: should surface waters and hillsides be excluded from minimum lot size calculations?

Ms. Bruner stated Section 102-1494(a) of the Zoning Ordinance states that: *“for purposes of calculating the minimum lot size for the subdivision of land, areas of surface water resources as defined in this article shall be excluded from the area used to calculate the minimum lot size.”*

In addition, Section III.C.6. of Site Plan and Subdivision Regulations states that for all proposed subdivision of parcels greater than 15 acres in size (other than CRD applications):

- All prohibitive slopes shall be excluded in the calculation of minimum lot size for each new lot, and
- 50% of precautionary slopes shall be excluded in the calculation of minimum lot size for each new lot.

Ms. Brunner noted some of the Board members questioned the reason for the exclusion at the June 2018 meeting. Following that discussion, staff explored the option of removing these exclusions from the minimum lot size calculations – what would happen if the exclusions were taken out? According to today's standard, if surface water or hillsides are impacted during a development of a site, a conditional use permit would be required.

Councilor Hansel felt minimum lot size is really for the purpose of establishing density of the houses within the zoning district and asked if there was another reason for minimum lot size. Mr. Lamb stated density is the main issue when talking about lot size. The next question is whether the land is developable. With the ordinance that is currently in place, it defines how some of these lots with steep slopes and surface water are developed.

The third discussion item is whether or not the Board should prohibit or discourage irregular lot configurations, often referred to as “flag lots.”

Ms. Brunner referred to lots on Old Walpole Road and Stearns Road that have an irregular shape. These lots meet the minimum lot size requirements for the zoning district they are in; these irregular shapes allow for more flexibility in developing land.

Currently these lots are not discouraged or prohibited, but there are communities that require new lots to have a regular shape. What staff noticed is these lots are predominantly located in districts where there are discrepancies between what is required for frontage and what is required for minimum lot width at building line, especially in rural, conservation and agricultural districts.

Ms. Brunner stated if the Board is interested in discouraging these types of lots there are other options to encourage regular lot sizes. Mr. Lamb referred to these renderings and questioned where a driveway could be located; the frontage has to provide access to the buildable part of the lot but if the frontage has wetlands or hillsides then there are permitting issues that would need to be dealt with.

The Mayor questioned why a driveway has to be at the frontage – he felt in a scenario like that it would be shorter to have a shared driveway with the neighbor. Mr. Lamb stated this plan is acceptable but in Keene an applicant of a subdivision has to show that frontage actually works. Mr. Lamb added if a frontage doesn’t actually work to get from the road to where a house is going to be built, it is a fundamental problem, but added he couldn’t think of a reason why a flag lot would not work if the driveway can be located. Mr. Spykman asked if a property owner has access to get to their home via a neighbor’s property, is there a need to have a frontage requirement? He felt access is more important than frontage. Mr. Lamb stated staff could look further into this and added there are assumptions when you own home on a Class V street you have the availability for utilities and emergency service response which might not be guaranteed with a gated access or shared driveway. He went on to say with common driveways there are also issues with neighbors not getting along and then this becomes an issue for future owners of the property who weren’t part of the original agreements.

Ms. Brunner stated staff is going to take the comments from today and bring back a draft at a future meeting on the site plan subdivision regulations. Staff is also working on the CRD Regulations as well as Infill Development.

2. Proposed revisions to Development Standard #6 regarding art installations

Mr. Lamb stated this item is in reference to the request Councilor Jacobs brought before the Board at the February 2019 meeting. He noted staff has amended development standard #6 as shown on page 29 of the agenda packet. There are three areas where language was inserted into the document:

1. In the first paragraph, second line (after the word “shrubs”) language has been inserted which states “as well as art installations”
2. In section C, “Location,” language has been inserted after the word “landscaping” which reads “or art installations.” This is to ensure that art installations are located so as to not impede visibility or safety.
3. At the end of standard #6, a new section H was added with respect to public art installations. This section states “Any art installations which are on public or City-owned property shall meet the provisions of Resolution R-2018-22 relating to the acceptance and placement of public art by the Keene City Council.”

What the Board had indicated to Councilor Jacobs is that staff would come up with language which encourages art but does not require it. Mr. Lamb felt the language being proposed does what the Councilor was looking for.

Mr. Spykman asked whether what is being proposed is to be added to the Board's standards and added the Board does not regulate anything on public or City-owned property. Mr. Lamb stated the City does to the degree it complies with its own standards and used the Fire Station and the Library as examples. Mr. Spykman stated those items came before the Board on a volunteer basis. Ms. Brunner stated it is City policy to follow its own rules and understands what Mr. Spykman is saying. She added the Board had requested that staff make reference to the Resolution which is geared toward public art, and this is the only manner in which staff could address installation of public art that made sense. Mr. Spykman felt it was unnecessary.

Ms. Russell-Slack thought the reason Councilor Jacobs raised this issue is because of the Wall Dogs project. Mr. Lamb stated the Wall Dogs project would not come before the Planning Board as it is regulated through the Historic District. He noted that this Resolution would not apply to the Wall Dogs as most of this project is on private property except for one wall of City Hall.

Councilor Hansel stated that public art is already regulated through a separate process with City Council. The Councilor agreed with Mr. Spykman that this language is not needed in the Planning Board development standards, which apply to private property.

Mr. Lamb stated if the Board wanted to move ahead with this item, a public hearing would be scheduled next. The Board agreed with the public hearing as the next step.

V. Nomination

Southwest Region Planning Commission

Chair Barrett stated it is the role of the Planning Board to nominate individuals to serve on the Southwest Region Planning Commission's Board and it is the role of the Mayor to approve the nomination. The Mayor recused himself from this process.

Mr. Lamb stated there is an individual who had indicated his willingness to serve in this capacity.

A motion was made by Chair Barrett to nominate Gary Spykman to serve on the Board of Commissioners for Southwest Region Planning Commission. The motion was seconded by Councilor George Hansel.

Mayor Lane noted there are three vacancies.

Mr. Burke asked for an overview of the duties of this role. Mr. Lamb explained this position represents the City of Keene on the Southwest Region Planning Commission Board. The Commission represents over 30 towns and their work is closely connected to transportation – they work with the state DOT – and there is also a Brownfield Advisory Body. They work closely with state and federal agencies. The Board of Directors are annually selected from the Commissioners. The Board of Directors meets monthly, and the Commissioners meet quarterly.

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

A motion was made by Councilor Hansel to accept Dick Barry's resignation from the Southwest Region Planning Commission's Board. The motion was seconded by Chair Barrett and was unanimously approved.

VI. Community Development Director Report

Ms. Brunner stated staff was recently made aware of a new deadline to submit legal advertisements to the Keene Sentinel. This change has a bearing on the date and time for the Steering Committee. The plan is to keep the normal time for the April 9 meeting at 11 am and suggested finding a new time and date for future meetings.

The reason for this change is that the Steering Committee meets before the Planning Board legal ad goes out; The Sentinel has changed the hour of the day when the advertisement has to be submitted from 4 pm on Tuesday to 10 am on Tuesday.

VIII. Upcoming Dates of Interest – April 2019

- Planning Board Meeting – April 22, 6:30 PM
- Planning Board Steering Committee – April 9, 11:00 AM
- Joint PB/PLD Committee – April 8, 6:30 PM
- Planning Board Site Visits – April 17, 8:00 AM – To Be Confirmed

The meeting adjourned at 8:40 pm.

Respectfully submitted,
Krishni Pahl
Minute Taker

Reviewed and edited by Mari Brunner, Acting Planner

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STAFF REPORT

S-02-19 – 451 WINCHESTER STREET SUBDIVISION

Request:

Applicant and Owner, 451 Winchester LLC, proposes to subdivide property located at 451 Winchester St into 2 lots. The existing site is 6.18 acres in size and located in the Industrial Zoning District (TMP# 115-026-000). The proposed lots would be 4.78 and 1.41 acres in size, and would share a driveway.

Background:

The Applicant proposes to subdivide the lot at 451 Winchester St in the Industrial District into two separate lots with a shared driveway. The existing 6.18-acre parcel is currently located on the west side of Winchester Street and is the site of three buildings: Key Collision (13,600 sf building), Mobile Audio Concepts (4,000 sf building), and a vacant building (5,600 sf building).

The proposed subdivision would create a 4.78-acre lot where Key Collision is currently located, with most of the parcel located to the rear of the site. This lot would have 50.2' of road frontage on Winchester St, where 50' is required in the Industrial District. The other lot would be 1.41 acres and would contain the other two buildings currently on the site. This lot would have 112.1' of road frontage along Winchester St.

No new development is proposed at this time and no changes are proposed to the existing buildings or site configurations.

Completeness:

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

Departmental Comments:

Staff from the City's Police, Fire and Code Departments did not identify any issues with this proposal. The Applicant has addressed comments made from the Engineering Division related to plan formatting.

Application Analysis:

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

1. **Drainage:** As no new development is proposed at this time, this standard appears to be met. The Applicant notes that Lot 2 will be provided a drainage easement to continue draining stormwater runoff into the drainage system located on Lot 1.
2. **Sedimentation & Erosion Control:** As no new development is proposed at this time, this standard appears to be met.
3. **Hillside Protection:** As no precautionary or prohibitive slopes are present on the site, this standard is not applicable to this proposal.
4. **Snow Storage & Removal:** The proposed lots have designated space for snow storage.
5. **Flooding:** This property is located within the 100-year floodplain for Ash Swamp Brook, however, no changes are proposed at this time that would impact the floodplain.

STAFF REPORT

6. Landscaping: No new landscaping is proposed at this time.
7. Noise: No noise impacts would be generated as a result of this proposal.
8. Screening: This standard is not applicable to this proposal.
9. Air Quality: No impacts to air quality would be generated as a result of this proposal.
10. Lighting: No new lighting is proposed at this time.
11. Sewer and Water: Currently, City sewer and water is available to the site. There will be utility easements for Lot 1's sewer connection to cross to Lot 2.
12. Traffic: No changes are proposed at the time that would impact traffic generation or patterns.
13. Comprehensive Access Management: Lot 1 and Lot 2 will share driveway access into the site from Winchester Street. This driveway currently exists. Lot 2 will be provided an easement to pass and re-pass over the shared driveway on Lot 1. The Applicant notes that Lot 2 has a shared driveway on the north side of the lot with an abutting property.
14. Hazardous & Toxic Materials: The Applicant notes contaminants that had been found on the site in 2014 have since been abated and there is no knowledge of further contamination.
15. Filling & Excavation: No filling and excavation is proposed as part of this application.
16. Wetlands: There are existing wetlands present on the property to the north and west of the developed areas; however, no impacts to wetlands are proposed as part of this application. As there is no minimum lot area required for the Industrial District, wetlands do not need to be deducted from the calculation of minimum lot size.
17. Surface Waters: There are no surface waters present on the property other than wetlands.
18. Stump Dumps: No stump dumps are proposed as part of this application.
19. Architecture & Visual Appearance: No new development is proposed as part of this application, as such, this standard is not applicable.

RECOMMENDATION FOR APPLICATION:

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

Approve S-02-19, as shown on the plan identified as "Proposed Subdivision Plan Prepared for 451 Winchester Street LLC, 451 Winchester Street, City of Keene, County of Cheshire, State of New Hampshire" prepared by David A. Mann Survey, dated February 8, 2019 at a scale of 1" = 50' with the following conditions:

1. *Owner's signature appears on plan prior to signing by Planning Board Chair.*

CITY OF KEENE | PLANNING BOARD SUBDIVISION APPLICATION

RECEIVED
MAR 15 2019
By _____



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

A Project Name 2 Lot Subdivision 451 Winchester Street	Date Received/Date of Submission
	Date of pre-application meeting
Tax Map Parcel number(s) 1 1 5 - 0 2 6 - 0 0 0	Date Application Completed <i>5-02-19</i>
	Commonly-Development-Desirable

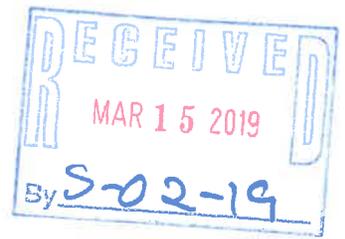
Project Address: 451 Winchester Street	O w n e r	Name: 451 Winchester Street LLC
		Address: 549 US Highway 1 Bypass Portsmouth NH 03801
Acreage/S.F. of Parcel: 6.18 +/- ac/ 269,462 S.F.	A p p l i c a n t	Telephone/E-mail:
		Signature: <i>[Signature]</i>
Zoning District: Industrial	A p p l i c a n t	Name: Same as above
		Address:
		Telephone/E-mail: c/o 603-357-0116
		Signature: <i>[Signature]</i>

B Descriptive Narrative Including

<input checked="" type="checkbox"/> Type of development	<i>N/A</i> <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	<i>N/A</i> <input type="checkbox"/> Debris management	<i>N/A</i> <input type="checkbox"/> Proposed stormwater, drainage & erosion plan
<input checked="" type="checkbox"/> Any other descriptive information	<i>N/A</i> <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'	<i>N/A</i> <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"/> 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")	



**Subdivision Application Narrative
451 Winchester Street, LLC
Keene, NH**

March 15, 2019

451 Winchester Street, LLC is the owner of TMP 115-026-000-000, a 6.19 acre lot in the Industrial District containing three existing buildings. Key Collision occupies a 13,600 sf building at the rear of the site. A vacant 5600 sf building exists at the front of the site and a 4000 sf building, occupied by an auto body repair garage, an audio component shop, and a glass company exists near the center of the site. The 5600 sf building is nonconforming due to the side setback on the north side of the site.

This proposal will subdivide the property into two lots: Lot 1 will be a 4.78 acre lot containing the Key Collision building, and Lot 2 will be a 1.41 acre lot containing the other two existing buildings. The existing nonconforming side setback on Lot 2 will not be changed by this proposal. Each lot will conform to all other zone dimensional requirements.

Lot 1 and Lot 2 will share the existing driveway on the south side of the site with an easement provided to Lot 2 to pass and repass. There will also be easements for sewer services, electric, telephone and cable TV services, for drainage and for flood storage. A separate easement plan is provided to display the proposed easements.

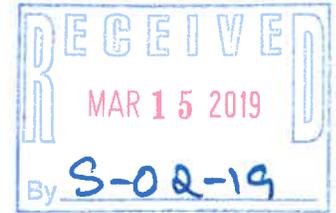
There are no changes proposed to on-site parking, stormwater runoff or to flood storage on the site.

Exemptions are requested from providing a traffic report and from checklist items which do not exist on the property or are not applicable.

Site Plan Review Application Narrative

**Two Lot Subdivision
451 Winchester Street, LLC
Keene, NH**

March 15, 2019



Development Standards

1. **Drainage** - The existing drainage patterns will be maintained with no increase in runoff leaving the site. Lot 2 will be provided a drainage easement to continue draining stormwater runoff into the drainage system on Lot 1.
2. **Sediment/Erosion Control** – No physical changes to the site are proposed.
3. **Hillside Protection** - N/A
4. **Snow Storage and Removal** – Snow storage is designated in areas adjacent to the parking areas. There is ample room for snow storage on both sites.
5. **Flooding** - This property is located within the 100 year floodplain for Ash Swamp Brook as shown on FEMA FIRM 33005C0266E, dated May 23, 2006, and is subject to flooding to elevation 471.0. 100% compensatory flood storage has been provided on site. No changes are proposed which will affect flood storage. Lot 1 and Lot 2 will have cross easements for the existing flood storage on the site.
6. **Landscaping** – No changes to landscaping are proposed.
7. **Noise** - N/A
8. **Screening** – No changes to the existing screening are proposed.
9. **Air Quality** – N/A
10. **Lighting** – No changes proposed.
11. **Sewer and Water** – The site is serviced by city sewer and city water. No changes are proposed. Utility easements are provided for Lot 1 sewer to cross Lot 2; For Lot 1 electric, telephone and cable to cross Lot 2; For Lot 2 electric, telephone and cable to cross Lot 1.
12. **Traffic** – No changes are proposed relating to traffic.

- 13. Comprehensive Access Management**– Lot 1 and Lot 2 will have a shared driveway access on the south side of the site. Lot 2 will be provided an easement to pass and repass over the shared driveway on Lot 1. Lot 2 also has a shared driveway on the north side of the lot. That driveway is shared with the abutting property to the north (TMP 115-027-000-000). No changes are proposed to the northerly driveway.
- 14. Hazardous and Toxic Materials** – Contaminants found on the site in 2014 have been abated. The owner has no knowledge of any further contamination.
- 15. Filling/Excavation** – No filling and excavation is proposed.
- 16. Wetlands** – There are existing wetland areas on the site located to the north and west of the proposed development area. No impacts to wetlands are proposed.
- 17. Surface Waters** – There are no streams or rivers on or adjacent to the site.
- 18. Stump Dumps** – None
- 19. Architecture and Visual Appearance** – N/A. No changes to the existing buildings are proposed.

TAX MAP 116-014-000-000-000
36 WETMORE STREET
JOHN S. HILOW SR &
LOUISE B. HILOW REVOCABLE TRUST
32 SPARROW STREET
KEENE, NH 03431
2800/758

TAX MAP 116-021-000-000-000 &
TAX MAP 087-01-061-0000
0 WETMORE STREET
BANTAM REALTY TRUST LLC
15 KIT STREET
KEENE, NH
2934/672

TAX MAP 116-013-000-000-000
451 WINCHESTER STREET LLC
549 US HWY 1 BYPASS
PORTSMOUTH, NH 03801
2916/979

TAX MAP 116-022-000-000-000
0 OFF WETMORE STREET
CITY OF KEENE
ATTN: CITY MANAGER
3 WASHINGTON STREET
KEENE, NH 03431
1462/431

TAX MAP 116-012-000-000-000
30 WETMORE STREET
FRED D. & JUDITH A. LOWER
77 HALLWOOD DRIVE
SURREY, NH 03431
2859/701

TAX MAP 116-009-000-000-000
18 WETMORE STREET
MARKUS S. & EVELYN W. KONIG
18 WETMORE STREET
KEENE, NH 03431
1892/604

TAX MAP 115-033-000-000-000
12 WETMORE STREET
GREGORY A. & LAURA H. NIEMELA
12 WETMORE STREET
KEENE, NH 03431
1595/684

TAX MAP 115-029-000-000-000
435 WINCHESTER STREET
MOC76 REALTY CO. LLC
435 WINCHESTER STREET
KEENE, NH 03431
2949/01

TAX MAP 115-027-000-000-000
447 WINCHESTER STREET
PAMELA GUERIN
27936 LOST CANYON ROAD SUITE 201
SANTA CLARITA, CA 91387
2449/586

TAX MAP 115-028-000-000-000
443 WINCHESTER STREET
WINN STREET REALTY TRUST
13 WESCOTT DRIVE
HOPKINTON, MA 01748
2881/313

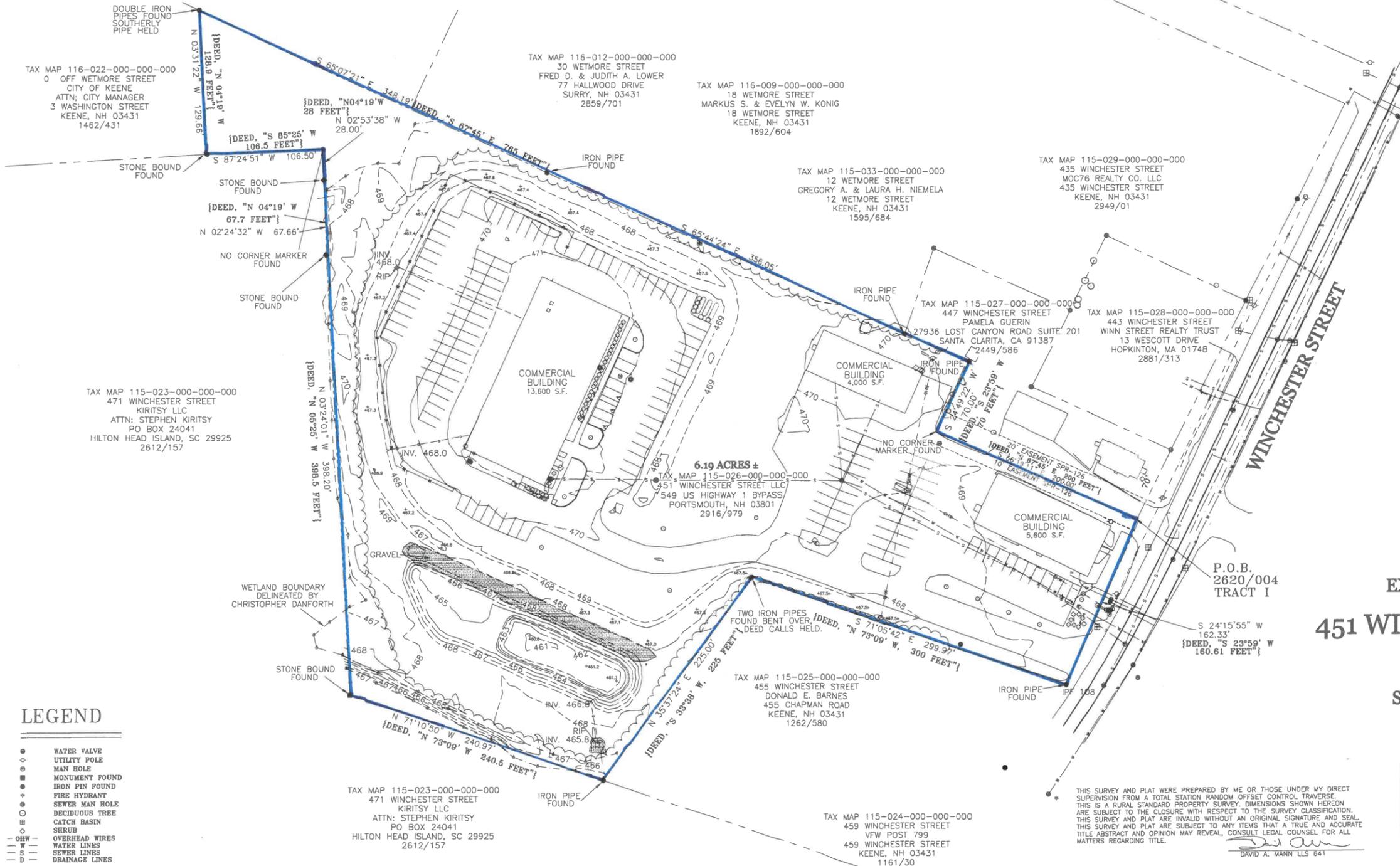
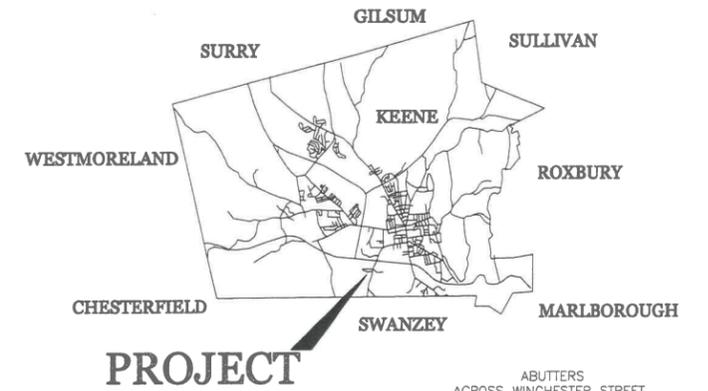
TAX MAP 115-023-000-000-000
471 WINCHESTER STREET
KIRITSY LLC
ATTN: STEPHEN KIRITSY
PO BOX 24041
HILTON HEAD ISLAND, SC 29925
2612/157

6.19 ACRES ±
TAX MAP 115-026-000-000-000
451 WINCHESTER STREET LLC
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801
2916/979

TAX MAP 115-025-000-000-000
455 WINCHESTER STREET
DONALD E. BARNES
455 CHAPMAN ROAD
KEENE, NH 03431
1262/580

TAX MAP 115-023-000-000-000
471 WINCHESTER STREET
KIRITSY LLC
ATTN: STEPHEN KIRITSY
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HILTON HEAD ISLAND, SC 29925
2612/157

TAX MAP 115-024-000-000-000
459 WINCHESTER STREET
VFW POST 799
459 WINCHESTER STREET
KEENE, NH 03431
1161/30



NOTES

- BEARINGS ARE BASED ON THE DEED REFERENCED IN NOTE 3.
- PLAN REFERENCES:
 - A. DEVELOPMENT OF ALBERT LACROIX, PREPARED BY CHAPLIN DATED JUNE 1926, RECORDED IN PLAN BOOK 2 PAGE 151.
 - B. AN ASBUILT SURVEY PLAN, PREPARED BY BACKROADS LAND USE LLC, DATED JUNE 22, 2016.
 - C. SITE PLAN, DATED OCTOBER 27, 1976, RECORDED AT THE KEENE PLANNING DEPARTMENT, SPR-126.
- ASSESSOR INFORMATION BASED ON TOWN RECORDS:
 - TAX MAP 115-026-000-000-000
451 WINCHESTER STREET LLC
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801
2916/979
- ZONING DISTRICT: INDUSTRIAL (SUBJECT TO CONFIRMATION WITH CITY CODE ENFORCEMENT)
- THE RIGHT OF WAY OF WINCHESTER STREET IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/STONEMALLS AND IS PRESUMED TO BE A 3 ROD ROAD AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT.
- THESE PREMISES ARE SHOWN TO LIE IN ZONE AE ON THE FEDERAL INSURANCE RATE MAP.

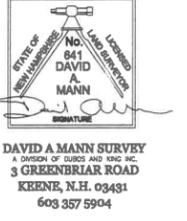
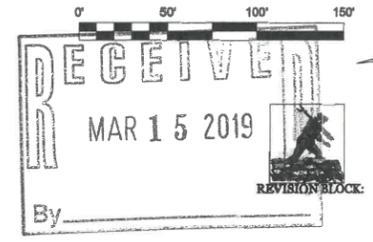
EXISTING CONDITIONS PLAN
PREPARED FOR
451 WINCHESTER STREET LLC
451 WINCHESTER STREET
CITY OF KEENE
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
SCALE: 1 INCH = 50 FEET
FEBRUARY 8, 2019

LEGEND

- WATER VALVE
- UTILITY POLE
- ⊙ MAN HOLE
- MONUMENT FOUND
- IRON PIN FOUND
- ⊙ FIRE HYDRANT
- ⊙ SEWER MAN HOLE
- DECIDUOUS TREE
- ⊙ CATCH BASIN
- SHRUB
- OVERHEAD WIRES
- WATER LINES
- SEWER LINES
- DRAINAGE LINES

THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET CONTROL TRAVERSE. THIS IS A RURAL STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.

DAVID A. MANN LLS 641



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

TAX MAP 116-014-000-000-000
 36 WETMORE STREET
 JOHN S. HILOW SR &
 LOUISE B. HILOW REVOCABLE TRUST
 32 SPARROW STREET
 KEENE, NH 03431
 2800/758

LOT DATA TABLE

LOT 2
 LOT SIZE 1.41 ACRES. 61,420 S.F.
 ZONE INDUSTRIAL
 LOT COVERAGE
 BUILDING 9,600 S.F. - 16%
 TOTAL IMPERVIOUS 42,990 S.F. - 70%

LOT 1
 LOT SIZE 4.78 ACRES. 208,217 S.F.
 ZONE INDUSTRIAL
 LOT COVERAGE
 BUILDING 13,600 S.F. - 6%
 TOTAL IMPERVIOUS 70,790 S.F. - 34%

PARKING
 1 SPACE / 200S.F. OF BUILDING
 LOT 1; 68 MINIMUM 99 PROVIDED
 LOT 2; 48 MINIMUM 54 PROVIDED

TAX MAP 116-021-000-000-000 &
 TAX MAP 087-01-061-0000
 0 WETMORE STREET
 BANTAM REALTY TRUST LLC
 15 KIT STREET
 KEENE, NH
 2934/672

TAX MAP 116-013-000-000-000
 451 WINCHESTER STREET LLC
 549 US HWY 1 BYPASS
 PORTSMOUTH, NH 03801
 2916/979

TAX MAP 116-012-000-000-000
 30 WETMORE STREET
 FRED D. & JUDITH A. LOWER
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TAX MAP 116-009-000-000-000
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 MARKUS S. & EVELYN W. KONIG
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TAX MAP 115-029-000-000-000
 435 WINCHESTER STREET
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 435 WINCHESTER STREET
 KEENE, NH 03431
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 447 WINCHESTER STREET
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TAX MAP 115-028-000-000-000
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 2881/313

TAX MAP 115-023-000-000-000
 471 WINCHESTER STREET
 KIRITSY LLC
 ATTN: STEPHEN KIRITSY
 PO BOX 24041
 HILTON HEAD ISLAND, SC 29925
 2612/157

APPROVED BY THE
KEENE PLANNING BOARD

DATE: _____

CHAIRMAN: _____

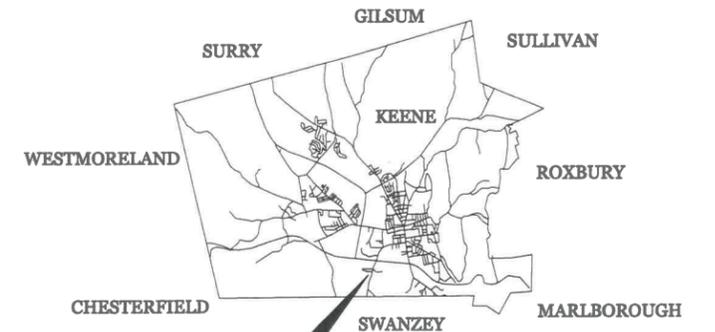
LEGEND

- WATER VALVE
- UTILITY POLE
- ⊙ MAN HOLE
- MONUMENT FOUND
- IRON PIN FOUND
- * FIRE HYDRANT
- ⊙ SEWER MAN HOLE
- ⊙ DECIDUOUS TREE
- ⊙ CATCH BASIN
- ⊙ SHRUB
- OHW — OVERHEAD WIRES
- W — WATER LINES
- S — SEWER LINES
- D — DRAINAGE LINES

TAX MAP 115-023-000-000-000
 471 WINCHESTER STREET
 KIRITSY LLC
 ATTN: STEPHEN KIRITSY
 PO BOX 24041
 HILTON HEAD ISLAND, SC 29925
 2612/157

TWO IRON PIPES
 FOUND BENT OVER,
 DEED CALLS HELD.
 TAX MAP 115-025-000-000-000
 455 WINCHESTER STREET
 DONALD E. BARNES
 455 CHAPMAN ROAD
 KEENE, NH 03431
 1262/580

TAX MAP 115-024-000-000-000
 459 WINCHESTER STREET
 VFW POST 799
 459 WINCHESTER STREET
 KEENE, NH 03431
 1161/30



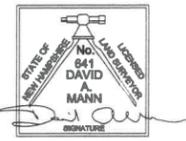
PROJECT

- ABUTTERS
 ACROSS WINCHESTER STREET
 TAX MAP 115-005-000-000-000
 446 WINCHESTER STREET
 434-440 WINCHESTER LLC
 PO BOX 684
 KEENE, NH 03431
 1577/30
- TAX MAP 115-006-000-000-000
 452 WINCHESTER STREET
 DEAD RIVER COMPANY
 82 RUNNING HILL ROAD SUITE 400
 SOUTH PORTLAND, ME 04106-3218
 2735/112
- TAX MAP 115-007-000-000-000
 460 WINCHESTER STREET
 EMILE J. LEGERE REVOCABLE TRUST
 PO BOX 565
 KEENE, NH 03431
 2768/666
- TAX MAP 115-004-000-000-000
 440 WINCHESTER STREET
 434-440 WINCHESTER LLC
 PO BOX 684
 KEENE, NH 03431
 1554/520

NOTES

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 B. EXISTING CONDITIONS PLAN, PREPARED BY DAVID A. MANN SURVEY, DATED FEBRUARY 8, 2019.
 C. SITE PLAN, DATED OCTOBER 27, 1976, RECORDED AT THE KEENE PLANNING DEPARTMENT, SPR-126.
3. ASSESSOR INFORMATION BASED ON TOWN RECORDS:
 TAX MAP 086-01-001-0100
 451 WINCHESTER STREET LLC
 549 US HIGHWAY 1 BYPASS
 PORTSMOUTH, NH 03801
 2916/979
4. ZONING DISTRICT: INDUSTRIAL
 (SUBJECT TO CONFIRMATION WITH CITY CODE ENFORCEMENT)
5. THE RIGHT OF WAY OF WINCHESTER STREET IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/STONEWALLS AND IS PRESUMED TO BE A 3 ROD ROAD AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT.
6. THESE PREMISES ARE SHOWN TO LIE IN ZONE AE ON THE FEDERAL INSURANCE RATE MAP.

PROPOSED SUBDIVISION PLAN
 PREPARED FOR
451 WINCHESTER STREET LLC
 451 WINCHESTER STREET
 CITY OF KEENE
 COUNTY OF CHESHIRE
 STATE OF NEW HAMPSHIRE
 SCALE: 1 INCH = 50 FEET
 FEBRUARY 8, 2019



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

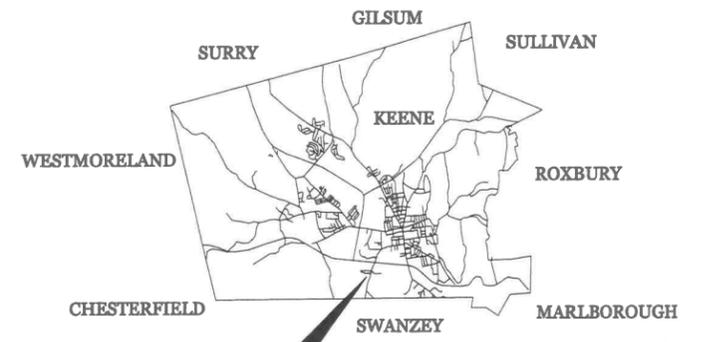
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DAVID A. MANN LLS 641



TAX MAP 116-014-000-000-000
 36 WETMORE STREET
 JOHN S. HILOW SR &
 LOUISE B. HILOW REVOCABLE TRUST
 32 SPARROW STREET
 KEENE, NH 03431
 2800/758

PROPOSED EASEMENTS
 EASEMENT A. UNDERGROUND ELECTRIC SERVICE TO LOT 1 OVER
 SOUTHEAST CORNER OF LOT 2.
 EASEMENT B. OVERHEAD ELECTRIC SERVICE/GUY ANCHOR TO LOT 2
 OVER DRIVEWAY TO LOT 1.
 EASEMENT C. SEWER SERVICE TO LOT 1 CROSSING LOT 2.
 EASEMENT D. BLANKET DRAINAGE AND FLOOD STORAGE. SEE NOTE 7.
 EASEMENT E. RIGHT TO PASS AND REPASS FOR LOT 2 OVER SHARED
 DRIVEWAY ON LOT 1.
 EASEMENT F. SHARED DRIVEWAY PER SPR-126.



TAX MAP 116-021-000-000-000 &
 TAX MAP 087-01-061-0000
 0 WETMORE STREET
 BANTAM REALTY TRUST LLC
 15 KIT STREET
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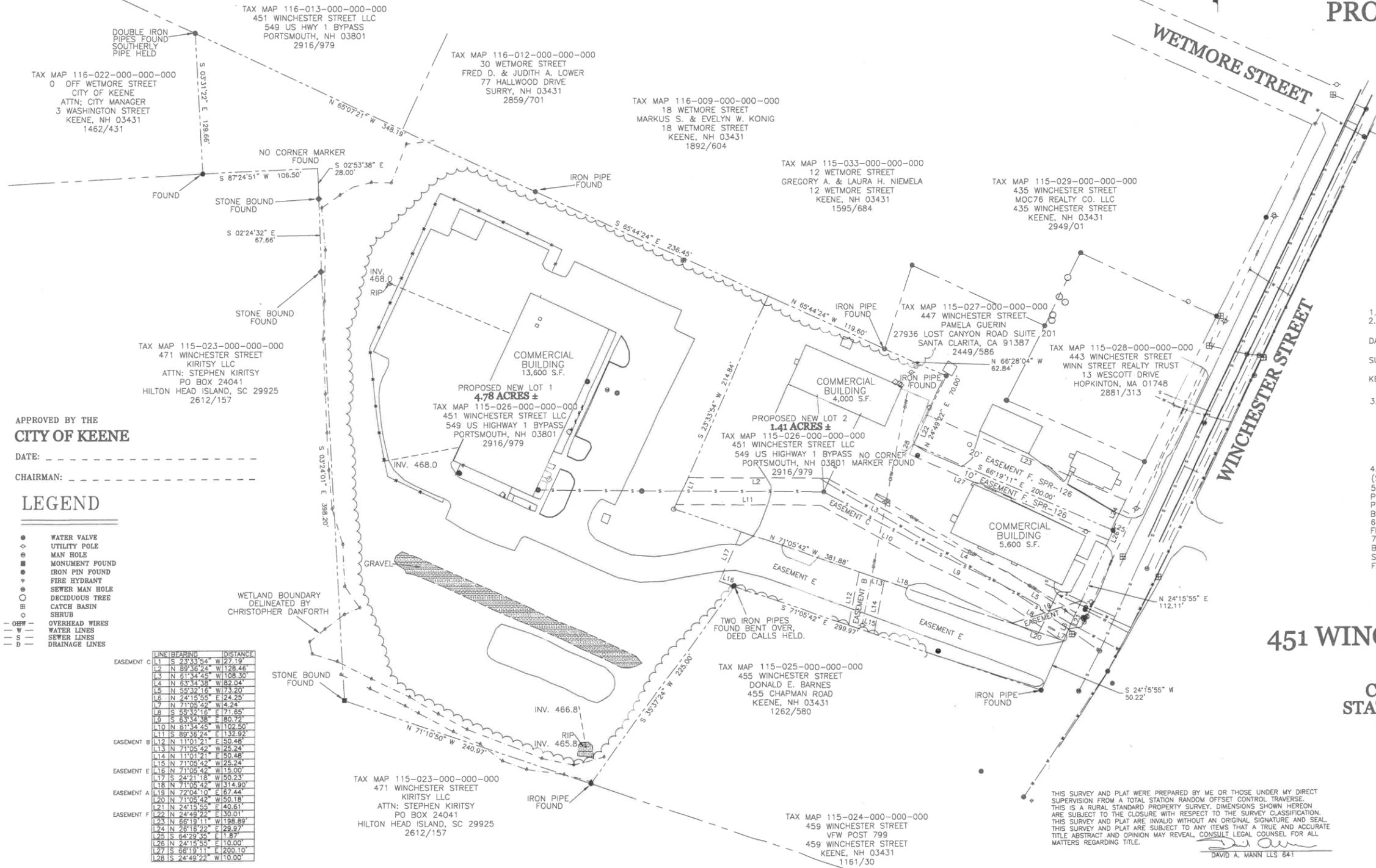
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 MOC76 REALTY CO. LLC
 435 WINCHESTER STREET
 KEENE, NH 03431
 2949/01

PROJECT

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 446 WINCHESTER STREET
 434-440 WINCHESTER LLC
 PO BOX 684
 KEENE, NH 03431
 1577/30
- TAX MAP 115-006-000-000-000
 452 WINCHESTER STREET
 DEAD RIVER COMPANY
 82 RUNNING HILL ROAD SUITE 400
 SOUTH PORTLAND, ME 04106-3218
 2735/112
- TAX MAP 115-007-000-000-000
 460 WINCHESTER STREET
 EMILE J. LEGERE REVOCABLE TRUST
 PO BOX 565
 KEENE, NH 03431
 2768/666
- TAX MAP 115-004-000-000-000
 440 WINCHESTER STREET
 434-440 WINCHESTER LLC
 PO BOX 684
 KEENE, NH 03431
 1554/520

NOTES

- BEARINGS ARE BASED ON THE DEED REFERENCED IN NOTE 3.
- PLAN REFERENCES:
 A. DEVELOPMENT OF ALBERT LACROIX, PREPARED BY CHAPLIN DATED JUNE 1926, RECORDED IN PLAN BOOK 2 PAGE 151.
 B. EXISTING CONDITIONS PLAN, PREPARED BY DAVID A. MANN SURVEY, DATED FEBRUARY 8, 2019.
 C. A SITE PLAN, DATED OCTOBER 27, 1976, RECORDED IN THE KEENE PLANNING DEPARTMENT SPR-126.
- ASSESSOR INFORMATION BASED ON TOWN RECORDS:
 TAX MAP 115-026-000-000-000
 451 WINCHESTER STREET LLC
 549 US HIGHWAY 1 BYPASS
 PORTSMOUTH, NH 03801
 2916/979
- ZONING DISTRICT: INDUSTRIAL
 (SUBJECT TO CONFIRMATION WITH CITY CODE ENFORCEMENT)
- THE RIGHT OF WAY OF WINCHESTER STREET IS BASED ON PHYSICAL EVIDENCE FOUND I.e. IRON PINS/STONEMASLS AND IS PRESUMED TO BE A 3 ROD ROAD AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT.
- THESE PREMISES ARE SHOWN TO LIE IN ZONE AE ON THE FEDERAL INSURANCE RATE MAP.
- THERE WILL BE CREATED AS PART OF THIS SUBDIVISION; BLANKET DRAINAGE EASEMENT "D" WHICH COVERS ALL DRAINAGE STRUCTURES AND RELATED FLOOD STORAGE AND DRAINAGE FACILITIES BURDENING AND/OR BENEFITING LOTS 1 AND 2.



APPROVED BY THE
CITY OF KEENE

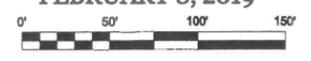
DATE: _____
 CHAIRMAN: _____

LEGEND

- WATER VALVE
- UTILITY POLE
- MAN HOLE
- MONUMENT FOUND
- IRON PIN FOUND
- FIRE HYDRANT
- SEWER MAN HOLE
- DECIDUOUS TREE
- CATCH BASIN
- SHRUB
- OVERHEAD WIRES
- WATER LINES
- SEWER LINES
- DRAINAGE LINES

EASEMENT	LINE	BEARING	DISTANCE
EASEMENT C	L1	S 23°33'54" W	127.19
	L2	N 89°36'24" W	128.46
	L3	N 61°34'45" W	108.30
	L4	N 63°34'18" W	102.04
	L5	N 55°32'18" W	73.20
	L6	N 24°15'55" E	24.20
	L7	N 71°05'42" E	4.24
	L8	S 55°32'18" E	71.65
EASEMENT B	L9	S 83°34'38" E	80.72
	L10	N 61°34'45" W	102.50
	L11	N 89°36'24" E	132.92
	L12	N 11°01'21" E	50.48
	L13	N 71°05'42" E	25.24
	L14	N 11°01'21" E	50.48
	L15	N 71°05'42" E	25.24
	L16	N 71°05'42" E	15.00
EASEMENT E	L17	N 24°15'55" E	50.23
	L18	N 71°05'42" E	314.90
EASEMENT A	L19	N 72°04'10" E	67.44
	L20	N 71°05'42" E	50.18
EASEMENT F	L21	N 24°15'55" E	40.61
	L22	N 24°49'22" E	30.01
	L23	N 66°19'11" W	198.89
	L24	N 26°18'22" E	28.97
	L25	N 44°29'46" E	11.87
	L26	N 24°15'55" E	10.00
	L27	S 66°19'11" E	200.10
	L28	S 24°49'22" W	110.00

EASEMENT PLAN
 PREPARED FOR
451 WINCHESTER STREET LLC
 451 WINCHESTER STREET
 CITY OF KEENE
 COUNTY OF CHESHIRE
 STATE OF NEW HAMPSHIRE
 SCALE: 1 INCH = 50 FEET
 FEBRUARY 8, 2019



DAVID A. MANN SURVEY
 A DIVISION OF SURRO AND KING, INC.
 3 GREENBRIAR ROAD
 KEENE, N.H. 03431
 603.357.5904

STAFF REPORT

SPR-11-16 MODIFICATION #9 – 81, 95 & 100 WYMAN ROAD – HILLSIDE VILLAGE CONTINUING CARE RETIREMENT COMMUNITY

Request:

Applicant Brickstone Land Use Consultants, on behalf of owner Prospect Woodward Home, requests the removal of decorative cupolas from the two covered parking structures located between Wyman Rd and the Hillside Village Community Building. The site is 35.7 acres in size and is located in the Rural District (TMP# 221-019-000-000-000).

Background:

This application is a proposed modification to the site plan for the Hillside Village continuing care retirement facility, which was initially approved by the Planning Board in November of 2016. The facility, which is currently under construction, is located at 81, 95 and 100 Wyman Rd and includes three main buildings: the Woodside Apartment building (~15,910 sf), a Health Care building (~20,005 sf), and a Community building (~71,690 sf). The project site includes a 37.5-acre parcel on the east side of Wyman Road and a 12.6 acre parcel directly across the street.

With this application, the Applicant proposes to eliminate the decorative cupolas from the top of the two covered parking structures at the front of the Community Building as a cost saving measure for the project.

This project has been modified several times since its initial site plan approval in November of 2016. A summary of the modifications approved by the Planning Board to date are described below.

1. February 26, 2018: The Planning Board approved a Boundary Line Adjustment and Site Plan Modification to allow for six additional parking garages,
2. April 23, 2018: The Planning Board approved the use of vinyl siding in place of cultured stone on the north facades of the Health Care Center,
3. July 31, 2018: The Planning Board approved changes to landscaping and site lighting including a waiver from Development Standard #10, Site Lighting, to allow for uplighting of a tree in the Health Care Building Courtyard. The landscape changes resulted in a reduction in shade trees within the courtyards; however, the total number of trees and plants overall increased.
4. September 24, 2018: The Planning Board approved a number of 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.

Completeness:

The applicant has requested exemptions from required submittal materials which have no bearing on the current application. Staff recommends the Board grant these exemptions and accept the application as complete.

Application Analysis:

As the proposed changes are aesthetic and no other site changes are proposed at this time, the following application analysis is limited to Development Standard 19: Architecture and Visual Appearance.

Architecture & Visual Appearance:

The original site plan included two areas of covered parking in front of the south and north wings of the Community Building's west-facing façade. On top of each structure are two cupolas with vinyl louvers. A cupola is an architectural feature, often used on the ridge of a barn roof to admit natural light and/or air. However, the use of the cupolas on the covered parking structures would be for decoration/aesthetics only.

STAFF REPORT

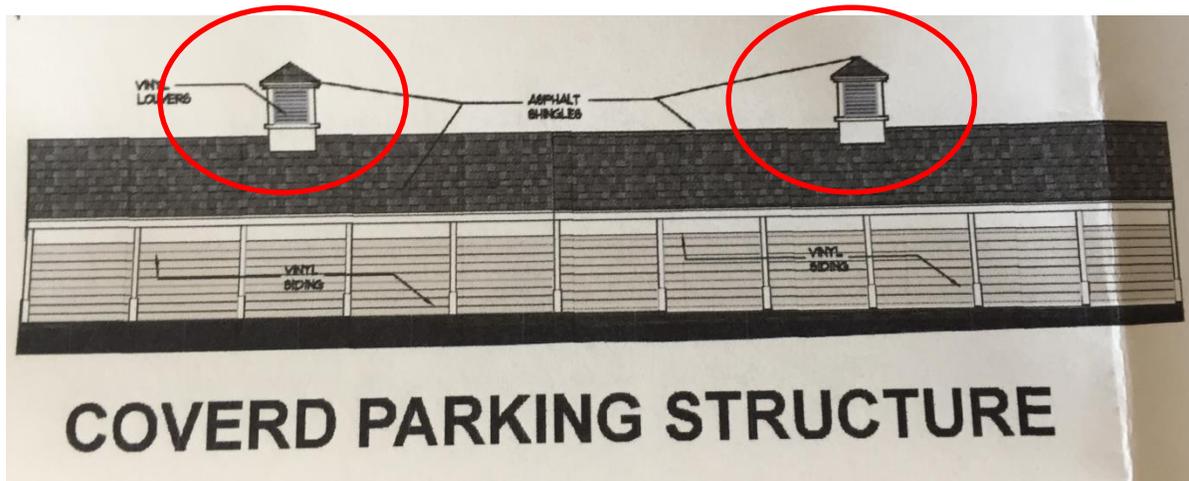
The addition of cupolas to the roof of the parking structures provides visual interest and enhances their appearance to resemble a barn structure, typical of rural areas in New England. These cupolas also serve as a vertical element that helps break up the long expanse of the Community Building, which is ~622 feet long.

The Applicant is requesting that the cupolas be removed from the parking structures as a way to reduce costs for the project.

The Planning Board's standard related to architectural features of structures is included below:

“Structures shall have architectural features (such as dominant gable ends, cornices, granite sills, arched openings, and/or large windows framed with architecturally consistent trim) and patterns that provide visual interest at the scale of the pedestrian, reduce massive aesthetic effects, and harmonize with the City's distinctive architectural identity, unique character, and prevailing scale...”

An image is provided below of the cupolas and parking structures previously approved by the Planning Board. The cupolas are circled in red.



The covered parking structures are partially constructed, and images of these structures are included below. The proposed cupolas would be attached to the ridge of the roof of each structure.



STAFF REPORT



RECOMMENDATION FOR APPLICATION:

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

Approve SPR-11-16, modification 9 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’ and submitted to the Community Development Department on March 15, 2019 with the following conditions:

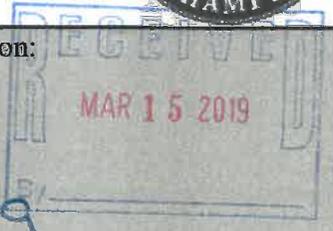
- 1. Prior to signature by Planning Board Chair:
 - a. Owner’s signature on the revised elevation.**

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 Hillside Village CCR Community Mod #9	Date Received/Date of Submission:
	Tax Map Parcel number(s) 2 2 1 - 0 1 8 - 0 0 0 - 2 2 1 - 0 1 9 - 0 0 0 -	Date of pre-application meeting:
		Date Application is Complete: SPR-11-16, Mod 9
		Community Development Dept File #:

Project Address: 100 Wyman Rd /95 Wyman Rd	O w n e r	PRINTED Name: The Prospect Woodward Home
Acreage/S.F. of Parcel: 12.62 AC / 549,727 SF / 37.34 AC 1,626,530 SF		Address: 194-202 Court Street Keene NH
Zoning District: Rural		Telephone\ Email:
	A p p l i c a n t	Signature: <i>Nancy Thompson Vie Clair</i>
		PRINTED Name: Same as above
		Address:
		Telephone\ Email:
		Signature:

Modifications: Is this a modification to a previously-approved site plan: No Yes: SPR#: **11-16** Date: **11/28/2017**

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 | N/A <input type="checkbox"/> Sedimentation Control | <input checked="" type="checkbox"/> Scope/scale of development |
| <input checked="" type="checkbox"/> Proposed uses | N/A <input type="checkbox"/> Vegetation | <input checked="" type="checkbox"/> Parcel size |
| N/A <input type="checkbox"/> Location of access points | N/A <input type="checkbox"/> Debris management | N/A <input type="checkbox"/> Proposed stormwater, drainage & erosion plan |
| N/A <input type="checkbox"/> Any other descriptive information | N/A <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 | N/A <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" |
| <input checked="" type="checkbox"/> Notarized list of all owners of property within 200' | N/A <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" |
| N/A <input 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 |
| <input checked="" type="checkbox"/> Three (3) copies of "D" size architectural elevations (24" x 36") | the public hearing, mailing notices out to abutters |



March 15, 2019

Rhett Lamb, Director of Community Development
City of Keene
3 Washington Street
Keene, NH 03431

Re: Request for Modification #9, SPR-11-16, Hillside Village, 81, 95 & 100 Wyman Road

Dear Rhett:

On behalf of The Prospect-Woodward Home, I am hereby applying for a minor modification to SPR-11-16, Hillside Village. This modification will eliminate the cupolas from the two covered parking structures located between the Community Building and Wyman Road.

The approved building elevations show two cupolas on each covered parking structure. The cupolas are strictly ornamental and are not functional. This is being proposed as a cost saving measure. The cost for the cupolas is approximately \$10,000. There have been several unavoidable cost overruns in this project and this savings would help to offset some of the extra costs without being detrimental to the appearance of the buildings.

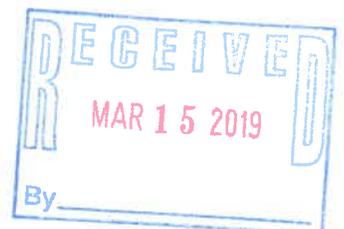
Attached is an application for minor modification to an approved site plan along with copies of the modified building elevations for the Community Building west elevation.

Please let me know if any additional information is needed.

Thank you for your consideration of this request.

Sincerely,

James P. Phippard, agent

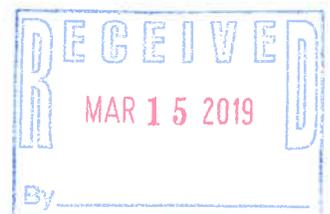


**Modification #9 to Approved Site Plan
SPR-11-16
Hillside Village
A Continuing Care Retirement Community
81, 95 & 100 Wyman Road
Keene, NH**

March 15, 2019

Development Standards

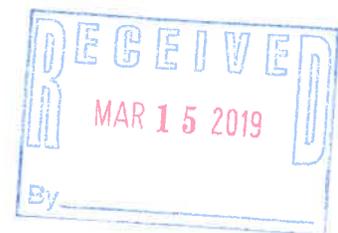
1. **Drainage** - No change.
2. **Sediment/Erosion Control** - No change.
3. **Hillside Protection** – No change.
4. **Snow Storage and Removal** – No change.
5. **Flooding** - No change.
6. **Landscaping** – No change.
7. **Noise** - No change.
8. **Screening** - No change.
9. **Air Quality** – N/A
10. **Lighting** – No change.
11. **Sewer and Water** – No change.
12. **Traffic** – No change.
13. **Comprehensive Access Management**– No change.
14. **Hazardous and Toxic Materials** – The property owner has no knowledge of existing contamination on the property.
15. **Filling/Excavation** – No change.
16. **Wetlands** – No change.
17. **Surface Waters** – No change.
18. **Stump Dumps** – None.

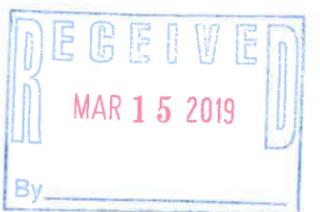
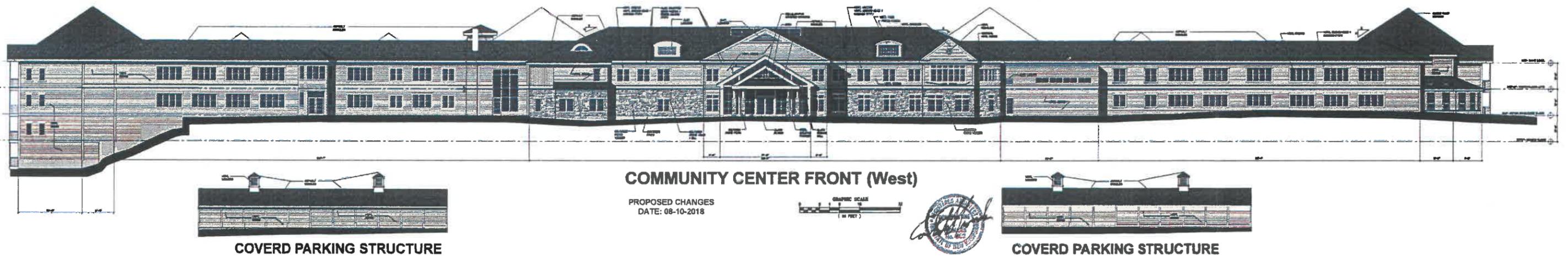


SPR-11-16, Mod. 9

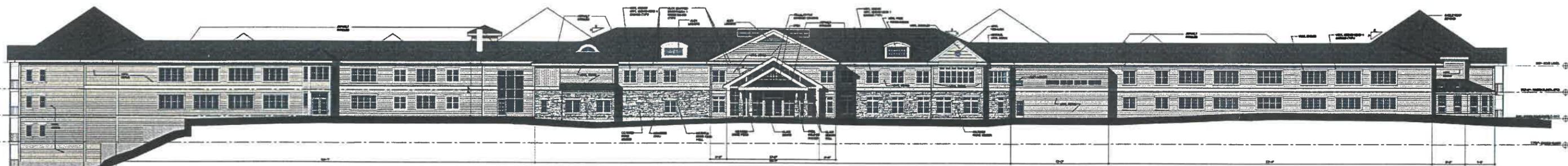
19. Architecture and Visual Appearance – The two covered parking structures located between the west side of the Community building and Wyman Road were approved with two cupolas on each structure. The cupolas are purely ornamental and added for aesthetics. Because the larger Community building is directly behind the covered parking structures, the aesthetic effect of the cupolas gets lost. The owner wishes to remove the cupolas from the parking structures and use the \$10,000 savings to help offset some of the project cost overruns.

The main focus of the west elevation will remain the entrance to the Community building. The port cochere, the use of cultured stone and the tall glass windows provide a stately and attractive view, visible from Wyman Road.





SPR-11-16 . Mod. 9



COMMUNITY CENTER FRONT (West)



COVERD PARKING STRUCTURE



COVERD PARKING STRUCTURE

RECEIVED
MAR 15 2019
By _____

SPR-11-16
Mod. 9

CUTC-01-19 – VERIZON WIRELESS – 305 Main Street

Request:

Applicant Cellco Partnership d/b/a Verizon Wireless, on behalf of owner, University System of New Hampshire, proposes to install up to twelve antenna panels in three locations on the roof of Keene State College's Elliot Building located at 305 Main Street. A waiver is requested from Sec. 102-1268(b)(11) of the Telecommunications Towers and Antennas Ordinance regarding screening of roof mounts. The site in which the building is located is 55 acres in size and located in the High Density district (TMP# 591-001-000-011-000).

Background:

The Elliot Building is located on the Keene State College campus about 0.15 miles south of the intersection of Main Street, Winchester Street, and Marlboro Street (see image on right). The front of the building is set back from Main Street by about 120 feet, and the building height 39.5 feet tall. An existing radio antenna is located on the rear portion of the building which extends 91 feet above ground level.

The applicant proposes to install up to twelve panel antennas with ballast mounts on three rooftop locations on the rear portion of the building. In addition, a 20' by 12.5' equipment pad and enclosure is proposed to be installed adjacent to the building.



Per Section III. D of the Planning Board Regulations, a Conditional Use Permit approved by the Planning Board is required for the siting of telecommunication facilities, in accordance with Article VII of the City of Keene's Zoning Ordinance, "Telecommunications Towers and Antennas."

Departmental Comments:

Code: No issues.

Engineering: The applicant will need to obtain an excavation permit from the Department of Public Works.

Police: No issues.

Fire: No issues.

Completeness:

The applicant requests exemptions from providing lot coverage calculations as a percentage of the total site area, information about architectural features, location of surface water within 50 feet of property, existing vegetation and approximate tree height within 150 feet of the proposed facility,

adjacent uses within 200 feet of the proposed facility, and lighting with footcandle measurements at the property line. Staff has determined that the requested exemptions would have no bearing on the merits of the application and recommend accepting the application as “complete.”

Conditional Use Telecommunications Permit Application Analysis

Article VII the Zoning Ordinance identifies the Planning Board as the Conditional Use Permit Granting Authority for telecommunications facilities in the City. Per Section 102-1265(b)(4), this facility is classified as a new telecommunications facility mounted on an existing building (“Type D” facility).

Sec. 102-1266 – Dimensional Requirements. The applicable dimensional requirements for a new telecommunications facility mounted on an existing building are included below.

(3) *Height of existing buildings:* This standards states that telecommunications facilities mounted on existing buildings cannot increase the height of the existing building by more than 15 feet, unless the facility is completely camouflaged (for example, a facility completely concealed within a flagpole, steeple, or chimney). This standard also states that the facility cannot be placed on a building less than 40 feet in height. The proposed antenna system would extend approximately 10 feet above the roofline of the building, which is 39.5 feet tall. This standard appears to be met.

(8) *Fall zone for non-ground mounts:* A fall zone is not required if an existing building is proposed as a mount for a telecommunication facility; however, the setback provisions of the zoning district shall apply. The proposed facility is in the High Density district, which has a minimum front and rear setback of 15 feet and a minimum side setback of 10 feet. The Elliot Hall building currently meets these setback requirements, and the proposed telecommunication facility would not change any of the existing setbacks. This standard appears to be met.

Sec. 102-1267 – Other Minimum Requirements.

(1) *Lighting.* This standard states that “Lighting of equipment structures and any other facilities on site shall be shielded from abutting properties. Footcandle measurements at the property line shall be zero initial footcandles.” The applicant proposes to install an LED flood light to illuminate the equipment compound on an as-needed basis for maintenance. During a meeting with staff, the applicant noted that the light fixture would be mounted to the wall of the building and pointed down towards the equipment pad. The Board may wish to confirm with the applicant that the light fixture will be installed with the bulb pointing down to minimize light pollution.

(2) *Signage and advertising.* No signs or advertisements are included in this proposal; this standard is not applicable.

(3) *Noise.* The applicant notes that an emergency generator is not proposed as part of this request, which is the only component of a telecommunication facility that would generate noise levels which may cause a concern. This standard appears to be met.

(4) *Radio frequency radiation (RFR) standards.* The applicant submitted a “Calculated Radio Frequency Exposure Report” dated August 3, 2018 which concludes that the RF exposure at

ground level from the proposed site will be below the maximum permissible levels as outlined by the FCC Guidelines. This standard appears to be met.

Sec. 102-1268. - Design standards and conditional use permit review criteria. The applicable design standards and conditional use permit review criteria for a new telecommunications facility mounted on an existing building (facility type “D”) are included below.

(2) *Location:* This standards states that “No telecommunication facility may be mounted on any structure or building facing or fronting on Main Street (between and including Central Square and Route 101), unless the facility is designed to be incorporated into the structure or building such as a clock tower, bell steeple, light pole or flagpole or other similar alternative facility.” While the original Elliot Hall building fronts Main Street, the applicant proposes to locate the facility on a newer addition to the original structure which does not face Main Street and is set back by 276 feet from the roadway. This standard appears to be met.

(3) *Historic Structure:* As part of the application, the applicant submitted a finding from the State of New Hampshire Division of Historical Resources, State Historic Preservation Office which concludes that this proposal would have “no adverse effect.” This standard has been met.

(4) *Mechanical and electrical equipment:* The mechanical and electrical equipment associated with the proposed telecommunication facility would not be visible from a public road or viewing area; this standard has been met.

(5) *Scale:* This standard states that “All telecommunication facilities must be consistent with community scale, as exhibited in relative height, mass or proportion with the supporting structure or building and/or the immediate surroundings as applicable.” The proposed facility would extend about 10 feet above the roofline of the existing building; this is in keeping with the scale of the surroundings, which include existing radio antenna structures that are larger in scale (including a facility that extends 91 feet above ground level).

(6) *Color and Finish:* This standard requires telecommunication facilities and supporting electrical and mechanical equipment to match, or be compatible with, the color and finish of the surrounding environment, structures and buildings so as to make the facility and related equipment as visually unobtrusive as possible. The applicant proposes to paint the antennas white. The cable trays (which would run down the façade of the building) would be painted to match the color of the walls of the building. This standard appears to be met.

(7) *Contrast:* This standard states that “All telecommunication facilities, except concealed facilities located inside buildings or structures, shall not stand out in terms of color and materials, scale, height, mass or proportion against a contrasting background.” The applicant submitted photo renderings which depict the appearance of the antennas from twelve different viewpoints surrounding the host site. The white color of the antennas appears not to stand out against the background (sky), and the scale, mass, and height is in keeping with other rooftop equipment nearby. This standard appears to be met.

(8) *Antenna Type*: This requirement states, “Narrow profile antenna arrays are recommended and required for new ground-mounted facilities, collocation of facilities, and facilities mounted on existing structures or buildings.” The applicant submitted an antenna plan (Sheet A-4) which shows the size and dimensions of the proposed antennas. Staff has reviewed the proposed antennas and they are typical of the type of low profile antennas that have been approved in past applications for telecommunications facilities.

(9) *Smokestacks*. The applicant does not propose to mount a telecommunication facility on a smokestack; this standard is not applicable.

(10) *Side mounts*. The applicant does not propose to mount a telecommunication facility on the side of the building; this standard is not applicable.

(11) *Roof mounts*. This standards states that “Facilities mounted on a roof shall be stepped back from the front facade in order to limit the visual impact of the facility on the building's silhouette. All roof-mounted facilities with supporting electrical and mechanical equipment shall be screened from view or camouflaged.” The applicant proposes to install up to twelve antennas in three locations on the roof of the building. The location closest to Main Street is set back 276 feet from the roadway. The applicant does not propose to camouflage or screen the antennas, and has submitted a written waiver request from this requirement which is included as an attachment to this staff report. The waiver criteria listed in Sec. 102-1270 are included below.

“Sec. 102-1270. - Waivers.

- (a) *Generally. Where the planning board finds that extraordinary hardships, practical difficulties, or unnecessary and unreasonable expense would result from strict compliance with the foregoing sections of this article or the purposes of this article may be served to a greater extent by an alternative proposal, it may approve waivers to this article. The purpose of granting waivers under this article shall be to ensure that an applicant is not unduly burdened as opposed to merely inconvenienced by this article. The board shall not approve any waiver unless a majority of those present and voting find that all of the following apply:*
- (1) *The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest.*
 - (2) *The waiver will not, in any manner, vary the provisions of this chapter, the city master plan, or official maps.*
 - (3) *Such waiver will substantially secure the objectives, standards and requirements of this article.*
 - (4) *A particular and identifiable hardship exists or a specific circumstance warrants the granting of a waiver. Factors to be considered in determining the existence of a hardship shall include but not be limited to the following:*
 - a. *Topography and other site features.*
 - b. *Availability of alternative site locations.*
 - c. *Geographic location of the property.*
 - d. *Size/magnitude of the project being evaluated and availability of collocation.*
 - (5) *In no case shall ground-mounted towers, ground-mounted camouflaged or alternative towers, or preexisting reconstructed ground-mounted towers or antennas be greater than 125 feet in height.*

- (b) *Conditions. In approving waivers, the board may impose such conditions as it deems appropriate to substantially secure the objectives of the standards or requirements of this article.*
- (c) *Procedures. A petition for any such waiver shall be submitted in writing by the applicant with the application for board review. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the applicant. Failure to submit the petition in writing shall require an automatic denial.*
- (d) *Appeals. An appeal of a planning board decision relative to a waiver shall be to the zoning board of adjustment in accordance with RSA 674:33."*

Planning Board Development Standards:

A review and analysis of the application with respect to the relevant Planning Board Development Standards that were not addressed as part of the Conditional Use Permit review is included below. Per Section V.B of the Planning Board Regulations, Development Standard #19 (Architectural and Visual Appearance) is not applicable to Telecommunications Conditional Use Permit applications.

1. **Drainage:** The proposed antennas and ancillary radio equipment would be mounted on the roof of the building and would have no impact on drainage. The applicant proposes to install radio equipment and batteries at grade in a loading area behind the building which is currently unpaved. The applicant proposes to cover the 20' by 12.5' equipment area with a 3" thick layer of ¾" crushed stone. Due to the relatively small size of this area and its location on the site, there is no concern related to runoff or drainage from this proposed change.

RECOMMENDATION FOR APPLICATION:

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

Approve CUTC-01-19 and the waiver request from Section 102-1268(b)(11) as shown on the plan identified as "Keene 3 NH" prepared by Hudson Design Group LLC at varying scales and revised through September 20, 2018 with the following conditions prior to signature by Planning Board chair:

1. *Owner's signature appears on the plan.*

CITY OF KEENE PLANNING BOARD

CUTC-01-19
Planning Department File #
Received 3-12-19

CONDITIONAL USE PERMIT APPLICATION

Please fill out entire application

Section One

Project:

Name Keene 3 NH

Address 305 Main Street, Keene, NH 03041

Total Site Area (sq. ft. & acres): _____

Total Building Square Footage NEW 300+/- EXISTING 97,338

Telecommunication Facility Type

SITE PLAN REVIEW REQUIRED:

CAMOUFLAGED _____
NEW GROUND MOUNTED TOWERS & ANTENNAS _____

SITE PLAN REVIEW NOT REQUIRED:

CO-LOCATION* _____
MOUNTED ON EXISTING STRUCTURE _____
MOUNTED ON EXISTING BUILDING X

*Site Plan Review required if ground mounted telecommunication tower is located in a View Area 1 of the View Preservation Overlay and there is a change in the access or in the area of the security barrier.

Tax Map Parcel # 591-004-000-041-00

Existing Zoning: HD

Section Two

Owner:

Name University System of New Hampshire Signature See attached Letter of Authorization

Address 229 Main Street, Keene, NH 03435-1601

Phone (day) () _____ (Fax) () _____ Date _____

Applicant/Agent:

Name Cellco Partnership Signature Sean Mahoney
d/b/a Verizon Wireless

Address c/o SAI Communications, 225 Cedar Hill Street, Marlborough, MA 01752

Phone (day) () 603-212-6241 (Fax) () _____



Section Two (continued)

Surveyor/Planner/Engineer:

Name Hudson Design Group / Derek Creaser Signature _____

Address 45 Beechwood Drive, North Andover, MA 01845

Phone (day) () 978-557-5553 (Fax) () 978-336-5586

Date _____

Section Three

BRIEF DESCRIPTION: (Project/Use)

Addition of roof mounted cellular antennas, along with ancillary radio equipment and cabling to the rooftop of an
college building. Installation of radio equipment and batteries at grade in a loading area behind structure.

Section Four

ITEMS INCLUDED WITH THIS SUBMITTAL: * Indicates required application item

- *Fees: see attached schedule.
Application \$ _____ Postage \$ _____
(Postage: Certified US Mail Rate, one for each label)
- *2 Copies of the application.
- *Notarized abutters list including Name, Address, and Tax Map #. (All property owners within 200 feet, prepared within 30 days, signed by applicant and notarized).
- Postage, 2 sets of mailing labels, and any other fees and/or materials necessary to comply with the Regional Notification requirements of RSA 12-K:7.
- *2 Sets mailing labels including labels for owner, applicant, agent and abutters.
- *7 Copies of the plan.
- *2 Copies of the plan reduced to 8½ X 11 inches.
- * 2 Copies of the narrative.
- 5 Copies of any technical report (9 additional copies for the Planning Board may be required after staff review).
- 2 Copies other reports: _____

Note: For applications which require Site Plan Review, duplicate materials are not required

CUTC-01-19



March 12, 2019

Rhett Lamb, City Planner
City of Keene
3 Washington Street
Keene, NH 03431

Re: Request for Conditional Use Permit for a Wireless Communications Facility (“WCF”)
Applicant: Cellco Partnership d/b/a Verizon Wireless (“Verizon” or “VZW”)
Address: Keene State College, Elliot Building, 305 Main Street (Parcel ID 591-001-000-011-000) (the
“Property”)
Zoning District: High Density

Dear Mr. Lamb,

Please accept this letter and the enclosed documents as Verizon Wireless’ request for a Conditional Use Permit for the installation of a wireless telecommunications facility on the roof of the Elliott Center at Keene State College (the “Host Structure”).

I. Enclosed Materials

Please note that it is Verizon’s position that the proposed installation is in compliance with municipal zoning requirements.

In support of the foregoing request, enclosed please find the following materials and documents for your review and consideration:

- 1) Conditional Use Permit Application
- 2) Letter of Authorization from Keene State College and University System of New Hampshire;
- 3) 200-ft Abutter’s map and copy of mailing labels, along with notarized statement with respect to the same;
- 4) Radio Frequency Report dated July 20, 2018 by C-Squared Systems, LLC;
- 5) MPRE Report dated August 3, 2018, by C-Squared Systems, LLC;
- 6) Photo Simulations dated July 25, 2018, by Hudson Design Group; 8.5”x11” copy of Plans prepared by Hudson Design Group, dated September 20, 2018;
- 7) Structural Analysis dated September 20, 2018;
- 8) Full size copy of plans.

II. Project Description:

Verizon Wireless proposes to install up to twelve (12) panel antennas on ballast mounts on three different locations on the rooftop of the Property. In addition, there will be twelve (12) Remote Radio Heads (RRH), three (3) junction boxes, and a metal cable tray that will route from the individual ballast mounts, down the exterior of the host structure, to a 20’x12.5’ equipment pad at grade, adjacent to the host structure. The equipment pad will be fenced and secured to protect the radio and battery cabinets contained within.

The Host Structure currently has a large lattice antenna structure installed that extends to approximately 91' above ground level ("AGL") as well as several omnidirectional antennas. The Verizon installation will extend approximately 10' above the Host Structure's 39'6" roofline.

III. Compliance with City of Keene Zoning Requirements

It is VZW's position that it is in compliance with the relevant sections of the Keene Zoning Code, as applicable to the proposed roof mounted WCF. An analysis of the relevant sections follows:

Sec.102-1265(b)(4) - New telecommunications facilities mounted on existing buildings. *The placement of telecommunications facilities attached or mounted to existing buildings may occur within all zones of the city. These facilities consist mainly of antennas or other devices, which can be mounted to the roof or attached to the site of the building. They can also include architecturally screened roof-mounted antennas, which are integrated into the architectural elements of the building, and building-mounted antennas painted to match the existing building and antennas. Such facilities shall require the issuance of a building permit and a conditional use permit in accordance with this article.*

Sec. 102-1263 "Definitions", defines an "Existing structure" as "a structure lawfully erected...for purposes other than the siting of telecommunications facilities at least two years prior to the date of application for a building permit and conditional use permit..." As noted, Verizon's installation is proposed for the rooftop of an existing structure on the campus of Keene State College, which was built in 1910 according to the assessor's database. In compliance with Sec. 102-1265(b)(4), and as shown on the submitted zoning drawings, VZW is installing antennas mounted to the roof, and has proposed a painted-to-match cable tray which would run down the façade of the building to the ground-mounted equipment.

Sec. 102-1266(3) – Dimensional Requirements, Height of existing buildings. *Telecommunication facilities attached or mounted on existing buildings...shall not increase the height of the building by more than 15 feet, unless the facility is completely camouflaged... No telecommunication facility may be placed on any structure less than 40 feet in height. The height of the building is measured including the mount of the proposed telecommunication facility.*

As shown on the enclosed plans, VZW is in compliance with this section, as the roofline of the Host Structure is 39'6", the VZW installation will add approximately 10' in height above the roofline.

Sec. 102-1266(8) – Dimensional Requirements, Fall zone for non-ground mounts. *If an existing structure or building is proposed as a mount for a telecommunication facility, a fall zone shall not be required, but the setback provisions of the zoning district shall apply. For preexisting non-conforming structures or buildings, telecommunication facilities and their related equipment shall not increase any nonconformity.*

VZW is in compliance with this provision.

Sec.102-1267 – Other minimum requirements. *The following minimum requirements apply to all telecommunication facilities approved under this article, except for concealed telecommunications facilities located inside a building or structure as described in section 102-1265(b).*

(1) **Lighting.** *Telecommunication facilities shall not be illuminated by artificial means and shall not display strobe lights of any kind.*

VZW is in compliance with this provision.

(2) **Signage and Advertising.** *The use of any portion of a telecommunication facility for any permanent or temporary signs, writing, symbols, logos, or any graphic representation of any kind, other than warning or equipment information signs, is prohibited. These signs shall be limited to those needed to identify the property owner and warn of any dangers and shall comply with the city sign code in chapter 74.*

VZW is in compliance with this provision.

(3) **Noise.** *Telecommunication facilities shall not generate noise in excess of that permitted under the city noise ordinance.*

VZW is in compliance with this provision. There is no proposal to install an emergency generator on site, which is the portion of a WCF that may generate offending noise levels. VZW will supplement this filing with the sound study report confirming compliance should one be requested.

(4) **Radio frequency radiation (RFR) standards.** *All equipment proposed for a telecommunications facility shall be fully compliant with the Federal Communications Commission Guidelines for Evaluating the Environmental Effects of Radio Frequency Radiation (FCC Guidelines), under Report and Order, Federal Communications Commission 96-326, Published on August 1, 1996, and all subsequent amendments.*

VZW is in compliance with this provision. See included Maximum Permissible Exposure report compiled by C-Squared.

Sec. 102-1268(b) – Design standards and conditional use permit review criteria. List of standards and conditional use permit criteria:

Sec. 102-1268(b)(1) Concealment. *Any telecommunication facility located inside a building or structure must be completely concealed from public view.*

This is not applicable to VZW's proposed installation.

Sec. 102-1268(b)(2) Location. *There are no restrictions upon the location of concealed telecommunication facilities inside a building or structure. No telecommunication facility may be mounted on any structure or building facing or fronting on Main Street (between and including Central Square and Route 101), unless the facility is designed to be incorporated into the structure of the building such as a clock tower, bell steeple, light pole, or flagpole or other similar alternative facility...*

VZW's proposed facility is located on a Host Structure that has an address of 305 Main Street according to the assessors. However, the facility is not on an existing structure that faces or fronts Main Street and is set back 276 feet from the roadway. VZW is in compliance with this provision.

Sec. 102-1268(b)(3). Historic Structure. *Any telecommunication facility located inside or upon an existing historic structure shall not alter the historic character-defining features, distinctive construction methods, or original historic materials of the structure. Any alteration made to a historic structure to accommodate a telecommunication facility shall be fully reversible. Telecommunication facilities mounted on the top of a historic building shall be concealed behind the existing architectural features of the building or shall be so located that they are not visible from public roads or viewing areas.*

VZW's proposed facility is in compliance with this provision.

Sec. 102-1268(b)(4). Mechanical and electrical equipment. All mechanically and electrical equipment associated with any telecommunication facility located inside a structure or building must be concealed within the structure or building or shall be located so that the equipment and wires are not visible from public roads or viewing areas.

This is not applicable to VZW's proposed installation.

Sec. 102-1268(b)(5). Scale. *All telecommunication facilities must be consistent with community scale, as exhibited in relative height, mass or proportion with the supporting structure or building and/or the immediate surroundings as applicable.*

VZW's proposed facility is in compliance with this provision.

Sec. 102-1268(b)(6). Color and finish. *... If a telecommunication facility is mounted on an existing structure or building, the facility and supporting electrical and mechanical equipment shall be a neutral color or one that is identical to, or closely compatible with, the color of the supporting structure or building so as to make the facility and related equipment as visually unobtrusive as possible.*

VZW's antennas will be a neutral white color, and the cable trays that run down the façade of the Host Structure will be painted-to-match. VZW's proposed facility is in compliance with this provision.

Sec. 102-1268(b)(7). Contrast. *All telecommunication facilities...shall not stand out in terms of color and materials, scale, height, mass or proportion against a contrasting background.*

VZW's proposed facility is in compliance with this provision.

Sec. 102-1268(b)(8). Antenna Type. *Narrow profile antenna arrays are recommended and required for new ground-mounted facilities, the colocation of facilities, and facilities mounted on existing structures and buildings.*

VZW's proposed facility is in compliance with this provision.

Sec. 102-1268(b)(9). Smokestacks.

This is not applicable to VZW's proposed installation.

Sec. 102-1268(b)(10). Side mounts.

This is not applicable to VZW's proposed installation.

Sec. 102-1268(b)(11). Roof mounts. *Facilities mounted on a roof shall be stepped back from the front façade in order to limit the visual impact of the facility on the building's silhouette. All roof-mounted facilities with supporting electrical and mechanical equipment shall be screened from view or camouflaged.*

VZW's proposed facility is in compliance with the step back provision. Pursuant to Sec. 102-1270, VZW requests a waiver of the provision to camouflage the roof mounted facility as it is an unnecessary and unreasonable expense. VZW's proposed facility is on a rooftop that is only visible to other

buildings on the Property, on a rooftop that currently has several omnidirectional antennas, a lattice tower, and a microwave dish which are not camouflaged.

Sec. 102-1268(b)(12). Security fencing. *New ground-mounted towers and antennas shall be enclosed by a security fencing not less than six feet in height... The planning board shall have final authority on whether a camouflaged or alternative telecommunication facility should be surrounded by a security fence or barrier of some sort.*

This provision is in relation to ground-mounted facilities. While not specifically about a roof mounted facility, VZW's proposed installation does have equipment at grade. VZW's proposed facility is in compliance with this provision.

Sec. 102-1268(b)(13). Equipment shelters. *All equipment for a camouflaged or ground-mounted alternative telecommunication facility shall be located in an underground vault. All equipment for new ground-mounted towers antenna shall be located in an underground vault or equipment shelter. The equipment shelters shall be architecturally consistent with respect to materials and appearance, with the buildings in the area of the facility, or equipment shelters shall be camouflaged behind an effective year round landscape buffer, equal to the height of the proposed building, as determined by the planning board. All equipment shelters, utility buildings and structures accessory to a ground-mounted facility shall meet the minimum building setback requirements of the underlying zoning district.*

This provision is not applicable to the proposed VZW installation, as it pertains to camouflaged or ground-mounted alternative telecommunication facilities. To the extent that the Board disagrees, pursuant to Sec. 102-1270, VZW requests a waiver of the provision to camouflage the roof mounted facility as it is an unnecessary and unreasonable expense. VZW's proposed equipment area is fenced and is at grade in an area used for a loading dock, and only in view of other buildings on the Property.

Sec. 102-1268(b)(14). Driveways.

This is not applicable to VZW's proposed installation.

Sec. 102-1268(b)(15). Ground mounts.

This is not applicable to VZW's proposed installation.

IV. Waiver Requests:

The applicant respectfully requests waivers of the following plan requirements as they are unduly burdensome, are not affected by the scope of the project, are not applicable, or are de minimis conditions on the Property.

- a. Lot coverage calculations as a percentage of total site area;
- b. Architectural features;
- c. Location of surface water within 50-feet of property;
- d. Existing vegetation, and approximate tree height within one hundred fifty (150) feet of the proposed facility;
- e. Adjacent land uses within 200 feet of the proposed facility (without waiving the foregoing, upon information and believe, all uses within 200 feet of the facility are appurtenant to the mission of Keene State College and the University System of New Hampshire);

- f. Lighting with foot candle measurements at the property line (without waiving the foregoing, the only lighting at the facility will be temporary or sporadic in use, pointing into the ground-mounted equipment area, for security/emergency needs within the compound);

V. Federal Preemption of Certain Aspects of Telecommunications Facilities.

In an effort to promote the ability of wireless service carriers to provide better service to the American population, the United States Congress passed the Telecommunications Act of 1996, codified as 47 U.S.C. sec.332, et. seq. (the "TCA"). The purpose or legislative intent behind the TCA was "to promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." (See TCA at 56).

To further that intent, the TCA specifically preempts and prohibits state and municipal governments from, among other things:

- Regulating the environmental or health effects of telecommunications facilities operated by federally licensed carriers;
- Imposing any regulation that makes it impractical for a carrier to provide coverage in any area;
- Specifically limiting the location of telecommunications facilities to specific zoning districts or overlay districts;
- Requiring a carrier to conduct an exhaustive search of any area before permitting a proposed telecommunication facility.

In Omnipoint Holdings, Inc. v. City of Cranston et al., 586 F.3d 38 (1st Cir. 2009) (hereinafter "Omnipoint"), the First Circuit Court of Appeals interpreted the TCA and laid out the framework for a municipal authority to permit the siting of a proposed telecommunications facility. That framework is broken down to two elements. The carrier must (1) show a gap in substantial coverage and (2) show that the proposed site is the most feasible alternative to address the gap in substantial coverage.

Thank you for your assistance and attention to this matter

Sincerely,



Sean Mahoney
Project Manager
SAI Communications, LLC
225 Cedar Hill Street, Suite 118
Marlboro, MA 01752
smahoney@saigrp.com
603-212-6241



CUTC-01-19

March 12, 2019

Rhett Lamb, City Planner
City of Keene
3 Washington Street
Keene, NH 03431

Re: Request for Conditional Use Permit for a Wireless Communications Facility (“WCF”)
Applicant: Cellco Partnership d/b/a Verizon Wireless (“Verizon” or “VZW”)
Address: Keene State College, Elliot Building, 305 Main Street (Parcel ID 591-001-000-011-000) (the
“Property”)
Zoning District: High Density

Dear Mr. Lamb,

Please accept this letter as a supplement to Verizon Wireless’ request for a Conditional Use Permit for the installation of a wireless telecommunications facility on the roof of the Elliott Center at Keene State College (the “Host Site”) which was filed on March 12, 2019.

Per Article VII. – Telecommunications Towers and Antennas, Sec. 102-1270. - Waivers

- a. *Generally. Where the planning board finds that extraordinary hardships, practical difficulties, or unnecessary and unreasonable expense would result from strict compliance with the foregoing sections of this article or the purposes of this article may be served to a greater extent by an alternative proposal, it may approve waivers to this article. The purpose of granting waivers under this article shall be to ensure that an applicant is not unduly burdened as opposed to merely inconvenienced by this article. The board shall not approve any waiver unless a majority of those present and voting find that all of the following apply:*
 - (1) *The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest*
 - (2) *The waiver will not, in any manner, vary the provisions of this chapter, the city master plan, or official maps.*
 - (3) *Such waiver will substantially secure the objectives, standards and requirements of this article.*
 - (4) *A particular and identifiable hardship exists or a specific circumstance warrants the granting of a waiver. Factors to be considered in determining the existence of a hardship shall include, but not be limited to the following:*
 - a. *Topography and other site features.*
 - b. *Availability of alternative site locations.*
 - c. *Geographic location of the property.*
 - d. *Size/magnitude of the project being evaluated and the availability of collocation.*

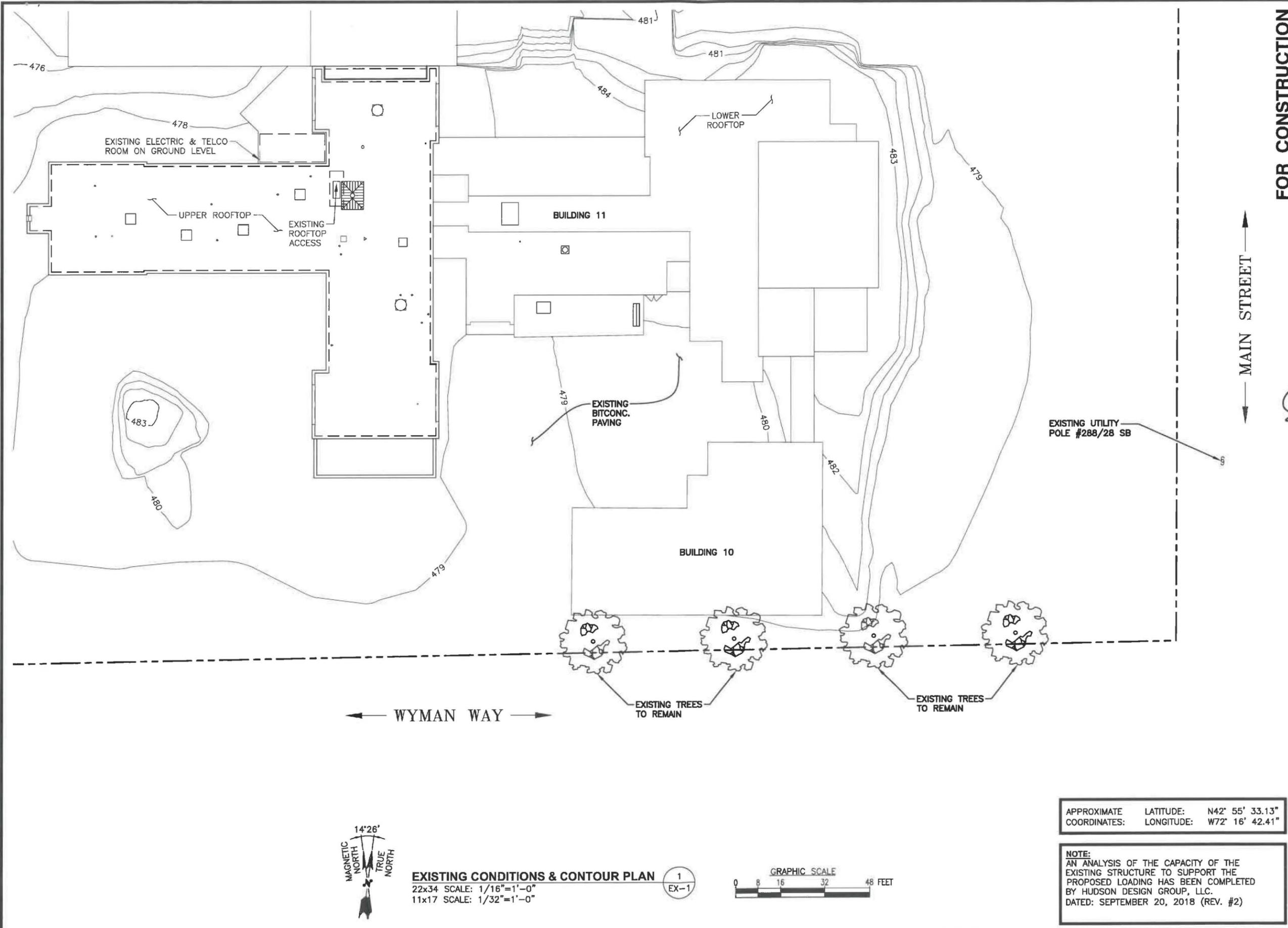
As can be seen from the submitted documents, Verizon Wireless has proposed the following camouflage for the project.

- 1) Construction Drawings, Page A-1, Page A-7. Verizon’s ground-based equipment will be at grade in a “loading area.” It is surrounded to the west, north and east by existing buildings on the property. To the south, the equipment compound will be visible via a driveway to Wyman Way. Wyman Way is not a public way. Although Verizon believes that camouflage is not necessary at this location because

of topography and other site features, the geographic location of the equipment compound, and the size of the compound relative to the appurtenant buildings, Verizon has elected to install screening material in the proposed chain link fence to mitigate its appearance. See also "Location 7" as shown on the provided photo simulations.

- 2) Construction Drawings, Page A-2, Page A-3. The equipment cables which must run from the at grade equipment compound to the rooftop are installed in cable trays on the exterior walls and roofs of the Host Site. Although the cable trays are in the same area, and will have the same general visibility as the equipment compound (i.e., not visible from a public way), Verizon has proposed that the cable trays be painted to match the color of the exterior walls. See also Locations "7" and "8" as shown on the provided photo simulations.
- 3) Construction Drawings, Page C-1, Page A-1. Verizon has placed its roof mounted antennas on three different areas of the Host Site roof. The "Alpha" sector aimed generally northeast, the "Beta" sector aimed generally south, and the "Gamma" sector aimed generally northwest. Neither the Beta nor the Gamma sectors face a public way, and neither are at all visible from a public way. The Alpha sector is marginally visible from Main Street looking down a driveway between the Host Site and "Rhodes Hall," another Keene State College building. See also "Location 4" as shown on the provided photo simulations. The Alpha sector is over 250-feet from Main Street. Verizon has not proposed any camouflage for the antenna mounts or antennas, and respectfully requests a waiver of any camouflage. Verizon believes that appearance of the antennas and mounts from Main Street is a *de minimis* condition, and in granting the waiver
 - a. *Topography and other site features.* As noted above, the antenna mounts on the site are set back over 250-feet from main street. The easterly antenna mount ("alpha" sector) is the only one facing a public way. According to the provided Structural Analysis (Page 2), the alpha sector of the roof will support the antenna mounts, with some structural reinforcement. Addition of camouflage to this section in the form of screening is unduly burdensome to the Applicant. By granting a waiver of camouflage there will not be a detriment to the public safety, health or welfare or injurious to other property and will promote the public interest;
 - b. *Availability of alternative site locations.* Several sites within Keene State College were considered, as many buildings are of a similar height. However, the Host Site was determined to be the best location to meet network objectives. A waiver of the camouflage requirement will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest;
 - c. *Geographic location of the property.* The roof of the Host Site is set back from public ways, and only would be visible down one driveway between buildings. A waiver will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest;
 - d. *Size/magnitude of the project being evaluated and the availability of collocation.* The rooftop chosen already has a small lattice tower and antennas on the roof, as such, the Applicant's design is in harmony with the collocation requirement. The antennas and mounts are generally a small footprint on a larger roof. A waiver of the camouflage requirement will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest.

Please feel free to contact me with any additional questions or concerns.



FOR CONSTRUCTION

PREPARED FOR:

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586



CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: JX

APPROVED BY: DPH

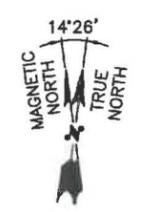
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	08/20/18	REVISED PER RFDS	JH
0	08/14/18	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
KEENE 3 NH

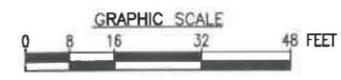
SITE ADDRESS:
305 MAIN STREET
KEENE, NH 03041

SHEET TITLE
EXISTING CONDITIONS
& CONTOUR PLAN

SHEET NUMBER
EX-1

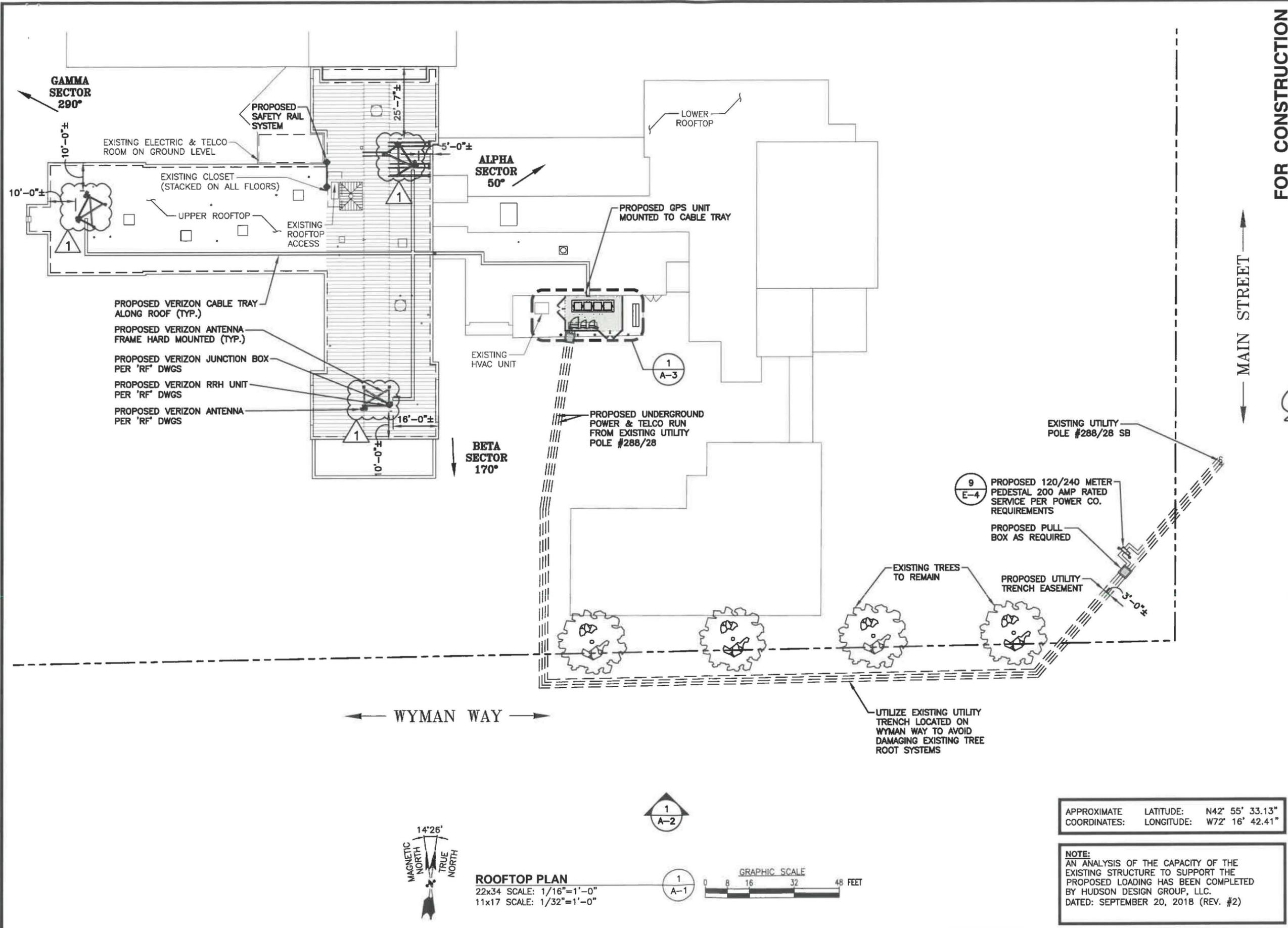


EXISTING CONDITIONS & CONTOUR PLAN 1
22x34 SCALE: 1/16"=1'-0"
11x17 SCALE: 1/32"=1'-0"
EX-1



APPROXIMATE COORDINATES: LATITUDE: N42° 55' 33.13" LONGITUDE: W72° 16' 42.41"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC.
DATED: SEPTEMBER 20, 2018 (REV. #2)



FOR CONSTRUCTION

PREPARED FOR:
verizon
 118 FLANDERS ROAD
 WESTBOROUGH, MA 01581

HG
HUDSON
 Design Group LLC
 45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5886



CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMP AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: JX
 APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	09/20/18	REVISED PER RFDS	JH
0	08/14/18	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
 KEENE 3 NH
 SITE ADDRESS:
 305 MAIN STREET
 KEENE, NH 03041

SHEET TITLE:
 ROOFTOP PLAN

SHEET NUMBER:
A-1

APPROXIMATE COORDINATES: LATITUDE: N42° 55' 33.13" LONGITUDE: W72° 16' 42.41"

NOTE:
 AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC.
 DATED: SEPTEMBER 20, 2018 (REV. #2)

ROOFTOP PLAN
 22x34 SCALE: 1/16"=1'-0"
 11x17 SCALE: 1/32"=1'-0"

MAGNETIC NORTH 14°26' TRUE NORTH

GRAPHIC SCALE: 0 8 16 32 48 FEET

PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
ALPHA	PROPOSED	50°	200'
BETA	PROPOSED	170°	230'
GAMMA	PROPOSED	290°	300'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'.
CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

APPROXIMATE COORDINATES: LATITUDE: N42° 55' 33.13"
LONGITUDE: W72° 16' 42.41"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC.
DATED: SEPTEMBER 20, 2018 (REV. #2)

FOR CONSTRUCTION

PREPARED FOR:

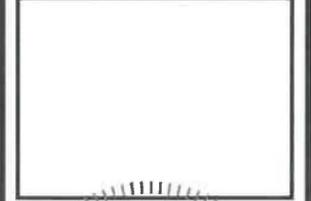


118 FLANDERS ROAD
WESTBOROUGH, MA 01581



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CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

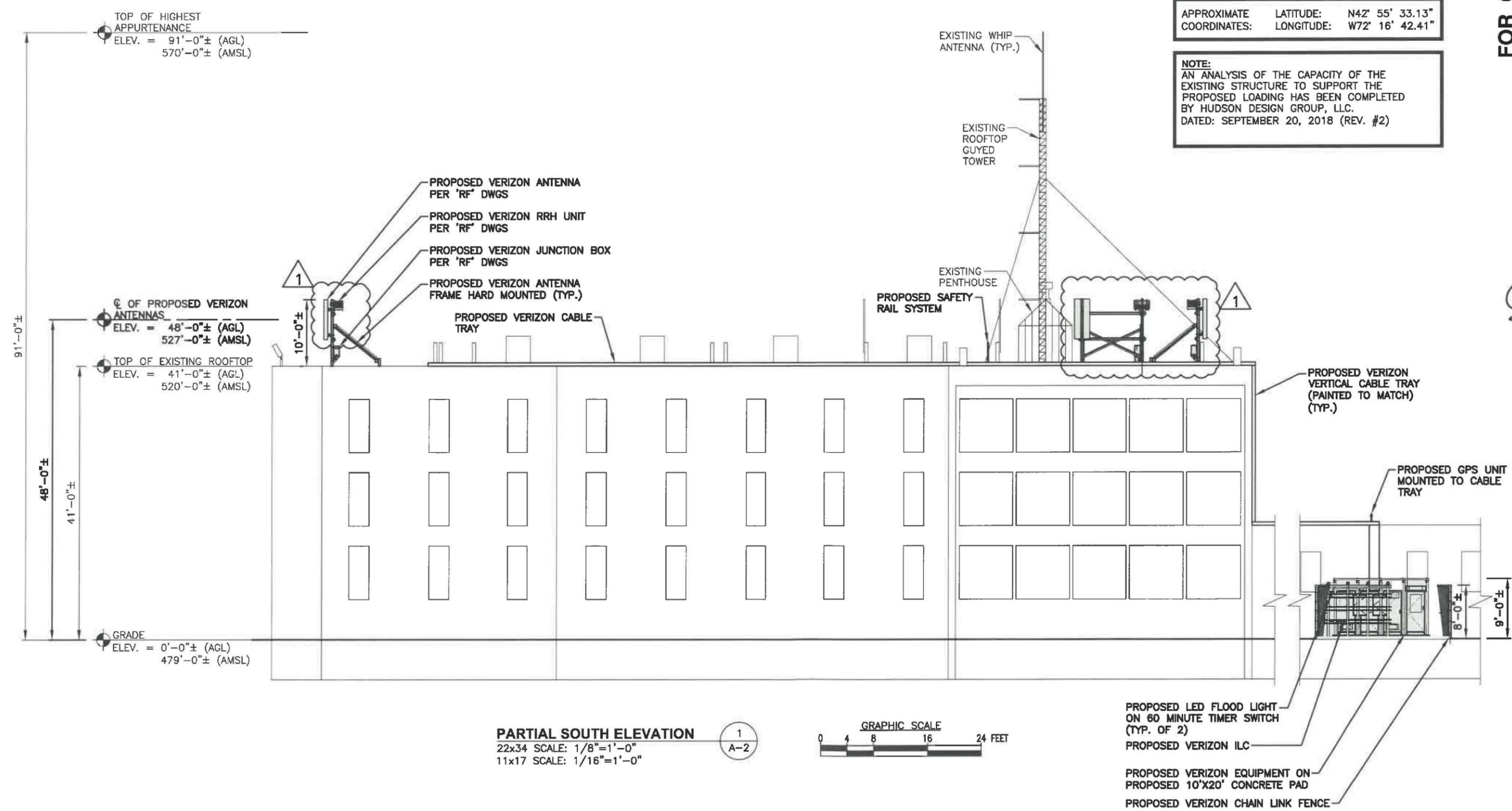
REV.	DATE	DESCRIPTION	BY
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0	06/14/18	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
KEENE 3 NH

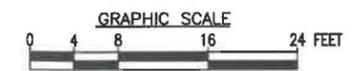
SITE ADDRESS:
305 MAIN STREET
KEENE, NH 03041

SHEET TITLE
ELEVATION

SHEET NUMBER
A-2



PARTIAL SOUTH ELEVATION
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"



FOR CONSTRUCTION

PREPARED FOR:
verizon
118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG
HUDSON
Design Group LLC
45 BEECHWOOD DRIVE N. ANDOVER, MA 01845
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CHECKED BY: JX
APPROVED BY: DPH

SUBMITTALS

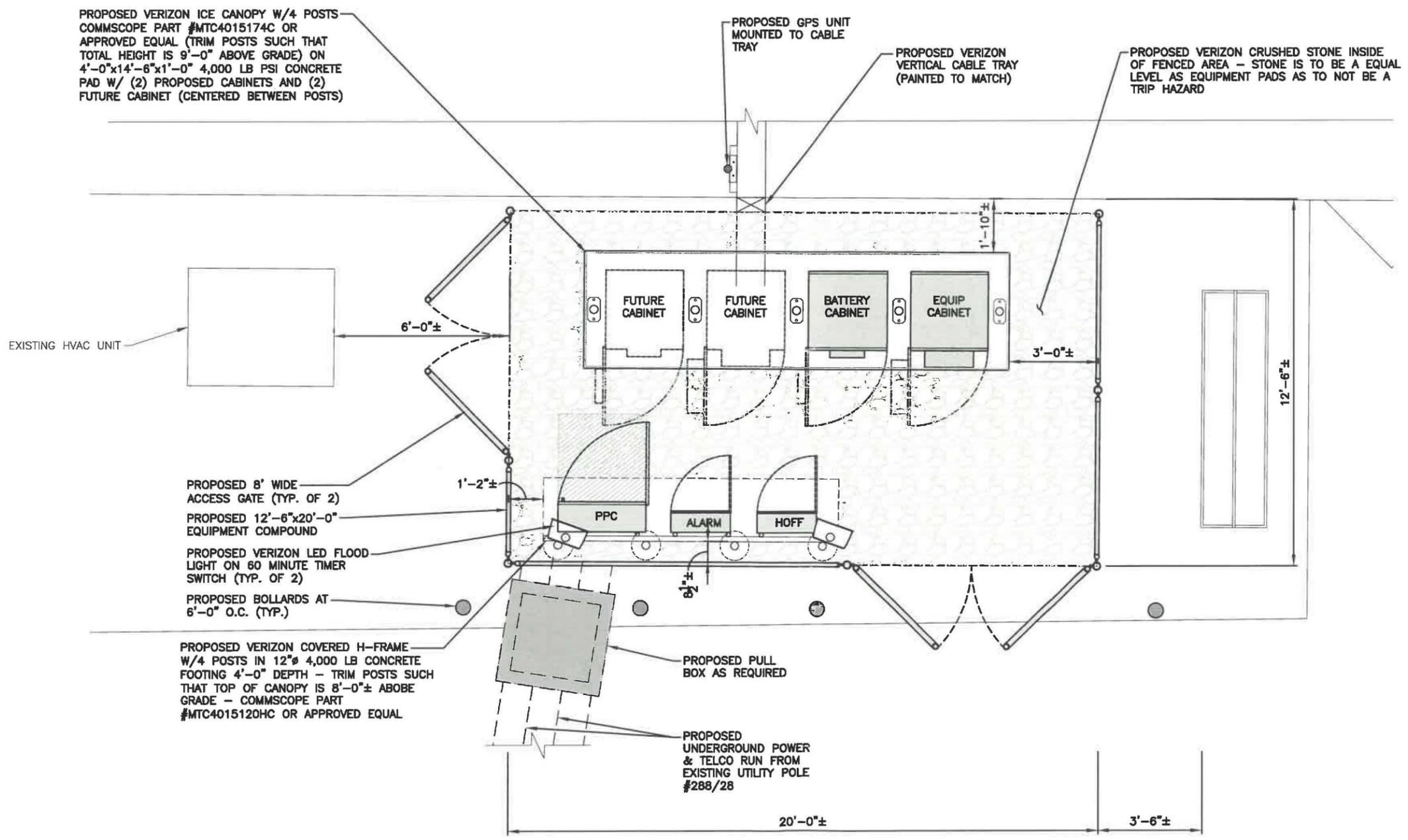
REV.	DATE	DESCRIPTION	BY
1	09/20/18	REVISED PER RFDS	JH
0	08/14/18	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
KEENE 3 NH

SITE ADDRESS:
305 MAIN STREET
KEENE, NH 03041

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
A-3



PROPOSED VERIZON ICE CANOPY W/4 POSTS COMMSCOPE PART #MTC4015174C OR APPROVED EQUAL (TRIM POSTS SUCH THAT TOTAL HEIGHT IS 9'-0" ABOVE GRADE) ON 4'-0"x14'-8"x1'-0" 4,000 LB PSI CONCRETE PAD W/ (2) PROPOSED CABINETS AND (2) FUTURE CABINET (CENTERED BETWEEN POSTS)

PROPOSED GPS UNIT MOUNTED TO CABLE TRAY

PROPOSED VERIZON VERTICAL CABLE TRAY (PAINTED TO MATCH)

PROPOSED VERIZON CRUSHED STONE INSIDE OF FENCED AREA - STONE IS TO BE A EQUAL LEVEL AS EQUIPMENT PADS AS TO NOT BE A TRIP HAZARD

3
A-7

EXISTING HVAC UNIT

PROPOSED 8' WIDE ACCESS GATE (TYP. OF 2)

PROPOSED 12'-6"x20'-0" EQUIPMENT COMPOUND

PROPOSED VERIZON LED FLOOD LIGHT ON 60 MINUTE TIMER SWITCH (TYP. OF 2)

PROPOSED BOLLARDS AT 6'-0" O.C. (TYP.)

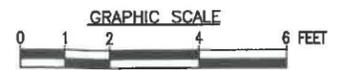
PROPOSED VERIZON COVERED H-FRAME W/4 POSTS IN 12"Ø 4,000 LB CONCRETE FOOTING 4'-0" DEPTH - TRIM POSTS SUCH THAT TOP OF CANOPY IS 8'-0"± ABOVE GRADE - COMMSCOPE PART #MTC4015120HC OR APPROVED EQUAL

PROPOSED PULL BOX AS REQUIRED

PROPOSED UNDERGROUND POWER & TELCO RUN FROM EXISTING UTILITY POLE #288/28

EQUIPMENT PLAN
22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

1
A-3



NOTE:
CONTRACTOR SHALL NOT INSTALL ANY HARDWARE/EQUIPMENT IN AND AROUND ANY WORKING AREAS THAT CREATE A TRIP HAZARD. E.O.R. SHALL BE NOTIFIED IF ANY EXISTING HARDWARE/EQUIPMENT CREATES A TRIP HAZARD PRIOR TO INSTALLATION.

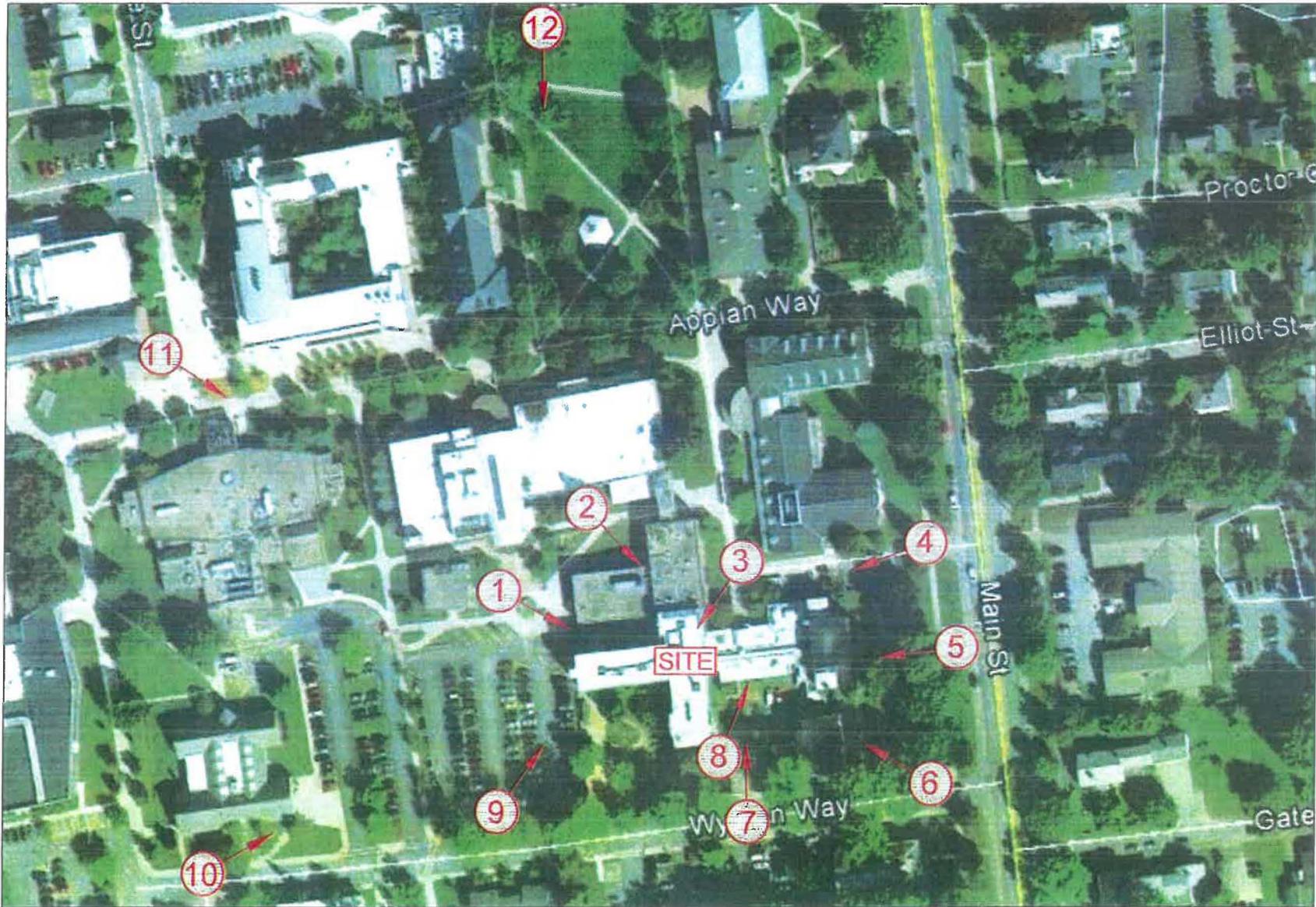


PHOTO LOCATION

SITE NAME: KEENE 3 NH

ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon

118 RANDERS ROAD
WESTCROUGH, MA 01581

H2G
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 527-5553
FAX: (978) 336-5566

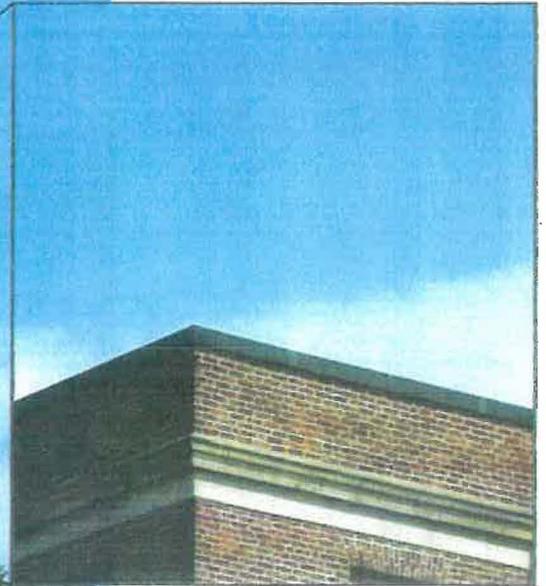
SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.



DETAIL OF EQUIPMENT

VIEW SOUTHEAST FROM SCULPTURE STUDIO

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
 WESTBOROUGH, MA 01581



45 BEECHWOOD DRIVE
 N. ANDOVER, MA 01845
 TEL: (978) 537-5553
 FAX: (978) 336-5586

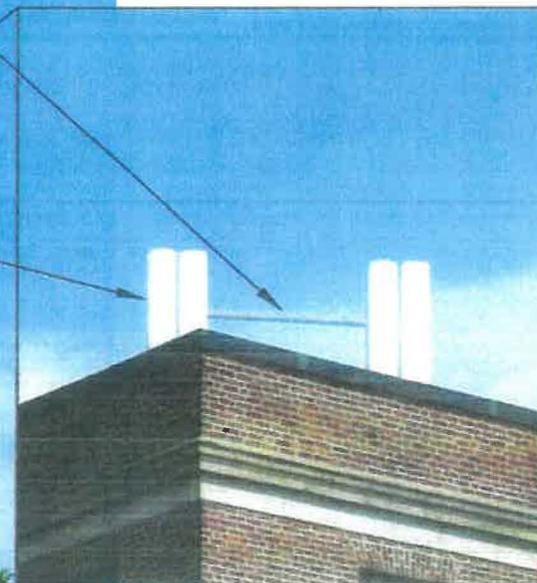
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DATE: 07/25/2018 REV: 0

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DETAIL OF EQUIPMENT

VIEW SOUTHEAST FROM SCULPTURE STUDIO

SITE NAME: KEENE 3 NH

ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

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VIEW SOUTHEAST FROM CHILD DEVELOPMENT CENTER ENTRANCE
(EQUIPMENT NOT VISIBLE)

SITE NAME: KEENE 3 NH

ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5584

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

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VIEW SOUTHWEST FROM THE ELLIOT CENTER ENTRANCE
(EQUIPMENT NOT VISIBLE)

SITE NAME: KEENE 3 NH

ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

H2G
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586

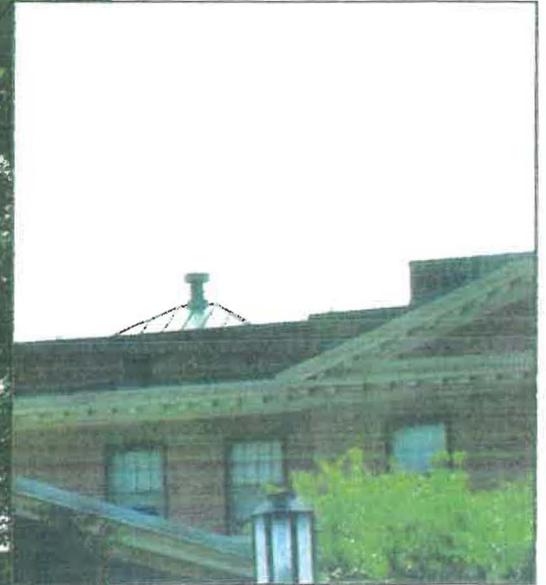
SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

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DETAIL OF EQUIPMENT

VIEW SOUTHWEST FROM MAIN STREET

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
 WESTBOROUGH, MA 01581



45 BEECHWOOD DRIVE
 N. ANDOVER, MA 01845
 TEL: (978) 557-6553
 FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018

REV: 0

DRAWN BY: KB

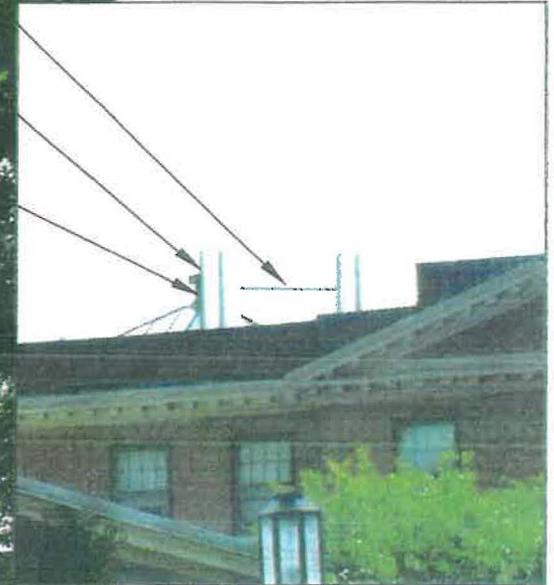
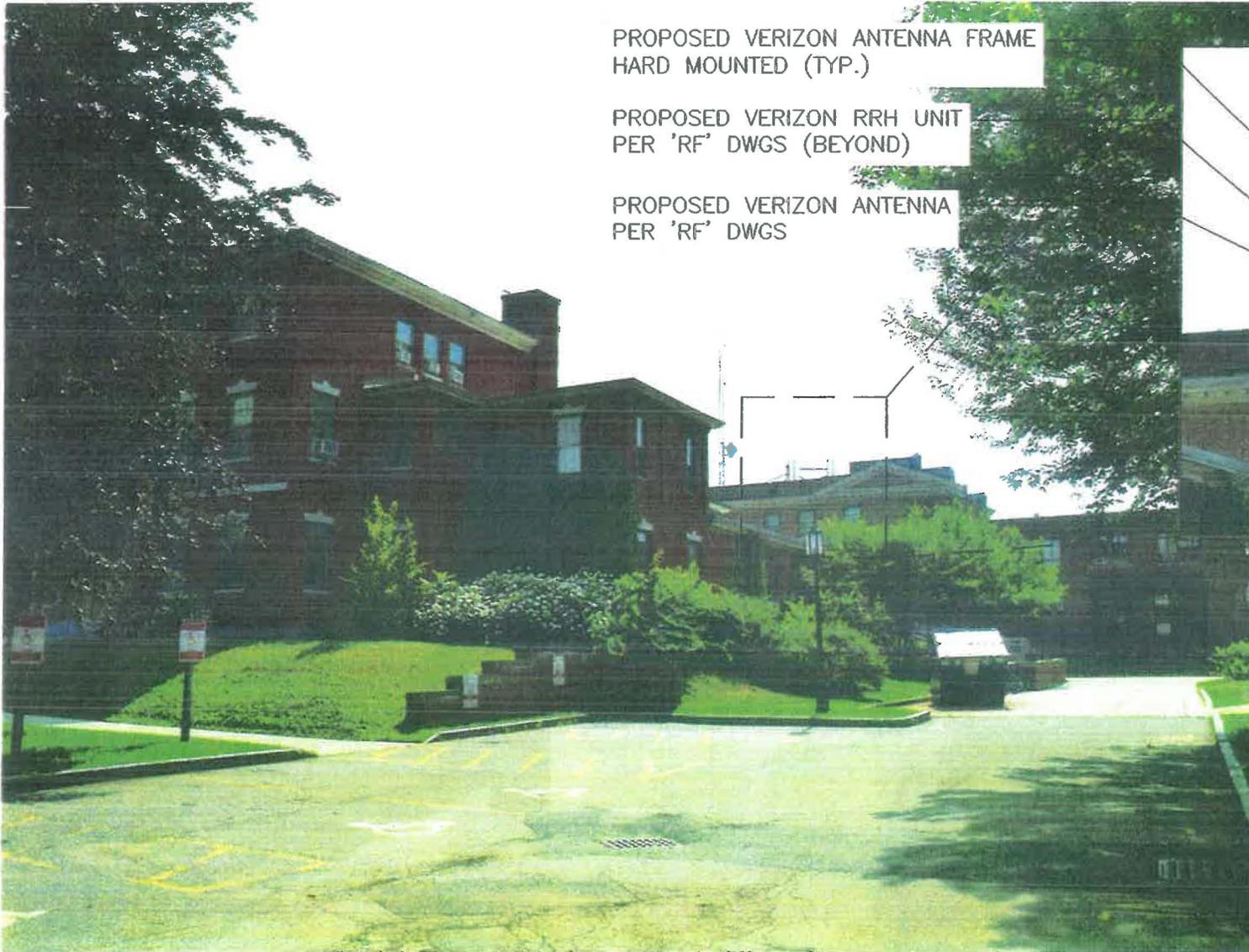
SCALE: N.T.S.

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PROPOSED VERIZON ANTENNA FRAME
HARD MOUNTED (TYP.)

PROPOSED VERIZON RRH UNIT
PER 'RF' DWGS (BEYOND)

PROPOSED VERIZON ANTENNA
PER 'RF' DWGS



**DETAIL OF
EQUIPMENT**

VIEW SOUTHWEST FROM MAIN STREET

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
WESTBOROUGH, MA 01581



45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 537-5553
FAX: (978) 336-5594

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

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VIEW WEST FROM MAIN STREET (EQUIPMENT NOT VISIBLE)

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
 WESTBOROUGH, MA 01581



45 BEECHWOOD DRIVE
 N. ANDOVER, MA 01845
 TEL: (978) 537-5533
 FAX: (978) 336-5584

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

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VIEW NORTHWEST FROM THE INTERSECTION OF WYMAN WAY
AND MAIN STREET (EQUIPMENT NOT VISIBLE)

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon[✓]

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

H2G
HUDSON
Design Group LLC

45 BESCHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5506

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

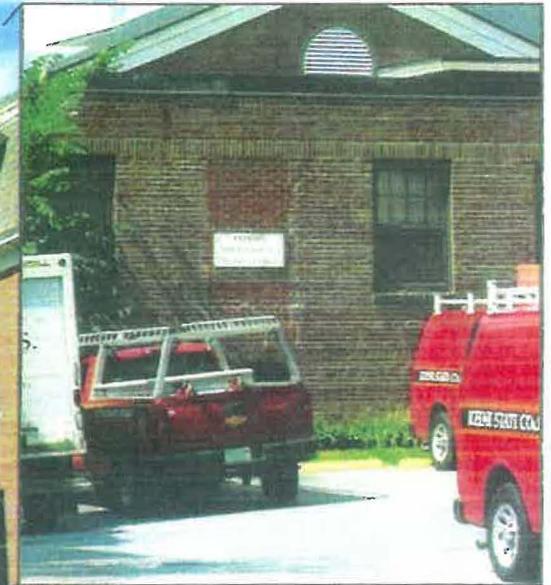
DRAWN BY: KB

SCALE: N.T.S.

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VIEW NORTH FROM WYMAN WAY



DETAIL OF EQUIPMENT

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:

verizon^v

118 FLANDERS ROAD
 WESTBOROUGH, MA 01581

H2G
HUDSON
 Design Group LLC

45 BEECHWOOD DRIVE
 N. ANDOVER, MA 01845
 TEL: (978) 557-5553
 FAX: (978) 836-5586

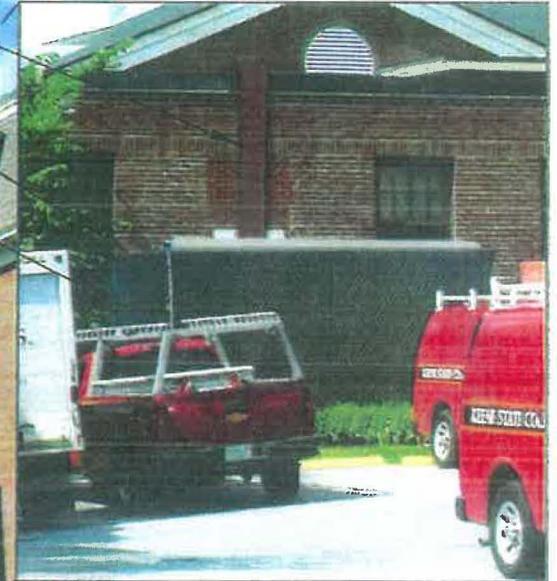
SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

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DETAIL OF EQUIPMENT

VIEW NORTH FROM WYMAN WAY

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
 WESTBOROUGH, MA 01581



45 BEECHWOOD DRIVE
 N. ANDOVER, MA 01845
 TEL: (978) 567-5553
 FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

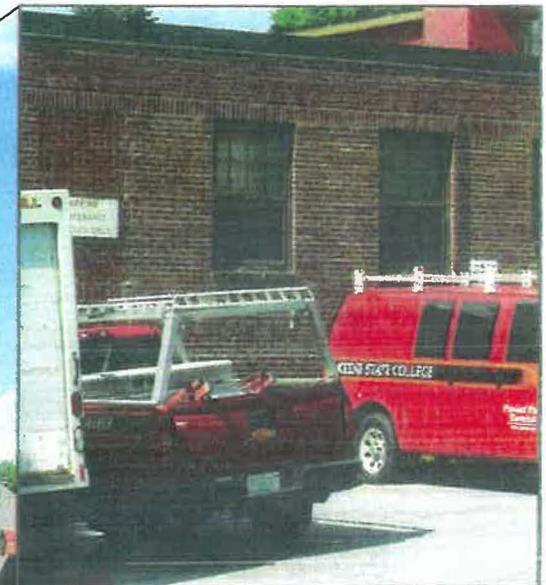
DATE: 07/25/2018

REV: 0

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DETAIL OF EQUIPMENT

VIEW NORTHEAST FROM SERVICE PARKING LOT

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
 WESTBOROUGH, MA 01581



45 BECHWOOD DRIVE
 N. ANDOVER, MA 01845
 TEL: (978) 557-6553
 FAX: (978) 336-5586

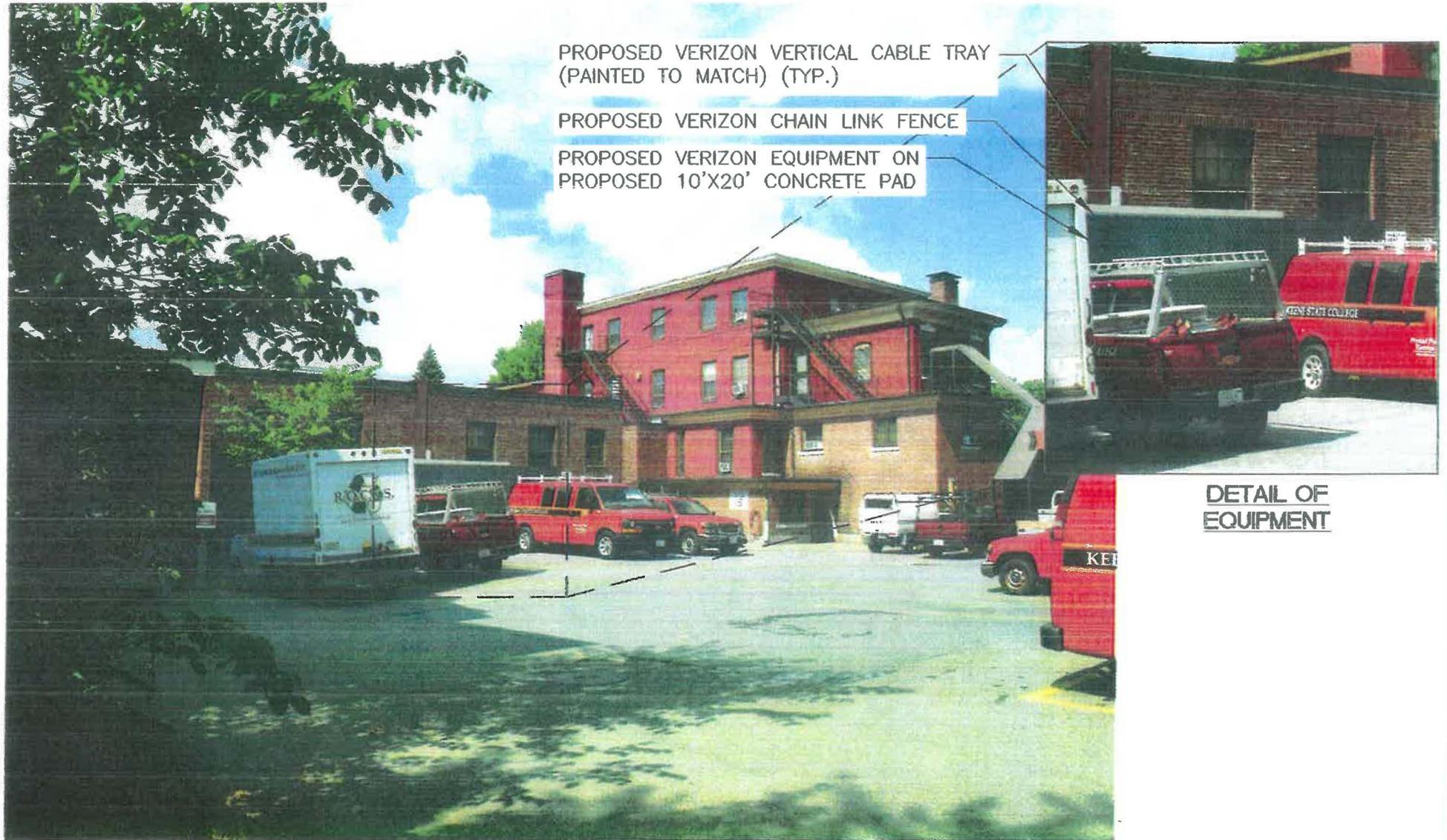
SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

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PROPOSED VERIZON VERTICAL CABLE TRAY
(PAINTED TO MATCH) (TYP.)

PROPOSED VERIZON CHAIN LINK FENCE

PROPOSED VERIZON EQUIPMENT ON
PROPOSED 10'X20' CONCRETE PAD

DETAIL OF
EQUIPMENT

VIEW NORTHEAST FROM SERVICE PARKING LOT

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBROUOH, MA 01581

HG
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5653
FAX: (978) 336-5566

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

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DETAIL OF EQUIPMENT

VIEW NORTHEAST FROM THE ELLIOT CENTER PARKING LOT

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
 WESTBOROUGH, MA 01581



45 BEECHWOOD DRIVE
 N. ANDOVER, MA 01845
 TEL: (978) 557-5553
 FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

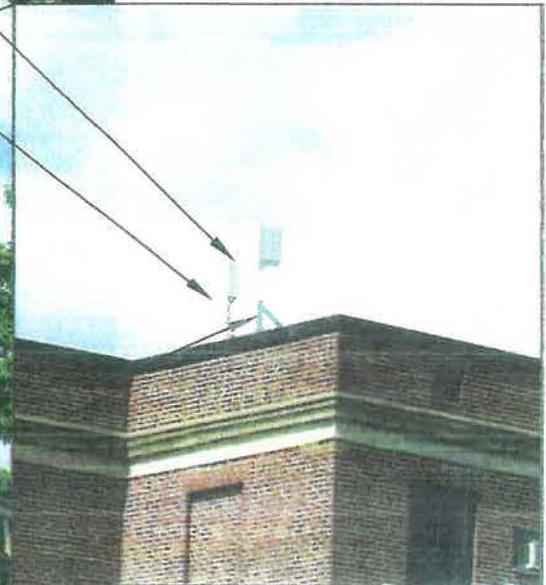
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PROPOSED VERIZON RRH UNIT
PER 'RF' DWGS

PROPOSED VERIZON ANTENNA
PER 'RF' DWGS

PROPOSED VERIZON ANTENNA FRAME
HARD MOUNTED (TYP.)



**DETAIL OF
EQUIPMENT**

VIEW NORTHEAST FROM THE ELLIOT CENTER PARKING LOT

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:



118 FLANDERS ROAD
WESTBOROUGH, MA 01581



45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

SCALE: N.T.S.

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VIEW NORTHEAST FROM THE INTERSECTION OF WYMAN WAY AND THE DRIVEWAY OF THE REDFERN ARTS CENTER (EQUIPMENT NOT VISIBLE)

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
 KEENE, NH

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

H D G
HUDSON
 Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

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VIEW SOUTHEAST FROM THE YOUNG STUDENT CENTER EAST
ENTRANCE (NOT VISIBLE)

SITE NAME: KEENE 3 NH

ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

H2G
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

DRAWN BY: KB

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VIEW SOUTH FROM THE NORTHEAST CORNER OF THE QUAD
(EQUIPMENT NOT VISIBLE)

SITE NAME: KEENE 3 NH
ADDRESS: 51 WYMAN WAY
KEENE, NH

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HGD
HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP/ODE

DATE: 07/25/2018 REV: 0

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C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
(603) 644-2800
support@csquaredsystems.com

Calculated Radio Frequency Exposure Report



Keene 3 NH

305 Main Street, Keene, NH 03041

August 3, 2018



CATC-01-19

5. Calculation Results

The calculated % MPE results for the proposed antenna configuration are shown in Figure 1 below. Each frequency band and technology is calculated as well as the resulting cumulative percent of MPE. For completeness, the calculations for this analysis range from 0 feet horizontal distance (directly below the antennas) to a value of 2,000 feet horizontal distance from the antennas. In addition to the other worst-case scenario considerations that were previously mentioned, the % MPE calculations to each horizontal distance point away from the antennas were completed using a local maximum off beam antenna gain (within ± 2 degrees of the true mathematical angle) to incorporate a realistic worst-case scenario.

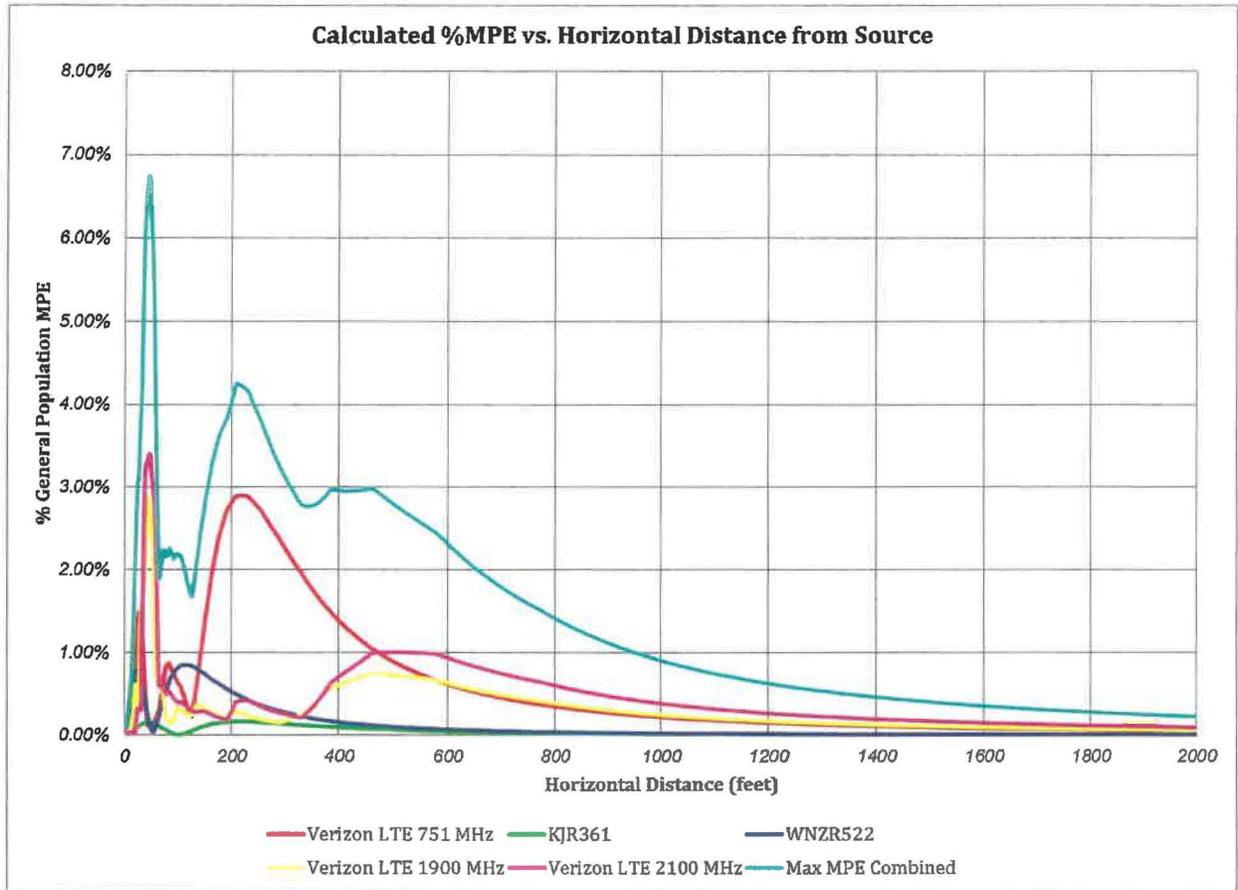


Figure 1: Graph of Percent of MPE vs. Distance

The highest percent of MPE (6.74%) is calculated to occur at a horizontal distance of 44 feet from the antennas. Please note that the percent of MPE calculations close to the site take into account off beam loss, which is determined from the vertical pattern of the antennas used. Therefore, RF power density levels may increase as the distance from the site increases. At distances of approximately 700 feet and beyond, one would now be in the main beam of most antenna patterns and off beam loss is no longer considered. Beyond this point, RF levels become calculated solely on distance from the site, and the percent of MPE decreases significantly as distance from the site increases.

Table 2 below lists the calculated percent of MPE values as well as the associated parameters that were included in the calculations. The highest composite percent of MPE value was calculated to occur at a horizontal distance of 44 feet from the antennas (reference Figure 1).

As stated in Section 3, all calculations assume that the antennas are operating at 100 percent capacity, that all antenna channels are transmitting simultaneously, and that the radio transmitters are operating at full power. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. In addition, a 6 foot height offset was considered in this analysis to account for average human height. As a result, the predicted signal levels are significantly higher than the actual signal levels will be from the final antenna configuration. The results presented in Figure 1 and Table 2 assume level ground elevation from the base of the building out to the horizontal distances calculated.

Carrier	Number of Trans.	Power out of Base Station Per Transmitter (Watts)	Antenna Height (Feet)	Distance to the Base of Antennas (Feet)	Power Density (mW/cm ²)	Limit (mW/cm ²)	% MPE
Verizon LTE 1900 MHz	1	120.0	46.5	44	0.028809	1.000	2.88%
Verizon LTE 2100 MHz	1	180.0	46.5	44	0.033526	1.000	3.35%
Verizon LTE 751 MHz	1	120.0	46.5	44	0.000617	0.501	0.12%
KJR361	2	17.5	87.0	44	0.000310	0.200	0.15%
WNZR522	1	50.0	49.0	44	0.000455	0.200	0.23%
Total							6.74%

Table 2: Maximum Percent of Exposure Values^{4 5 6}

⁴ Transmit power assumes 0 dB of cable loss.

⁵ Frequencies listed in Table 2 are representative of the operating band of Verizon Wireless and are not the carriers' specific operating frequency.

⁶ The total % MPE listed is a summation of each unrounded contribution. Therefore, summing each rounded value may not reflect the total value listed in the table.

6. Conclusion

The above analysis concludes that RF exposure at ground level from the proposed site will be below the maximum permissible levels as outlined by the FCC in the OET Bulletin 65 Ed. 97-01. Using the conservative calculation methods and parameters detailed above and assuming level ground around the proposed site, the maximum cumulative percent of MPE is calculated to be **6.74% of the FCC limit (General Population/Uncontrolled)**. This maximum percent of MPE value is calculated to occur 44 feet away from the site.

7. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate. The calculations follow guidelines set forth in FCC OET Bulletin 65 Edition 97-01, ANSI/IEEE Std. C95.1, and ANSI/IEEE Std. C95.3.

Keith Vellante

Keith Vellante
RF Engineer
C Squared Systems, LLC

August 3, 2018

Date

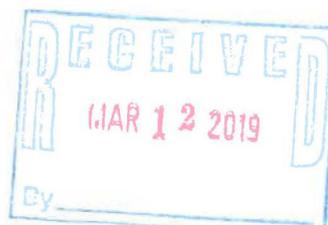
RF Report

Proposed Wireless Facility
305 Main Street
Keene, NH 03041



verizon ✓

July 20, 2018



3. The Proposed Facility

Verizon Wireless' proposal consists principally of the following elements:

- 1) A 13' x 20' fenced equipment area located at ground level on the southern side of the subject building, with telecommunication equipment cabinets located on a concrete pad;
- 2) Twelve (12) panel antennas (four per sector) mounted on three (3) antenna frame mounts, at a centerline elevation of 46.5' AGL (7' centerline above roof height), so as to not extend greater than 10' above the roof height;
- 3) Remote Radio Heads (RRH) with accessory junction boxes and surge suppressors mounted alongside the antennas;
- 4) Telco/power/fiber utility connections routed from the first floor power/telco room to the proposed equipment area at ground level;
- 5) Hybrid DC power/fiber cables, routed from the proposed ground-based equipment, up a vertical cable tray on the southern side of the building, and along horizontal cable trays to proposed antenna mounts.

4. Coverage and Capacity Objectives

As mentioned above, Verizon Wireless is in the process of rolling out its 4G LTE high-speed wireless broadband system in the 700 MHz, PCS, and AWS frequency bands, in accordance with its licenses from the FCC. In order to expand and enhance their wireless services throughout New England, Verizon Wireless must fill in existing coverage gaps and address capacity, interference, and high-speed broadband issues. As part of this effort, Verizon Wireless has determined that additional network capacity is needed in and around sections of the City of Keene NH, as described further below.

Verizon Wireless currently operates wireless facilities similar to the proposed facility within Keene and the surrounding cities/towns. Due in large part to the distances between the existing sites, the intervening topography, and volume of user traffic in the area, these existing facilities do not provide sufficient capacity to portions of Keene. Specifically, Verizon Wireless determined that much of downtown Keene is without reliable service in the following areas and town roads², including but not limited to:

- The Keene State College Campus roads, academic, recreational and residential buildings;
- Main Street;
 - Serves ~ 16,400 vehicles per day, as measured south of Winchester Street (2017);
- Winchester Street;
 - Serves ~ 9,450 vehicles per day, as measured east of Ralston Street (2017);
- Marlboro Street;
 - Serves ~ 6,100 vehicles per day, as measured east of Kelleher Street (2017);
- The surrounding roads, neighborhoods, and business/retail/community areas throughout downtown Keene in the proximity of the Keene State College Campus and the above roadways.

The proposed site located at 305 Main Street (“Keene 3”) is needed to fill in these targeted gaps in service, in order to improve network quality and reliability for Verizon Wireless subscribers traveling along these roads, as well as to the numerous residents, students, and visitors in this area.

² Traffic counts are sourced from the New Hampshire Department of Transportation, Transportation Data Management System.

5. Site Search and Selection Process

To find a site that provides acceptable service, adequate capacity, and fills the gaps in coverage, computer modeling software is used to define a search area. The search ring identifies the area within which a site could be located (assuming that sufficient height is used) that would have a high probability of addressing the significant coverage gap and/or meeting the capacity objectives established by the Verizon Wireless RF (Radio Frequency) engineers.

Once a search ring is determined, Verizon Wireless’ real estate specialists search within the proximity of the defined area for existing buildings, towers, and other structures of sufficient height that would meet the defined objectives. If none are found, then the focus shifts to “raw land” sites. A suitable site must satisfy the technical requirements identified by the RF engineers, must be available for lease, and must have access to a road and be otherwise suitable for constructing a cell site of the required size and height. Every effort is made to use existing structures before pursuing a “raw land” build to minimize the number of new towers throughout the towns being served.

After the search of the area had been completed, Verizon Wireless determined that collocating on the building rooftop at 305 Main Street is the most appropriate solution to address the targeted coverage and capacity objectives.

6. Pertinent Site Data

Table 1 below details the site-specific information for the existing and proposed Verizon Wireless sites used to perform the coverage analysis and generate the coverage plots provided herein.

Site Name	Address	City/State	Location		Antenna Height (ft AGL)	Structure Type	Status
			Latitude	Longitude			
Keene	110 Krif Road	Keene, NH	42.9194	-72.2841	86	Monopole	On-Air
Keene 2	105 Maple Avenue	Keene, NH	42.9517	-72.3148	94	Treepole	On-Air
Keene DT	5 Central Square	Keene, NH	42.9340	-72.2773	69	Rooftop	On-Air
Keene SE	418 Chapman Road	Keene, NH	42.9279	-72.2560	110	Guy	On-Air
Keene SW	100 Daniels Hill Road	Keene, NH	42.9158	-72.3311	100	Lattice	On-Air
Chesham	400 Old Chesham Road	Marlborough, NH	42.9215	-72.1608	96	Treepole	On-Air
Marlborough	Ryan Road	Marlborough, NH	42.9025	-72.1955	96	Treepole	On-Air
Roxbury	Davis Road	Roxbury, NH	42.9617	-72.2133	56	Tower	On-Air
Chesterfield E	65 Pine Crest Drive	Spofford, NH	42.9152	-72.4201	160	Monopole	On-Air
Surry S	75 Valley View Drive	Surry, NH	42.9835	-72.3352	120	Monopole	On-Air
Surry SW	631 Route 12	Surry, NH	42.9808	-72.3612	124	Monopole	On-Air
Swanzey	Depot Road	Swanzey, NH	42.8294	-72.3459	99	Monopole	On-Air
Troy	West Hill Road	Troy, NH	42.8310	-72.1981	225	Guy	On-Air
Westmoreland SE	1330 Route 9	Westmoreland, NH	42.9273	-72.3707	100	Monopole	On-Air
Keene 3	305 Main Street	Keene, NH	42.9259	-72.2784	46.5	Rooftop	Proposed

Table 1: Verizon Wireless Site Information Used in Coverage Analysis³

³ Some sites listed in this table are outside the plot view but are included for completeness of information.

7. Coverage Analysis and Propagation Plots

The signal propagation plots provided in this report show coverage for the 700 MHz frequency range and were produced using deciBel Planner™, a Windows-based RF propagation computer modeling program and network planning tool. The software considers the topographical features of an area, land cover, antenna models, antenna heights, RF transmitting power and receiver thresholds to predict coverage and other related RF parameters used in site design and network expansion.

The plots included as attachments depict best server coverage based on RSRP (Reference Signal Received Power) for Verizon Wireless' 4G LTE network.

Attachments A - C are discussed below:

Attachment A titled "Keene 3 – Existing 700 MHz LTE Sector Footprints" depicts the areas primarily served by the sectors (a.k.a. signal "footprints") of the existing "On-Air" Verizon Wireless sites in the area, which are shown by the unique color for each particular sector of interest. For clarity, all other sectors of less interest with respect to the proposed site are shown in grey. As demand for wireless voice and data services continues to grow, Verizon Wireless manages the footprint of each sector so that it can support the demand within the area it is primarily serving. In addition to improving coverage to the area, the proposed site will also serve existing and anticipated demand in the vicinity and thereby offload some of the burden experienced by the surrounding sites. In that way, those sites will be able to more adequately serve the demand for service in the areas nearer to those surrounding sites. Please note that the outer parts of each sector footprint may include areas that have signal strength below the targeted value required for reliable service to Verizon Wireless' customers. The fact that low-level signal may reach these areas does not mean that these areas experience adequate coverage. These unreliable areas of low signal level may impose a significant capacity burden on the sites primarily serving the area.

Attachment B titled "Keene 3 - 700 MHz LTE Sector Footprints with Proposed Site" shows the composite coverage with the overall footprint of the proposed facility in dark green. As shown in this map, the proposed "Keene 3" facility is an effective solution to provide capacity relief to the area, particularly to the "Keene" alpha (yellow) and gamma (pink) sectors, the "Keene DT" beta sector (red), and the "Keene SE" gamma sector (orange). The proposed facility is centrally located in the area of deficient coverage making it particularly suited to provide a dominant server to this busy downtown area, thereby offloading the sectors of the surrounding sites currently serving the area. Table 2 below details the capacity relief based on the sector footprints shown in Attachments A and B.

Sector	Current			With "Keene 3"			Offload Summary		
	Employee Pops	Residential Pops	Area (mi ²)	Employee Pops	Residential Pops	Area (mi ²)	Total Employee Pops Offloaded	Total Residential Pops Offloaded	Area Offloaded (mi ² /%)
Keene Alpha	1612	1523	0.82	418	251	0.53	1194 (74.1%)	1272 (83.5%)	0.29 (35.4%)
Keene Gamma	1898	1212	1.18	1757	1024	1.05	141 (7.4%)	188 (15.5%)	0.13 (11%)
Keene DT Beta	1660	2475	0.26	1314	763	0.11	346 (20.8%)	1712 (69.2%)	0.15 (57.7%)
Keene SE Gamma	2613	2772	0.91	2454	2310	0.82	159 (6.1%)	462 (16.7%)	0.09 (9.9%)

Table 2: Capacity Offload Summary⁴

Attachment C titled “Keene 3 – Area Terrain Map” details the topographical features around the proposed “Keene 3” site. These terrain features play a key role in dictating both the unique coverage areas served from a given location, and the coverage gaps within the network. This map is included to provide a visual representation of the terrain variations that must be considered when determining the appropriate location and design of a proposed wireless facility. The darker blue shades correspond to lower elevations, whereas the orange, red, and grey shades indicate higher elevations.

8. Certification of Non-Interference

Verizon Wireless certifies that the proposed facility will not cause interference to any lawfully operating emergency communication system, television, telephone or radio, in the surrounding area. The FCC has licensed Verizon Wireless to transmit and receive in the Upper C-Block of the 700 MHz band, A Block of the Cellular (850 MHz) band, the C Block of the PCS (1900 MHz) band, and the B, D, and E Blocks of the AWS (2100 MHz) band of the RF spectrum. As a condition of the FCC licenses, Verizon Wireless is prohibited from interfering with other licensed devices that are being operated in a lawful manner. Furthermore, no emergency communication system, television, telephone, or radio is licensed to operate on these frequencies, and therefore interference is highly unlikely.

⁴ Residential population counts are based upon the 2010 U.S. Census data. Employee population counts are based upon the 2015 U.S. Census Bureau LEHD database. Please note that neither includes visitor or vehicular counts in the area.

9. Summary

In undertaking its build-out of 4G LTE service in Cheshire County, Verizon Wireless has determined that an additional facility is needed to provide reliable service and additional capacity throughout areas of downtown Keene, NH. Verizon Wireless determined that installing the proposed wireless communications facility at 305 Main Street in Keene at an antenna centerline of 46.5 feet (AGL) will provide additional coverage and capacity needed in the targeted coverage areas throughout the Keene State College Campus, and along Main Street, Winchester Street, Marlboro Street, and the surrounding roads, neighborhoods, and business/retail/community areas. Without the installation of the proposed site, Verizon Wireless will be unable to improve and expand their existing 4G LTE wireless communication services in this area of Keene; therefore, Verizon Wireless respectfully requests that the City of Keene act favorably upon the proposed facility.

10. Statement of Certification

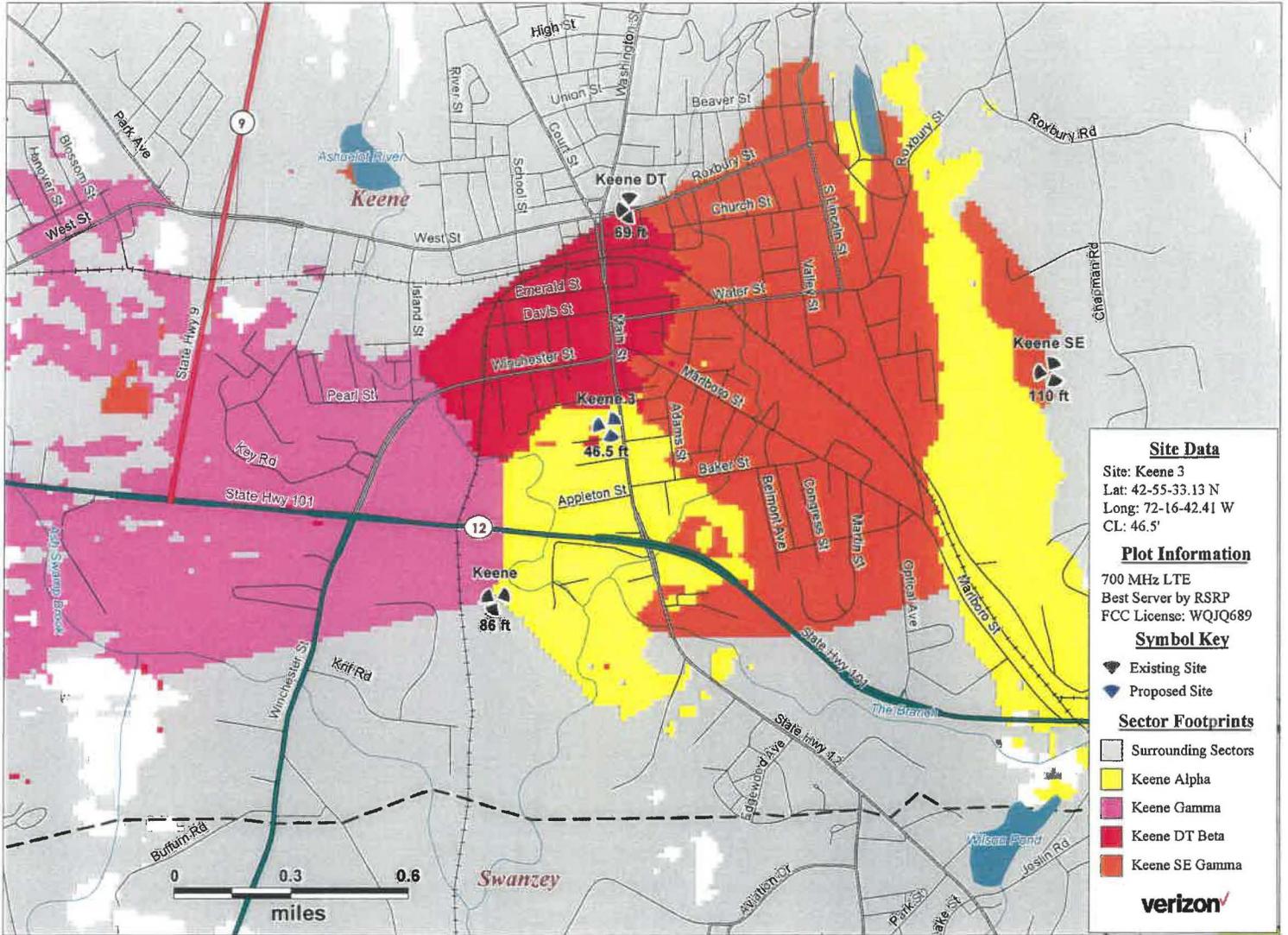
I certify to the best of my knowledge that the statements in this report are true and accurate.

Keith Vellante

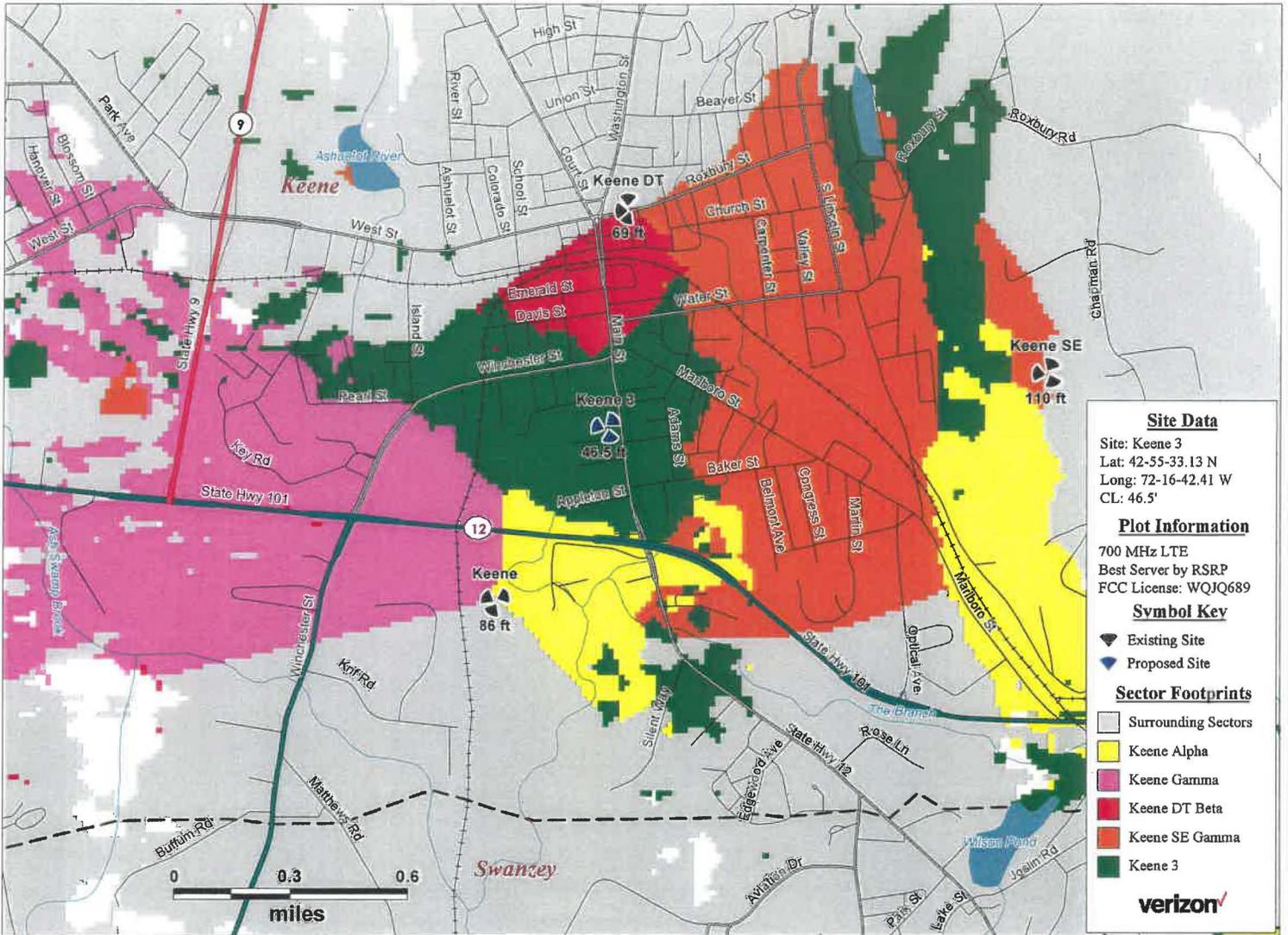
Keith Vellante
RF Engineer
C Squared Systems, LLC

July 20, 2018
Date

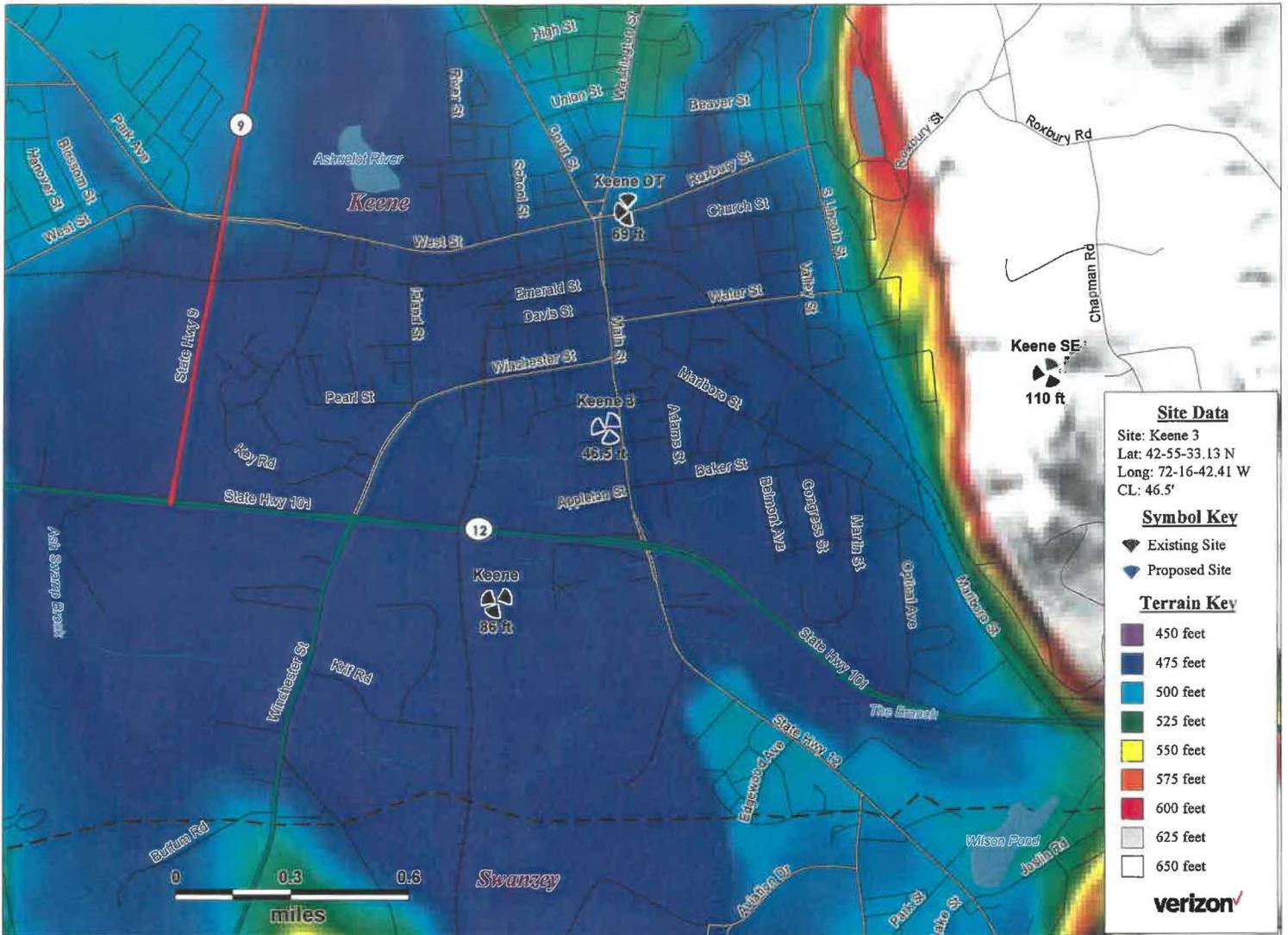
Attachment A:
 Keene 3 - Existing 700 MHz LTE Sector Footprints



Attachment B:
Keene 3 - 700 MHz LTE Sector Footprints with Proposed Site



Attachment C:
Keene 3 - Area Terrain Map



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City of Keene
New Hampshire

MEMORANDUM:

TO: Planning Board

FROM: Tara Kessler, Senior Planner

DATE: April 4, 2019

SUBJECT: Proposed Changes to the Landscaping Development Standard (#6)

The following are proposed changes to the Landscaping Development Standard (#6) to incorporate references to art installations. New language is identified with **boldface underline** and is **highlighted**.

6. LANDSCAPING

The following guidelines indicate the policy and objective of the City to use a diverse palette of preferably native plantings of trees and shrubs, **as well as art installations**, to retain an attractive community and to minimize the impact of potentially conflicting uses.

It is the Planning Board's policy that landscape alternatives to turf grass lawns, such as native landscaping, edible landscaping, perennial groundcovers and rain gardens be utilized whenever feasible. The majority of green space required by zoning and the majority of site landscaping will be located on the front portions of the lot, visible from public streets.

- a. ZONING STANDARDS: All development shall comply with the landscaping standards for parking areas as specified in the Keene Zoning Ordinance.

- b. TREE SIZES/CULTURE: For projects having parking lots of 10 or more parking spaces, one (1) tree at least three (3) inches in diameter, as measured 24 inches from the ground after planting shall be required at the ratio of one (1) tree per ten (10) parking spaces. Tree groupings of three (3) or more trees at least six (6) feet tall or 2" in diameter as measured 12" above grade after planting may be substituted. Containerized trees shall not be permitted to meet the minimum standards of the landscaping requirement

- c. LOCATION:
 - 1) All landscaping **or art installations** should be located without impeding visibility or safety.
 - 2) Trees should be located so as to avoid above-ground and below-ground utilities into the future.

- d. PROTECTING VEGETATION: Protective devices such as temporary fencing should be installed prior to the start of site work to protect the root masses of existing vegetation and areas intended for infiltration to the satisfaction of a City Planner or Engineer. Such fencing shall be located:
 - 1) To the outside dripline of shade and ornamental trees and

- 2) To a diameter distance that matches the height of all shrubs and/or perennial plants.
- e. **SECURITY:** All landscaping required by these provisions shall be initially disease resistant, currently disease free, kept in good condition and replaced as necessary to comply with these standards. The City shall normally require a security for up to 12 months after the completion of construction to assure the survival or replacement of landscaping.
- f. **TREES:** The Board encourages the use of a variety of trees as major landscaping material to reduce urban heat island impacts through leaf evapo-transpiration and shade. In addition, shrubs or other live groundcover planting material are encouraged to supplement the tree landscaping and reduce areas of resource-intensive turf grass.
- 1) Trees shall be chosen and planted utilizing the best available practices: to develop essential root structure, to grow to their full stature, to thrive for decades, and to perform stormwater management, and environmental services at the highest possible levels.
 - 2) All tree planting in non-native or compacted soil areas shall be excavated to enable the placement of 300 CF of native, permeable soil in an area no less than six (6) feet wide and three (3) feet deep enabling each plant to thrive.
- g. For parking lots of 50 spaces or more the following additional landscaping standards apply:
1. **LANDSCAPE COVERAGE:** The interior of the parking lot shall include landscaping covering not less than ten (10) percent of the total area of parking spaces. Such landscaping shall be in addition to any required buffer zone landscaping.
 2. **VISUAL RELIEF:** More than half of the required parking lot landscaping shall be either in continuous landscape strips or in large planting islands located entirely within the paved area of the parking lot, in order to break up the visual expansiveness of the lot.
 3. **WIDTH OF PLANTING AREAS:** More than half of the planting areas shall be at least eight (8) feet wide. Curbs, setbacks or other protection must be provided to prevent damage to trees and shrubs from vehicles.
 4. **LANDSCAPE BUFFER:** All parking lots of 50 spaces or more which abut a public road, sidewalk or a residential zone shall provide a landscape buffer along at least 75% of the length of the right of way or portion abutting the residential zone(s), at least six (6) feet wide. Berming is encouraged to provide screening of cars from sidewalks, roads, and adjacent residential areas.