TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Swanzey Planning Board Meeting Agenda
February 27, 2025
6:00 PM

The regular meeting of the Swanzey Planning Board will be held on **Thursday, February 27, 2025, at 6:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey.** The public may also access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

A. February 13, 2025

3) Public Hearings

A. **PB 25-002 – Site Plan Review (*Continued from 2/13/2025)***

B. **PB 25-003 - Site Plan Review (*Public Hearing Required*)**: ReVision Energy has submitted a site plan review application on behalf of the Town of Swanzey for construction of a ground mount solar array at the wastewater treatment facility located at 56 Denman Thompson Hwy. The project would create 100 kW AC of solar generation for the Town of Swanzey. The subject property is shown at Tax Map 232, Lot 2 and is in the Business District.

C. **PB 25-004 – Subdivision (*Public Hearing Required*)**: Fieldstone Land Consultants has submitted a 2-lot subdivision application, on behalf of 234 Old Homestead Highway Realty, LLC, for property located along Safford Drive and shown at Tax Map 209, Lot 1. The subject property is in the Industrial Park District.

4) Discussions/Other Business

A. Other business as required

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – February 13, 2025
Whitcomb Hall, Main Street, Swanzey, NH

Note: Draft Minutes are subject to review, correction and approval by the Board. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Board.

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:02 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Mark Scalera, Richard Lane, Victoria Ames, Brandon Self, Michael York, alternate Jane Johnson. Also present was Town Planner Adam Paquette. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Alternate Michael Scungio, Alternate Steve Malone, Selectman Rep. Charlie Harbeck

Others Present:
Chad Branon with Fieldstone, Mark Beaudry with CivilWorks, Stephen and Lonnie Giordano, Selectman Jimmy Tempesta

MINUTES:
- York proposes a correction to the meeting minutes of January 23, 2025 to move his name from "absent" to "members present".
- The meeting Minutes of January 23, 2025 were considered. **Motion** was made by **Scalera** to approve the meeting minutes of January 23, 2025. There was a second by **Ames.** All were in favor. ***Motion passed.***

REGIONAL IMPACT:
- A motion was made by **York** that there was no regional impact. There was a second by **B. Self.** All were in favor. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S), Chad Branon:

PB 25-001 – Site Plan Review: Fieldstone Land Consultants has submitted, on behalf of Pilgrim Pines Camp, an application for the construction of a bath house and associated site improvements at 220 West Shore Road. The subject property is shown at Tax Map 242, Lots 10 & 12 and located in the Rural/Agricultural District.

- Chad Branon goes through application checklist to check for completeness.
- **WAIVER:** Physical features and uses of land within 200' of site. Bath house is centrally located on a large property.
- The Board finds the application to be complete.
- The Board finds that granting the waivers **will not** have any adverse impact. **Motion** by **York** to grant waiver, second by **B. Self.** All in favor. ***Motion passed.***

- **Motion** by **Scalera** that checklist is complete. Second by **B. Self. All in favor.** ***Motion passed.***
- **Public hearing opens** with Branon discussing the details of the site including acreage, layout, road configuration, and building configuration.
- The structure would be 752 square feet and include three parking spaces.
- The applicant is doing some modest grading around the site.
- There is onsite septic and water.
- This would be a seasonal bath house.
- The septic system runs along the east side of the camp access road, they would by tying into that line.
- No state permits are required for this project.
- Branon states that because of the nature of the project, the bath house will not be constructed right away. The camp needs to fundraise prior to construction.
- Branon asks the board to consider extending the approval for up to 5 years, instead of the typical 1 year.
- Self explains that the Board may waive parts of the site plan review regulations on a case-by-case basis. Self says he is in support of a 5-year extension.
- Lane asks if we can compromise for a 3-year extension, Self disagrees.
- Ames states she agrees with Self; a 5-year extension is acceptable.
- **Motion** by **Ames** to waive the portion of site plan review regulations that regulate approval length (Section VII.6.c), second by **B. Self.** At the end of 5 years, it is expected that construction is complete. All in favor. ***Motion passed.***
- Motion by **York** to grant approval for a 5-year period. Second by **Scalera**. All in favor. ***Motion passed***.

Discussions and Other Business:

Chad Branon – Fieldstone Land Consultants: Site plan extension for 115 Old Homestead Hwy

- Lane recuses himself from the discussion.
- Branon states that they are within regulations to request an extension, and they have good cause.
- The funding cycle was missed due to timeframe issues so the client will need to resubmit for said funding, thus the extension.
- The property has been purchased and the client is ready to go pending funding.
- Branon explains the funding cycle and why the client is facing issues.
- The Board and Branon discuss the approval dates and issues that came up with the parking space reduction.
- Self explains the applicant is within their right to ask for the extension
- **Motion** by **York** to grant extension, Second by **Self.** 4 members in favor, 1 against. ***Motion passed.***

Chad Branon – Fieldstone Land Consultants: Site plan extension for Map 209 LOT 4

- Branon is not sure if an extension is required due to site work that has been done, but is asking to be sure.
- **Motion** by **Lane** to grant extension, Second by **B. Self.** All in favor, ***Motion Passed.***

APPLICATIONS AND PUBLIC HEARINGS CONTINUED, Mark Beaudry:

PB 25-002 – Site Plan Review: Black Belt LLC has submitted an application for the construction of a drive-through restaurant facility at the southern corner of Marcy Hill Road and Route 12. The subject property is shown at Tax Map 220, Lot 5 and located in the Business District.

- Mark Beaudry goes through the application checklist to ensure completeness.
- Beaudry states that elevation plans have been amended to show height and measurement of all sides.
- **Scalera** makes a **motion** that the application is complete, second by **B. Self.** No further discussion. All in favor. ***Motion passed.***
- **Public hearing opens** with Beaudry stating that the property is comprised of 15.3 acres. The plan set includes a conceptual subdivision.
- Beaudry states that the owners do not have any tenants lined up to occupy the structure yet.
- Beaudry reminds the board that at the informational meeting in November, it was suggested that the driveways be placed off Marcy Hill Road.
- Beaudry goes over the layout of the driveways, drive-through area, and how that relates to the parking lot.
- Beaudry states that 26 seats were originally considered, with an occupant load of 30 people. Parking spaces exceed the requirement as required by the Zoning Ordinance.
- Beaudry explains they are seeking a special exception for a drive-through facility and a variance for the leech field.
- The drive-through lane meets stacking requirements from the Zoning Ordinance.
- Beaudry states that stormwater requirements are being met.
- There is an above ground propane tank. No underground tanks are proposed.
- Beaudry states that lot calculations will be provided if the subdivision goes forward.
- Beaudry starts to go over driveway location possibilities and presents a new layout to the Board.
- NH DOT supports the conceptual design of the driveways, **although it has not been formally submitted to the Planning Board.**
- With the new driveway design, the number of parking spaces is still exceeding Ordinance requirements.
- Scalera asks what the reason is for two inbound lanes. Beaudry says it's because one is solely for the drive-through. This design should eliminate people wanting to go into the restaurant from getting stuck in the drive-through lane.
- York asks if a traffic study has been done. Beaudry answers that one has not been done because the number of trips per day wouldn't have much of an effect on traffic.
- Lane asks about the conceptual subdivision and if that has been executed. Beaudry explains that it has not been submitted yet.
- Scalera asks about snow storage location. Beaudry states that a snow storage area can be located on the south side of the property or trucked off site.
- Scalera asks where the salt/sand are going to be running off, and Beaudry proceeds to show the grading & drainage plan.
- Scalera asks about access to Route 12 and if cars waiting to make a left turn will be holding up drive-through traffic.

- Ames states that she is uncomfortable proceeding with this plan until an updated plan is obtained and until the Board meets with the Conservation Commission.
- Beaudry responds to concerns that Conservation Commission has by going over the history of the site. He explains that the Wetlands Board in 1987 approved the fill that was placed as it was, with a condition that banks were stabilized and no additional fill occurred. The Army Corps of Engineers approved the filling as it was and did not require an additional application process. Beaudry says that in the span of about 40 years, the fill remained in place due to the state and Army Corps of Engineers' decision.
- Ames asks about the hydrology report that was done per Conservation Commission comments. Beaudry talks more about the sites hydrology and states that they are not proposing anything in the area that is most wet.
- Self and Beaudry discuss culverts and flow directions. Essentially, everything flows onto this property.
- Swanzey Citizen Jill Stubbs asks where the proposed driveway is in relation to the hill. Stubbs talks about conditions on the hill and how it is not plowed well, which could cause issues. Beaudry addresses the concerns by saying there is 300 feet of flat surface prior to the driveway.
- Swanzey Citizen Frank Proulx states that the amount of traffic coming in and out would cause traffic issues.
- Selectman Jimmy Tempesta asks to clarify the drive-through stacking lane. Beaudry answers that they are meeting the requirements. Tempesta also asks about the store hours. Beaudry states that the owners do not have a tenant, so no hours are proposed. Tempesta follows up with what happens if the stacking lane backs up to Marcy Hill Road, and if there is a plan in place if that happens. Beaudry answers that this will be addressed at ZBA, and states that the drive-through follows Ordinance requirements.
- Self reaffirms that the applicant is meeting ordinance requirements.
- Frank Proulx explains that the only issue of the residents is the traffic along the road.
- Swaney Citizen Linda Proulx re-affirms traffic issues in the neighborhood.
- Swaney Citizen Jeffrey Driscol explains that getting in and out of Marcy Hill Road is a nightmare, and the project will make traffic worse.
- Self states that NH DOT will still be reviewing the plan.
- Swanzey Citizen Ella Driscol asks about traffic patterns and asks that a traffic study is done for Marcy Hill Road. She states that we are sparing Route 12 the traffic and putting it on the neighborhood to sustain the traffic.
- York explains that a light can go along NH Route 12 after the Selectman request it. Beaudry explains that you must meet traffic warrants to meet requirements for a light.
- Scalera says that locals might be driving through the parking lot to access route 12. NH DOT feels the same.
- Jeffrey Driscol re-iterates the property is wetlands and says he sees turtles regularly.
- Swanzey Citizen Allan Givets reiterates the traffic issues along Marcy Hill Road. He states that they are not trying to fight a business going onto the property, but there are legitimate concerns for traffic on the hill. He states that traffic will go out to Marcy Hill more often than the applicant thinks.
- Frank Proulx asks where the tractor trailers and large trucks will park. York understands the traffic concerns and states what we do and don't have ordinances for.

- Lane asks about the loading and unloading area. Beaudry explains that there is space within the submitted site plan for loading/offloading.
- Lane asks that we don't proceed any further until we have an updated site plan showing circulation patterns.
- Self explains that we may need a traffic study. The applicant also needs to update the drawings. Lane wants to see the snow storage area on the site plan. Self asks about a potential slip lane along Marcy Hill Road. Jill Stubbs asks about direction of this potential slip lane, and self says it would only be on the applicants property.
- Stubbs reiterates the need for a traffic study, and Beaudry explains that the site plan was made with peak trip generation in mind. Self explains that a traffic study and trip generation are different. Stubbs would like to see a study done in the summer months.
- Tempesta wants to stress the slip lane along Marcy Hill Road to alleviate traffic issues. He says it's reasonable to consider long lines at the drive-through restaurant. Beaudry reiterates that the plan meets ordinance requirements.
- Ames wants to nail down opening hours and how it relates to trips-per-hour. York says you can't always work within averages, and states there is more in the morning and afternoon. Jill Stubbs says that a slip lane isn't necessarily going to alleviate the traffic, and most cars will be coming off NH Route 12.
- Stephen Giordano asks why the Town didn't address the wetlands concerns during the time the Town owned the property. Giordano says a slip lane will be much more effort than anticipated. He says he's been taking the advice of all parties involved and wants to come to a consensus with everyone to make the business work.
- Scalera wants to continue the meeting past the ZBA meeting.
- **The board unanimously asks for the following items to be addressed:**
    - **Traffic Study**
    - **Show the snow storage area on amended plans**
    - **Trash vents/screening**
    - **Exit onto Route 12 on amended plans and approved by NH DOT**
    - **Consider a slip lane along Marcy Hill Road**
- Beaudry and Self talk about driveway locations.
- **Motion** made by **York** to **continue the public hearing** until the 27th, Second by **B. Self.** All in favor. ***Motion passed.***

ADJOURNMENT

Motion to adjourn was made by **B. Self.** There was a second to the motion by **York** with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 8:12 p.m.

Next Meeting: February 27, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: February 20, 2025

RE: Site Plan Review Application #25-003: Wastewater Treatment Plant Solar

Summary:

ReVision Energy has submitted a site plan review application on behalf of the Town of Swanzey for construction of a ground mount solar array at the wastewater treatment facility located at 56 Denman Thompson Hwy. The project would create 100 kW AC of solar generation for the Town of Swanzey. The subject property is shown at Tax Map 232, Lot 2 and is in the Business District.

ReVision is seeking waivers for the following items on the submission checklist:

11. Reason – N/A

12. Reason – N/A

13. Reason – N/A

14. Reason – N/A

17. Reason – N/A

18. Reason – N/A

20. Reason – N/A

21. Reason – N/A

22. Reason – N/A

25. Reason – N/A

This use **does not** require ZBA approval due to Section III, Article C.1 of the Zoning Ordinance.

Development overview:

The subject property is 6.98 acres and is located on the south side of Denman Thompson Hwy near the intersection with S Winchester St. The subject property has approximately 370 feet of frontage and an existing curb cut on Denman Thompson Hwy. The site has been surveyed for existing conditions and no wetlands are present.

Applicable Ordinances and Regulations:

General

Accessory Uses and Accessory Buildings

Any accessory use or any accessory building which is customarily incidental to the principal use or building located on the same lot with the principal use or building shall be permitted in all Districts.

Site Plan Review Regulations:

Pages 8-10 in the application go into detail on how the project meets the site plan review regulations.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on February 14. The notice was posted in three public places and on the Town's website on February 14 and notice was published in the Keene Sentinel on February 22 .

Department Heads were notified of the application on February 11. No concerns have been raised at the time of this memo.

Attachments:

a. Site Plan Review Application
b. Tax Card
c. Aerial Map and Tax Map

Docusign Envelope ID: 0857D5B4-B194-41E0-8595-983047996130

SWANZEY PLANNING BOARD
P. O. Box 10009 Swanzey, NH 03446
Email: planner@swanzeynh.gov

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

1. This form and all required information must be filed with the Planning Office at least 21 days prior to the date at which it will be submitted to the Planning Board. Unless otherwise noticed, the Planning Board meets on the second and fourth Thursdays of every month.

2. Four (4) paper copies of the application shall be submitted, in addition to an electronic submittal in Portable Document Format (*pdf), either by email or on a CD or flash drive.

3. All projects must comply with the Town's Zoning Ordinance and other applicable regulations before being considered by the Planning Board. Any necessary approvals from the Zoning Board of Adjustment must be received prior to application to the Planning Board.

4. Included herein is the checklist of plat requirements that are part of a completed application. Please check the documentation that has been submitted, or items for which waivers are being requested. All requests for waivers must be submitted in writing at the time of application, and include the justification for the request.

5. Within 30 days after filing, or the next meeting for which notice can be given, the application will be placed on the Planning Board's agenda. At this meeting the Board will vote to accept or not accept the application as complete. Following a vote to accept, the Board will either move into public hearing or schedule a public hearing for a time and date certain. The Board will vote to approve or disapprove the application no later than 65 days from the vote of acceptance.

6. The required public notices and certified mailings are prepared and sent by the Planning Office. The applicant is responsible for all fees associated with filing and notification.

7. Within five (5) business days of the vote to approve or disapprove the application, the applicant will receive a written Notice of Decision. In the event of disapproval, the notice will include the reasons for the decision and state what corrective action needs to be taken by the applicant.

Docusign Envelope ID: 0857D5B4-B194-41E0-8595-983047996130

1. Name and address of owner(s) of record:
   Town of Swanzey, Town Administrator
   P.O. Box 10009, Swanzey, NH 0344
   Preferred Telephone: 603-352-7411 ext. 107 Email: mbranley@swanzeynh.gov
2. Name and address of applicant (if different):
   ReVision Energy, Ivy Robichaud
   7 Commercial Drive, Brentwood, NH 03833
   Preferred Telephone: 207-274-7900 Email: irobichaud@revisionenergy.com
3. Name and address of surveyor or other professional whose name and seal appear on the plat:
   Hans Albee, PE
   7 Commercial Drive, Brentwood, NH 03833
   Preferred Telephone: 207-274-7900 Email: irobichaud@revisionenergy.com
   n/a
4. Street Address of Proposed Project: 56 Denman Thompson Hwy
5. Zoning District(s): Business Tax Map# 232 Lot#(s) 02
6. Proposed Permitted Use (Per Zoning): no change in use
7. Project Name: Town of Swanzey WWTP Solar
8. Area of Lot in Square Feet and Acres: 319,066 sq ft / approx 7 Acres
9. Traffic Volume on Adjacent Major Streets: n/a
10. Projected Number of Vehicle Movements On and Off the Property Per Day: n/a
11. Gross Floor Area of Existing Buildings (Square Feet): n/a
12. Gross Floor Area of Additions (Square Feet): n/a
13. Gross Floor Area of New Buildings (Square Feet): n/a
14. Total Number of Employees: n/a
15. Hours of Operation: n/a

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.
2. A completed checklist (see attached).
3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will not be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

Docusign Envelope ID: 0857D5B4-B194-41E0-8595-983047996130

The following affidavits must be signed and dated:

The Applicant and/or owner or agent certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Swanzey in the final review process of the property shall be borne by the Applicant and/or owner.

Feb 5, 2025 _____

Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations.

2/6/2025 Signed by: Michael T. Brawley BB0E37249F164A1...

Date Signature

I hereby authorize ReVision Energy to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): Signed by: Michael T. Brawley BB0E37249F164A1... Date: 2/6/2025

Signed (Agent): _____ Date: Feb 5, 2025

FEE SCHEDULE

1. Filing Fee (See Attached Fee Schedule): $_____
2. Public Notice Fee: Current rates for Keene Sentinel. $_____
3. Certified Mail: Current rate for mail. $_____

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

The above application was ☐ approved ☐ denied by the Swanzey Planning Board.

Date:_____

Docusign Envelope ID: 0857D5B4-B194-41E0-8595-983047996130

PLAT SUBMISSION CHECKLIST

Please note that this checklist is for administrative efficiency. Please refer to the Swanzey Site Plan Review Regulations to ensure that all requirements are being met.

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Name and address of owner.	X		
2.	Tax map and lot number.	X		
3.	North arrow, written and graphic scale of 1" = 30'.	X		
4.	Name and address of plat preparer.	X		
5.	Vicinity sketch.	X		
6.	Names and addresses of all abutting landowners.	X		
7.	Physical features and uses of land within 200 feet of the site.	X		
8.	Perimeter boundary lines and the lot area is square feet and acres.	X		
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	X		
10.	Location, name and widths of any existing and proposed roads on the property.	X		
11.	Identification of access from the site to public streets, sight distances from the access points, curb cuts and proposed changes (if any) to existing streets.			n/a
12.	Location and number of parking and loading spaces.			n/a
13.	Landscape Plan.			n/a
14.	Location, type and nature of all existing and proposed lighting.			n/a
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.	X		
16.	Existing and proposed grades and topographic contours at 5-foot intervals.	X		
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.			n/a
18.	Means of providing water supply.			n/a
19.	Surface drainage patterns.	X		
20.	Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use.			n/a
21.	Location and type of proposed sewage disposal system.			n/a
22.	Location of existing and proposed on-site well showing 75-foot radius.			n/a
23.	Soil survey data from Cheshire County Soil Survey.	X		
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	X		
25.	Architectural Plans.			n/a

Town of Swanzey
Planning Board
Site Plan Review Application

February 6, 2025

Town of Swanzey – WWTP
56 Denman Thompson Hwy
Swanzey, NH 03446

ReVision Energy, Inc
7 Commercial Drive
Brentwood, NH 03833

Town of Swanzey
P.O. Box 10009
Swanzey, NH 0344

Contents

Swanzey, NH 0344 1
I. Project Description I-1
II. Site Plan Review Regulations 2
§ VII Site Plan Review Procedures 2
1. Pre-application Phases (Optional) 2
2. Submission Requirements 2
§ VIII General Standards 2
1. Design of Development 2
2. Off-street parking and loading requirements 2
3. Street access/traffic patterns 2
4. Illumination/ Lighting 2
5. Landscaping and Screening 2
6. Water supply and sewage disposal systems 3
7. Underground fuel storage tanks 3
8. Storm water drainage 3
9. Pollution control 3
10. Handicapped persons 3
11. New Utilities and/or transmission lines 3
12. Architectural Plans 3
§ IX Telecommunications Facilities 4
§ XI Special Flood Hazard Areas 4
III. APPENDICES 5
Appendix A – Property Map III-1
Appendix B – Site Plan III-2
Appendix C – Racking Detail III-3
Appendix D – Ground Screw Detail III-4
Appendix E – Electrical Equipment Data Sheet III-5
Appendix F – Electrical Single Line Diagram III-6
Appendix G – FEMA Flood Plains FIRM Panel III-7
Appendix H – Wetlands Delineation Memo III-8
Appendix I – List of Abutters III-9
Appendix J – Soil Survey Data III-10

I. Project Description

Site Plan Application Narrative
Ground Mount Solar Array
Town of Swanzey – WWTP
56 Denman Thompson Hwy
Swanzey, NH

ReVision Energy is pleased to provide the Town of Swanzey with the below narrative description of its proposed ground mounted solar photovoltaic project, which would create 100 kW AC of solar generation on town property for the Town of Swanzey.

The location of the project is 56 Denman Thompson Hwy (Map 232, Lot 02) adjacent to the municipal wastewater treatment plant ("WWTP") lagoons. The existing WWTP consists of an operations building, outbuildings, parking area and lagoons. Current tax maps list the lot size is 319,0066.95 square feet or 7.32 acres and currently zoned *Business* and land use is permitted as *exempt*, *municipal*.

The array would be approximately 450 ft east of S. Winchester Street, 450 ft south of Denman Thompson Highway, and over 400 ft from the nearest residential structure to the west. The location of the array is between an existing fence and lagoon berm in a flat clear field. The site has been surveyed for existing conditions and no wetlands are present. The overhanging edge of modules will be 25ft from the nearest property line to the west. The solar modules are anticipated to occupy approximately 5,200 square feet of projected ground coverage. Signage will be limited to National Electrical Code (NEC) required electrical componentry labeling and emergency contact information. There is no lighting proposed. No new temporary or permanent roadways are planned for this project.

The primary components of a ground mounted solar array are screws driven into the earth to serve as foundations, aluminum racking fastened to the foundations, and solar panels affixed to the racking. The eight rows of panels would be oriented almost due south, sloping 35 degrees. This will be a fixed array meaning there are no moving components. At their peak, the panels would stand approximately 10-12 ft above grade.

The rows of panels will be electrically connected via underground conduit and wire. Inverters and AC switchboards will be positioned at the northern edge of the array. Conduit from the array will lead to the operations building to interconnect to existing electrical service panels. No equipment or portions of the installation will disturb the WWTP lagoon system.

A lay-down area will be established in the existing parking area during construction. All installation work will be performed by qualified sub-contractors supervised by ReVision. During solar installation, we anticipate 2-10 workers on site during regular work hours depending on project stage. Construction waste is minimal and will be collected and removed from site as it is generated. Once completed, the system will require only periodic service visits annually for preventative and reactive maintenance, as well as mowing for vegetation management. The bulk of the system's oversight will be performed remotely via internet-based production monitoring software to ensure the system is producing power as-designed and constructed.

II. Site Plan Review Regulations

This section outlines the criteria of Site Plan Review Regulations of the Town of Swanzey, NH

§ VII Site Plan Review Procedures

1. Pre-application Phases (Optional)

The applicant completed an informal pre-application call with the planning department in December 2024. Basic concepts of the proposal were reviewed and well as review of the zoning ordinance and site plan review procedures.

2. Submission Requirements

a, b. Site Plans

Four paper copies of the site plan are being mailed as of Feb 6, 2025. See **Appendix A** and **Appendix B** for the Plat Submission requirements.

During pre- application conference with the town we determined some plat submission items are not-applicable for this type of project. Those items have been noted on the Site Plan Review Checklist in the document.

§ VIII General Standards

1. Design of Development

The project is designed to conform to the existing natural and manmade environment. Very little site preparation is necessary as the site is already flat and mostly cleared of existing vegetation. Any soil disturbance will be reused on the site where needed. There is no planned grading and filling.

2. Off-street parking and loading requirements

The existing paved parking area at the facility is sufficient for loading/ unloading and maneuvering and will not impact a public street. No additional parking spaces, walkways, sidewalks, berms or curbing are proposed. The existing entrance to the facility from Denman Thompson Highway is adequate for construction vehicles and no modifications to the driveway or entrance are being proposed.

3. Street access/traffic patterns

No new roads, streets or temporary or permanent traffic patterns are proposed.

4. Illumination/ Lighting

There is no lighting or illumination proposed for the project

5. Landscaping and Screening

Existing vegetative screening is present on surrounding / abutting lots and on the subject lot to the north, screening the wastewater treatment plant from nearby roads and residences. Due to the lot already being well screened, no landscaping plan is being proposed or provided. Any areas of soil disturbed during construction are revegetated with high-pollinator, native grass seed mix.

6. Water supply and sewage disposal systems

The project does not propose use of new or existing water supply, sewage/wastewater generation or disposal, or offsite stormwater generation.

7. Underground fuel storage tanks

The proposed development does not include the storage or use of any materials designated as hazardous, special, or radioactive by federal or state agencies. Monocrystalline photovoltaic modules used in the development do not contain hazardous materials. No storage of flammable or explosive liquids, solids, or gases is proposed above or below ground.

8. Storm water drainage

New stormwater runoff for solar projects is limited due to the low quantity of new impervious area, which includes only screw footings. The existing flat field will not experience an increase flow of surface runoff.

9. Pollution control

Noise producing equipment (inverters) are to be located at the north of the array. The inverter manufacturer specification sheets list a maximum level of 65 dB at 3ft from the unit. As sound levels progressively dissipate with distance in accordance to the Inverse Square Law, the sound level will reduce significantly at the nearest residence some 400 + feet away line, not considering further reduction by the presence of vegetation.

The proposed development does not produce any odors, emissions, effluent or otherwise that would produce offensive or harmful odors on or off the site. The proposed development does not generate or produce any materials that could discharge, spill, or leak. The proposed development does not create dust, fumes, vapors or gasses and does not include any required state or federal approvals pertinent to air quality laws or regulations.

10. Handicapped persons

The project does not propose any new buildings.

11. New Utilities and/or transmission lines

Underground Conduit from the array will lead to the operations building to interconnect to existing electrical service panels. No equipment or portions of the installation will disturb the WWTP lagoon system.

12. Architectural Plans

No new buildings are proposed. See **Appendix C** for profile view of racking equipment.

§ IX Telecommunications Facilities

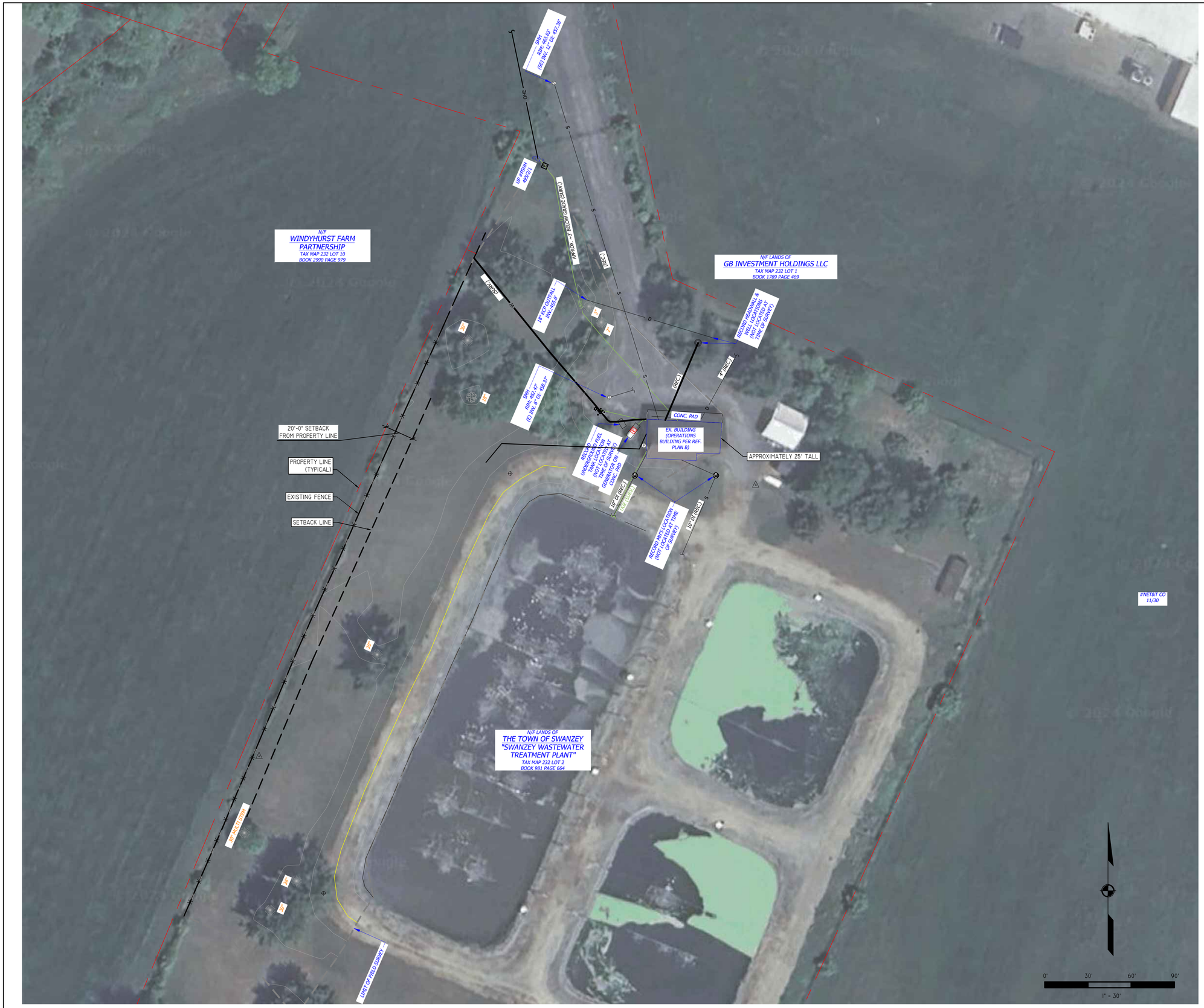
No new telecommunications facilities are proposed. The project will be screened by existing vegetation based on co- location with the WWTP.

§ XI Special Flood Hazard Areas

Per Section IX of the Town of Swanzey Zoning Ordinance, “The Flood Plain Development Ordinance,” the project site is not withing the Flood Plain District or, designated as a special flood hazard area by FEMA. (**See Appendix G, FIRM)** The project site is in an area named, “Other Area of Flood Hazard” defined by a .2% annual chance of flood. Despite the 0.2% flood risk the project is well designed with minimal new impervious area (only that of the ground screws), lower edge of panels are 3 ft above grade, inverters at approximately 5 – 6 feet above grade.

III. APPENDICES

Appendix A – Property Map



LOT SIZE: 319,066.95 SQAURE FEET
7.32 ACRES

ABUTTERS: TAX MAP 232
LOT 001: GB INVESTMENT HOLDINGS LLC
98 FOREST AVENUE
SWANZEY, NH 03446

LOT 010: WINDYHURST FARM PARTNERSHIP
STUART R. ADAMS
42 ROUTE 63
WESTMORELAND, NH 03467

LOT 003: MACKENZIE, FREDERICK L SR / JOYC
22 FOREST AVENUE
SWANZEY, NH 03446

EXISTING CONDITIONS SURVEY PROVIDED BY
HORIZONS ENGINEERING
34 SCHOOL STREET
LITTLETON, NH 03561

REVISION ENERGY
7 COMMERCIAL DRIVE
BRENTWOOD, NH 03833
(603) 658-0185

CLIENT:

TOWN OF SWANZEY

PROJECT ADDRESS:

56 DENMAN THOMPSON HWY
SWANZEY, NH 03446

SYSTEM TYPE:

GROUND MOUNT
PHOTOVOLTAIC ARRAY

NOT FOR CONSTRUCTION

EXCLUDES SURVEY

REV	BY	DATE	STATUS
000	JLB	1/29/2025	ISSUED FOR PERMIT

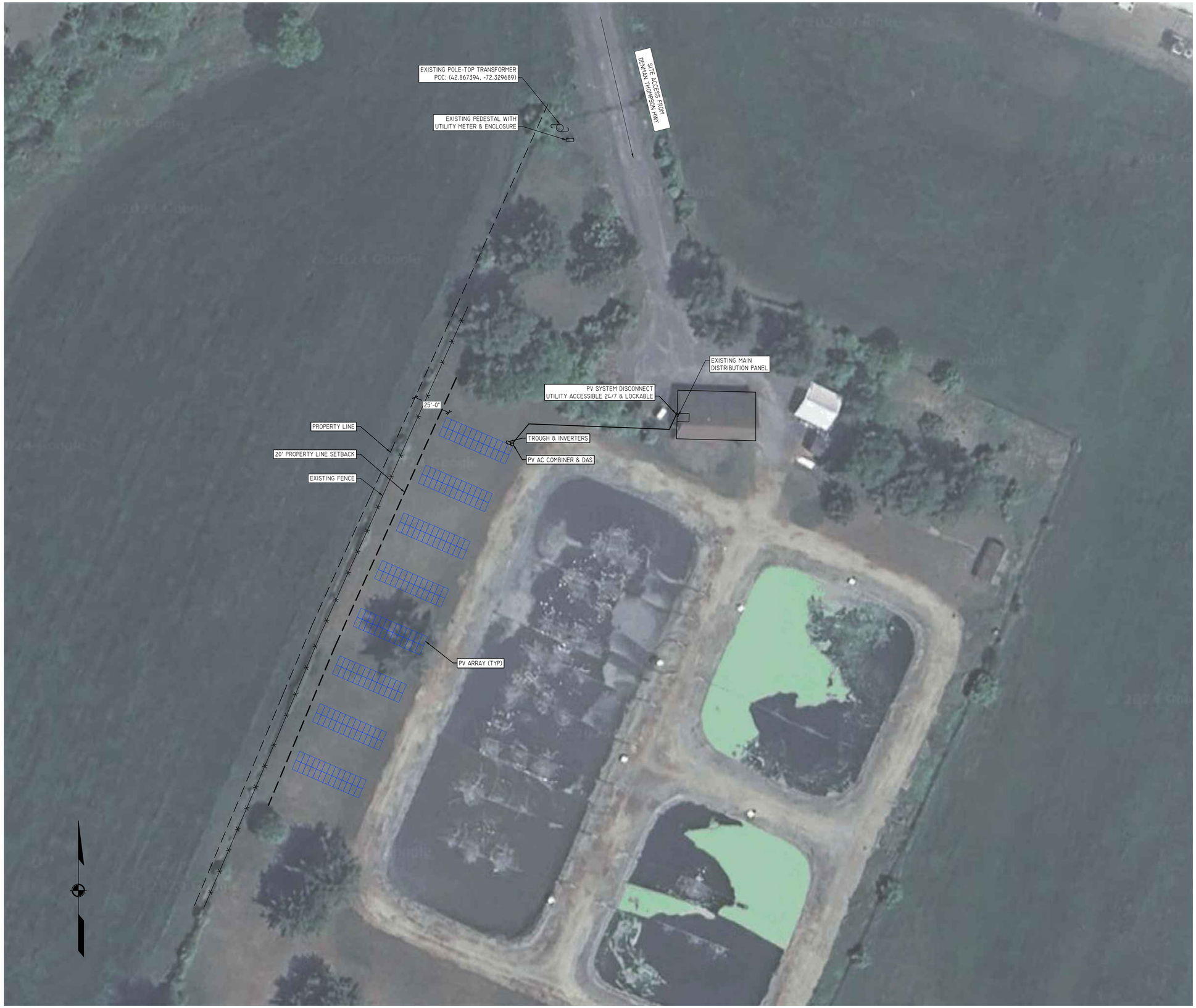
DESIGNED BY: JLB
PRINT SIZE: 24" X 36"
SCALE: 1" = 30'
DATE: JANUARY 28, 2025

DWG TITLE
PROPERTY MAP

DWG NUMBER
A100

© COPYRIGHT REVISION ENERGY
PROPRIETARY AND CONFIDENTIAL: THIS WORK MAY NOT BE USED, DISTRIBUTED, REPRODUCED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT OF REVISION ENERGY, INC. THIS DIAGRAM IS BASED ON THE INFORMATION SUPPLIED AND IS SUBJECT TO CHANGE BASED ON ACTUAL CONDITIONS, APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE, AND LOCAL GOVERNMENTAL AUTHORITIES.

Appendix B – Site Plan



SYSTEM SUMMARY	
DC SYSTEM SIZE	123.760 KW DC
AC SYSTEM SIZE	100.000 KW AC
PROJECT TYPE	GROUND MOUNT
TILT / AZIMUTH	35° / 203°

EQUIPMENT SUMMARY		
ITEM	DESCRIPTION	QTY
MODULE	Q CELLS Q.PEAK DUO XL-G11S.3 BFG (595W)	208
INVERTER	CPS SCA50KTL-DO/US-480	2
DAS	POWERDASH REVBOX AIO	1
INVERTER COMMUNICATION DEVICE	CPS FLEX GATEWAY	1

REVISION ENERGY
7 COMMERCIAL DRIVE
BRENTWOOD, NH 03833
(603) 658-0185

CLIENT:

TOWN OF SWANZEY

PROJECT ADDRESS:

56 DENMAN THOMPSON HWY
SWANZEY, NH 03446

SYSTEM TYPE:

GROUND MOUNT
PHOTOVOLTAIC ARRAY

NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS
000	JLB	8/01/2024	ISSUED FOR INTERCONNECTION
001	JLB	1/28/2025	ISSUED FOR PERMIT

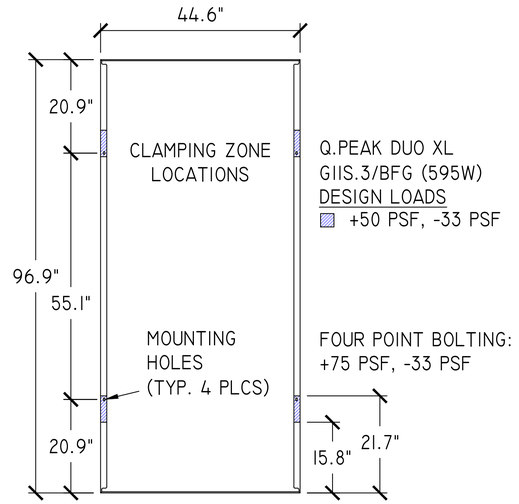
DESIGNED BY: JLB
PRINT SIZE: 24" X 36"
SCALE: 1" = 30'
DATE: JANUARY 28, 2025

DWG TITLE
SITE PLAN

DWG NUMBER
E100

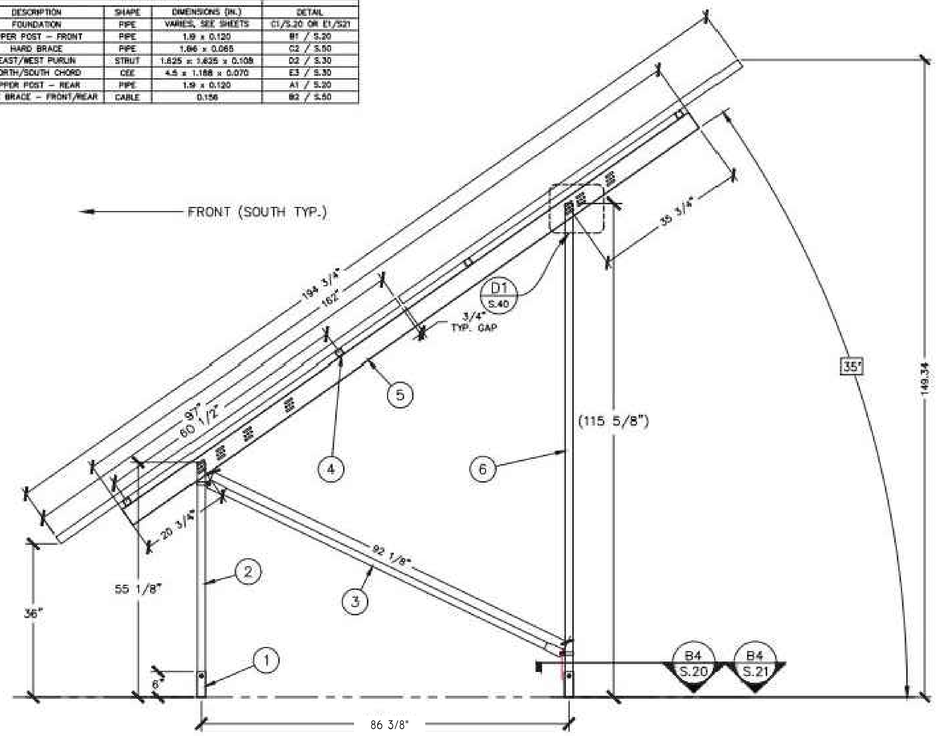
© COPYRIGHT REVISION ENERGY
PROPRIETARY AND CONFIDENTIAL: THIS WORK MAY NOT BE USED, DISTRIBUTED, REPRODUCED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT OF REVISION ENERGY, INC. THIS DIAGRAM IS BASED ON THE INFORMATION SUPPLIED AND IS SUBJECT TO CHANGE BASED ON ACTUAL CONDITIONS, APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE, AND LOCAL GOVERNMENTAL AUTHORITIES.

Appendix C – Racking Detail

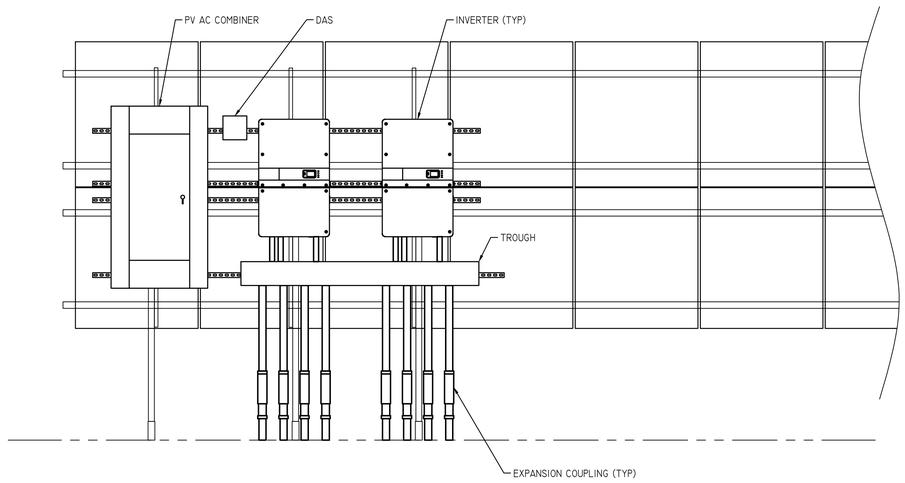


A NTS MODULE CLAMPING ZONES

PARTS LIST				
ITEM	DESCRIPTION	SHAPE	DIMENSIONS (IN.)	DETAIL
1	FOUNDATION	PIPE	VARIES, SEE SHEETS	C1/S.20 OR E1/S21
2	UPPER POST – FRONT	PIPE	1.9 x 0.120	B1 / S.20
3	HARD BRACE	PIPE	1.66 x 0.065	C2 / S.50
4	EAST/WEST PURLIN	STRUT	1.625 x 1.625 x 0.105	D2 / S.30
5	NORTH/SOUTH CHORD	CEE	4.5 x 1.188 x 0.070	E3 / S.30
6	UPPER POST – REAR	PIPE	1.9 x 0.120	A1 / S.20
7	CABLE BRACE – FRONT/REAR	CABLE	0.156	B2 / S.50



B NTS RACKING SIDE PROFILE FROM APA SOLAR DOCUMENT RRD23US-004



C NTS EQUIPMENT MOUNTING DETAIL

REVISION ENERGY
7 COMMERCIAL DRIVE
BRENTWOOD, NH 03833
(603) 658-0185

CLIENT:
TOWN OF SWANZEY

PROJECT ADDRESS:
56 DENMAN THOMPSON HWY
SWANZEY, NH 03446

SYSTEM TYPE:
GROUND MOUNT PHOTOVOLTAIC ARRAY

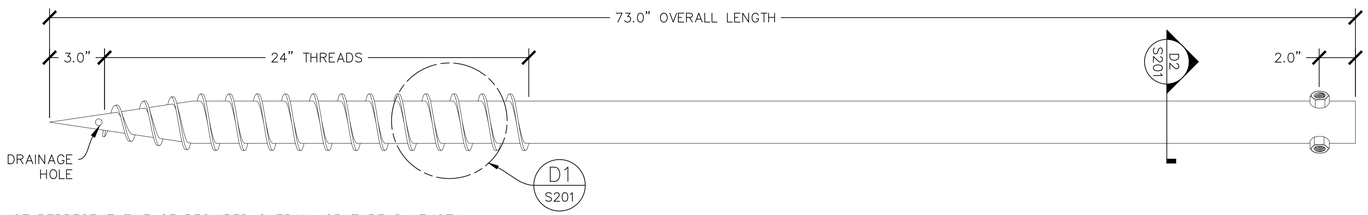
NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS
000	JLB	1/28/2025	ISSUED FOR PERMIT

DESIGNED BY: JLB
PRINT SIZE: 24" X 36"
SCALE: NTS
DATE: JANUARY 28, 2025
DWG TITLE
RACKING DETAILS
DWG NUMBER
S300

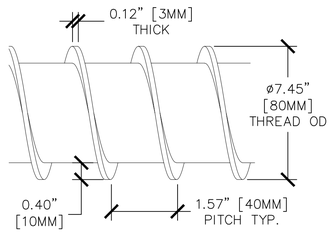
© COPYRIGHT REVISION ENERGY
PROPRIETARY AND CONFIDENTIAL. THIS WORK MAY NOT BE USED, DISTRIBUTED, REPRODUCED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT OF REVISION ENERGY, INC. THIS DIAGRAM IS BASED ON THE INFORMATION SUPPLIED AND IS SUBJECT TO CHANGE BASED ON ACTUAL CONDITIONS, APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE, AND LOCAL GOVERNMENTAL AUTHORITIES.

Appendix D – Ground Screw Detail

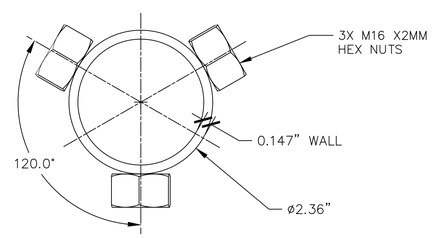


NOTES:
1. VIEW NOT REPRESENTATIVE OF REQUIRED OVERALL OR THREAD LENGTH.

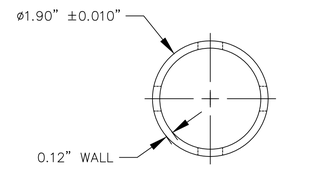
E1 | PART: SCREW PILE



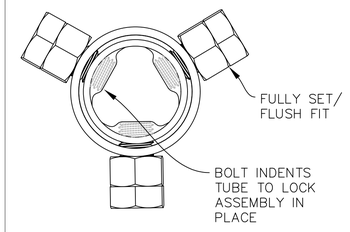
D1 | DETAIL: SCREW PILE



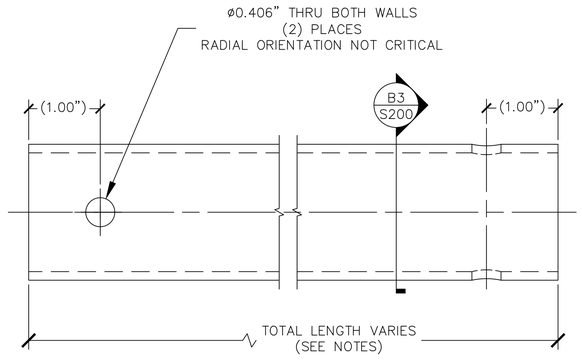
D2 | SECTION: SCREW PILE



C1 | SECTION: ANCHOR POST

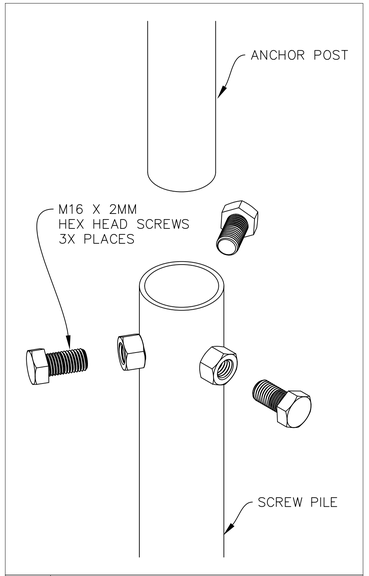


C2 | DETAIL: PILE ASSEMBLY

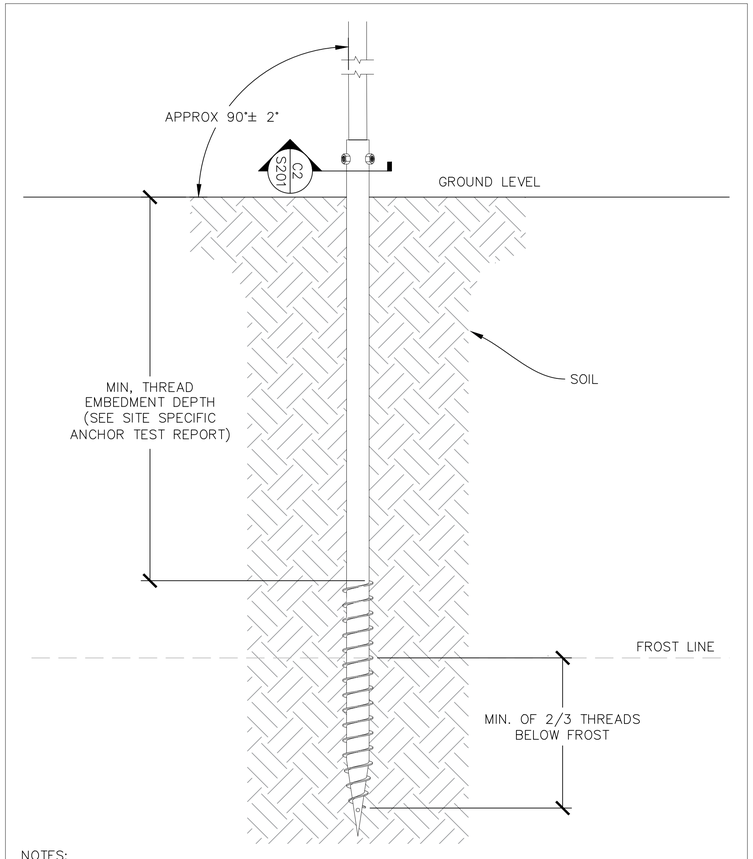


NOTES:
1. LENGTHS VARY, SEE SHEET NOTES

A1 | PART: ANCHOR POST



A3 | CONNECTION: POST–TO–PILE



NOTES:
1. LENGTH & THREADS MAY VARY, SEE SHEET NOTES

A5 | VIEW: POST EMBEDMENT

NOTES:

1. ANCHOR TUBE MATERIAL: 50 KSI MIN YIELD STRENGTH, 1010 STEEL
2. ANCHOR TUBE TO BE HOT DIPPED GALVANIZED TO ASTM A123 OR INLINE GALVANIZED TO ASTM A1057.
3. SCREW PILE TUBE MATERIAL: 30 KSI MIN YIELD STRENGTH STEEL.
4. SCREW PILE THREAD MATERIAL: 28 KSI MIN YIELD STRENGTH STEEL.
5. SCREW PILE TO BE HOT DIPPED GALVANIZED TO ASTM A123 OR INLINE GALVANIZED TO ASTM A1057.
6. ALL HARDWARE IS 300 SERIES STAINLESS STEEL, A574 ALLOY STEEL, OR MINIMUM 8.8 CLASS METRIC.
7. BOLTS MUST BE FULLY SET INTO WELDED NUTS.
8. BOLTS SHALL BE 25 TO 30 MM LONG.
9. SCREW PILE SHALL PENETRATE THE SOIL TO A DEPTH PAST THE FROST LINE, SUCH WHICH LESS THAN 1/3 OF THE TOTAL LENGTH OF THREADS ARE ABOVE THE FROST LINE, OR TO THE DEPTH INDICATED AS MINIMUM PER THE STAMPED ANCHOR TEST REPORT, WHICHEVER IS DEEPER.
10. ANCHOR POST SHALL EXTEND ABOVE GROUND LEVEL AT MINIMUM OF INDICATED FRONT LIP CLEARANCE, PLUS THE ADDITIONAL LENGTH REQUIRED TO ACHIEVE THE INDICATED TILT ANGLE.
11. MINIMUM ENGAGEMENT BETWEEN SCREW PILE AND ANCHOR POST SHALL BE 4".
12. INSTALLERS SHALL REFER TO STRUT AND POST SETUP SHEETS FOR LENGTH AND PLACEMENT DETAILS.

ANCHOR POST INSTALLATION

13. ACCURATELY LOCATE AND INSTALL SCREW PILES BY SUCH METHODS AND EQUIPMENT SO AS NOT TO IMPAIR THE PILE STRENGTH OR DAMAGE ANCHORS OR ADJACENT CONSTRUCTION.
14. INSTALLATION CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION EQUIPMENT, METHODS, AND SEQUENCES.
15. DISTURBED GALVANIZED SURFACES SHALL BE TOUCHED UP WITH AN APPROVED COLD GALVANIZING COMPOUND.
16. INSTALL SCREW PILES TO MINIMUM DEPTH AS INDICATED THIS SHEET OR AS REQUIRED PER THE STAMPED ANCHOR TEST REPORT.

CUSTOMER

RACKING PROVIDER

APA SOLAR RACKING
20-345 COUNTY ROAD X
RIDGEVILLE CORNERS, OHIO 43555
(P) 419.267.5280
(F) 419.267.5214
WWW.APALTERNATIVES.COM

RACKING TYPE

MODULAR

STRUCTURAL ENGINEER OF RECORD

the jdi group
architects & engineers
360 W. DUSSEL DR.
MAUMEE, OH 43537
|P| 419.725.7161 |F| 419.725.7160

PROFESSIONAL SEAL/STAMP

SITE NAME: —
STATE: —
STRUCTURAL PRINT PACKAGE

SHEET REVISIONS		
REV	DESCRIPTION	DATE
A	INITIAL RELEASE	06/07/18

APPROVED

DRAWN	REVIEWED	APPROVED	SIZE
NF	TM	JDI	D

SHEET NAME
ANCHOR POSTS & HELIXES

PROJECT NUMBER
AM25NY-003

DRAWING NUMBER	REV.
S.201	A

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE JDI GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE JDI GROUP

SCALE IS REDUCED WHEN SHEET SIZE IS 11" x 17"
7/20/2018 10:31:39 AM 9/2018 08.18.15 L:\projects_active\9014 kadaka ny\blueprint + drawing set\engineering\(3) structural analysis\dwg_dgn_all_sheets_003-rack-postsnpiles.dwg

Appendix E – Electrical Equipment Data Sheet

Q.PEAK DUO XL-G11S SERIES

580-595 Wp | 156 Cells
21.3 % Maximum Module Efficiency

MODEL Q.PEAK DUO XL-G11S.3 / BFG



Bifacial energy yield gain of up to 21%
Bifacial Q.ANTUM solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.

Low electricity generation costs
Q.ANTUM DUO technology with optimized module layout to boost module power and improve LCOE.

A reliable investment
Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[1].

Enduring high performance
Long-term yield security with Anti LID and Anti PID Technology[2], Hot-Spot Protect.

Frame for versatile mounting options
High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (2400 Pa).

Innovative all-weather technology
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

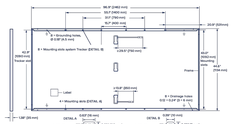
[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015 method B (-1500 V, 168 h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD).

The ideal solution for:
Ground-mounted solar power plants

Q.PEAK DUO XL-G11S SERIES

■ Mechanical Specification

Format	96.9 in × 44.6 in × 1.38 in (including frame) (2462 mm × 1134 mm × 35 mm)
Weight	76.9 lbs (34.9 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodised aluminium
Cell	6 × 26 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 29.5 in (750 mm), (-) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4, Stäubli MC4-Evo2



■ Electrical Characteristics

POWER CLASS			580		585		590		595	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / -0 W)				BSTC*		BSTC*		BSTC*		BSTC*
Minimum	Power at MPP[2]	P_{MPP} [W]	580	634.4	585	639.9	590	645.4	595	650.8
	Short Circuit Current[2]	I_{SC} [A]	13.69	14.99	13.72	15.01	13.74	15.04	13.77	15.07
	Open Circuit Voltage[2]	V_{OC} [V]	53.55	53.74	53.57	53.76	53.60	53.79	53.63	53.82
	Current at MPP	I_{MPP} [A]	13.03	14.25	13.07	14.30	13.12	14.36	13.17	14.41
	Voltage at MPP	V_{MPP} [V]	44.53	44.52	44.75	44.74	44.96	44.95	45.18	45.17
	Efficiency[3]	η [%]	≥ 20.8		≥ 21.0		≥ 21.1		≥ 21.3	

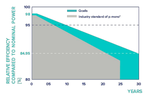
Bifaciality of P_{MPP} and I_{SC} 70 % ± 5 % • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ± 3 %; I_{SC}; V_{OC} ± 5 % at STC: 1000 W/m²; [2] at BSTC: 1000 W/m² + φ × 135 W/m², φ = 70 % ± 5 %, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[1]					
Minimum	Power at MPP	P_{MPP} [W]	436.7	440.5	444.2	448.0
	Short Circuit Current	I_{SC} [A]	11.03	11.05	11.07	11.09
	Open Circuit Voltage	V_{OC} [V]	50.64	50.67	50.69	50.72
	Current at MPP	I_{MPP} [A]	10.25	10.30	10.34	10.38
	Voltage at MPP	V_{MPP} [V]	42.60	42.79	42.97	43.15

[1] Measurement tolerances P_{MPP} ± 3 %; I_{SC}; V_{OC} ± 5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

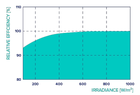


At least 98 % of nominal power during first year. Thereafter max. 0.45 % degradation per year. At least 93.55 % of nominal power up to 10 years. At least 84.95 % of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.34	Nominal Module Operating Temperature	NMOT	[°F]	108 ± 5.4 (42 ± 3 °C)

■ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]		25	Fire Rating based on ANSI / UL 61730	TYPE 29*
Max. Design Load, Push/Pull[2]		[lbs/ft²]	75 (3600 Pa)/33 (1600 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[2]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)		

[2] See Installation Manual

* New Type is similar to Type 3 but with metallic frame

■ Qualifications and Certificates

UL 61730, CE-compliant, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells)

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © **Qcells** Q.PEAK_DUO_XL-G11S.BFG_series_580-595_2023-02_Rev02_NA

CPS

Datasheet

50/60 kW, 1000 Vdc String Inverters for North America

The 50 & 60 kW (55 & 66 kVA) medium-power CPS three-phase string inverters are designed for ground mount, large rooftop and carport applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 98.8% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications.

The CPS 50/60KTL products ship with either the Standard Wire-box or the Rapid Shutdown Wire-box, each fully integrated and separable with touch-safe fusing, monitoring, and AC and DC disconnect switches. The integrated PLC transmitter in the Rapid Shutdown Wire-box enables PVRSS certified module-level rapid shutdown when used with APS RSD-S-PLC/RSD-D products. The CPS FlexOM Gateway enables monitoring, controls and remote product upgrades.



CPS SCA50KTL-DO/US-480
CPS SCA60KTL-DO/US-480

Key Features

- NEC 2017/2020 PVRSS certified for rapid shutdown
- 55 & 66 kVA rating allows max rated active power @ ±0.91 PF
- Selectable max AC apparent power of 50/55 kVA and 60/66 kVA
- NEC compliant and UL listed arc-fault circuit protection
- 15-90° mounting orientation for low profile roof installs
- Optional FlexOM Gateway enables remote firmware upgrades
- Integrated AC and DC disconnect switches
- 3 MPPTs with 5 inputs each for maximum flexibility
- NEMA Type 4X outdoor rated enclosure
- UL 1741-SA certified to CA Rule 21, including SA8 - SA18
- UL 1741-SB and IEEE 1547-2018 certified
- Separable wire-box design for fast service
- Standard 10-year warranty with extensions up to 20 years



50/60KTL Standard Wire-box



50/60KTL Rapid Shutdown Wire-box

This device complies with part 15 of the FCC Rules

© CHINT POWER SYSTEMS AMERICA 2023/6-MKT NA

Chint Power Systems America
1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

CPS

Technical Data

Model Name	CPS SCA50KTL-DO/US-480	CPS SCA60KTL-DO/US-480
DC Input		
Max. PV power	90 kW (33 kW per MPPT)	
Max. DC input voltage	1000 Vdc	
Operating DC input voltage range	200-950 Vdc	
Start-up DC input voltage / power	330 V / 80 W	
Number of MPP trackers	3	
MPPT voltage range @ PF>0.99	480-850 Vdc	540-850 Vdc
Max. PV short-circuit current (Isc x 1.25)	204 A (68 A per MPPT)	
Number of DC inputs	15 inputs, 5 per MPPT	
DC disconnection type	Load-rated DC switch	
DC surge protection	Type II MOV	
AC Output		
Rated AC output power @ PF>0.99 to ±0.91 [1]	50 kW	60 kW
Max. AC apparent power (selectable)	50 / 55 kVA	60 / 66 kVA
Rated output voltage	480 Vac	
Output voltage range[2]	422 - 528 Vac	
Grid connection type	3Φ / PE / N (Neutral optional)	
Max. AC output current @ 480 Vac	60.2 / 66.2 A	72.2 / 79.4 A
Rated output frequency	60 Hz	
Output frequency range[2]	57 - 63 Hz	
Power factor	>0.99 (±0.8 adjustable)	
Current THD @ rated load	<3%	
Max. fault current contribution (1 cycle RMS)	64.1 A (1.06/0.88 PU)	
Max. OCPD rating	110 A	125 A
AC disconnection type	Load-break rated AC switch	
AC surge protection	Type II MOV	
System and Performance		
Topology	Transformerless	
Max. efficiency	98.8%	
CEC efficiency	98.5%	
Stand-by / night consumption	<1 W	
Environment		
Enclosure protection degree	NEMA Type 4X	
Cooling method	Variable speed cooling fans	
Operating temperature range[3]	-22°F to +140°F / -30°C to +60°C	
Non-operating temperature range[4]	No low temp minimum to +158°F / +70°C maximum	
Operating humidity	0 to 100%	
Operating altitude	13123 ft / 4000 m (derating from 9843 ft / 3000 m)	
Audible noise	<60 dBA @ 1 m and 25°C	
Display and Communication		
User interface and display	LCD+LED	
Inverter monitoring	SunSpec, Modbus RS485	
Site-level monitoring	CPS FlexOM Gateway (1 per 32 inverters)	
Modbus data mapping	CPS	
Remote diagnostics / firmware upgrade functions	Standard / (with FlexOM Gateway)	
Mechanical		
Dimensions (H x W x D)	39.4 x 23.6 x 10.24 in (1000 x 600 x 260 mm)	
Weight	Inverter: 123.5 lbs (56 kg); Wire-box: 33 lbs (15 kg)	
Mounting / installation angle[5]	15 to 90 degrees from horizontal (vertical or angled)	
AC termination	M8 stud type terminal block (wire range: #6 - 3/0 AWG CU/AL; lugs not supplied)	
DC termination[6]	Screw clamp, neg. busbar (RSD version[8]) wire range: #14 - #6 AWG CU	
Fused string inputs (5 per MPPT) [7]	RSD[8] and Standard Wire-box: 20 A fuses provided (fuse values up to 30 A acceptable)	
Safety		
Certifications and standards	UL 1741-SA/SB Ed. 3, UL 1699B, UL 1998, CSA-C22.2 NO.107.1-01, IEEE 1547-2018, FCC PART15	
Selectable grid standard	IEEE 1547a-2014, IEEE1547-2018[8], CA Rule 21, ISO-NE, HECO	
Smart-grid features	Volt-RideThru, Freq-RideThru, Ramp-Rate, Specified-PF, Volt-VAR, Freq-Watt, Volt-Watt	
Warranty		
Standard	10 years	
Extended terms	15 and 20 years	

1) Active power derating begins at PF = ±0.91 to ±0.80 when max AC apparent power is set to 55 or 66 kVA.
2) The "output voltage range" and "output frequency range" may differ according to the specific grid standard.
3) Active power derating begins at 40°C when PF = ±0.9 and MPPTxVmin; at 45°C when PF = 1 and MPPTxVmin; and at 50°C when PF = 1 and MPPTx700 Vdc.
4) See user manual for further requirements regarding non-operating conditions.
5) Shade cover accessory required for installation angles of 75 degrees or less.
6) RSD wire-box only includes fuses and fuse holders on the positive polarity, compliant with NEC 2017/2020.
7) Fuse values above 20 A have additional spacing requirements or require the use of the Y-Comb Terminal Block. See user manual for more details.
8) Firmware version 7.1.0 or later required.

REVISION ENERGY
7 COMMERCIAL DRIVE
BRENTWOOD, NH 03833
(603) 658-0185

CLIENT:

TOWN OF SWANZEY

PROJECT ADDRESS:

56 DENMAN THOMPSON HWY
SWANZEY, NH 03446

SYSTEM TYPE:

GROUND MOUNT
PHOTOVOLTAIC ARRAY

NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS
000	JLB	1/29/2025	ISSUED FOR PERMIT

DESIGNED BY: JLB
PRINT SIZE: 24" X 36"
SCALE: NA
DATE: JANUARY 28, 2025

DWG TITLE

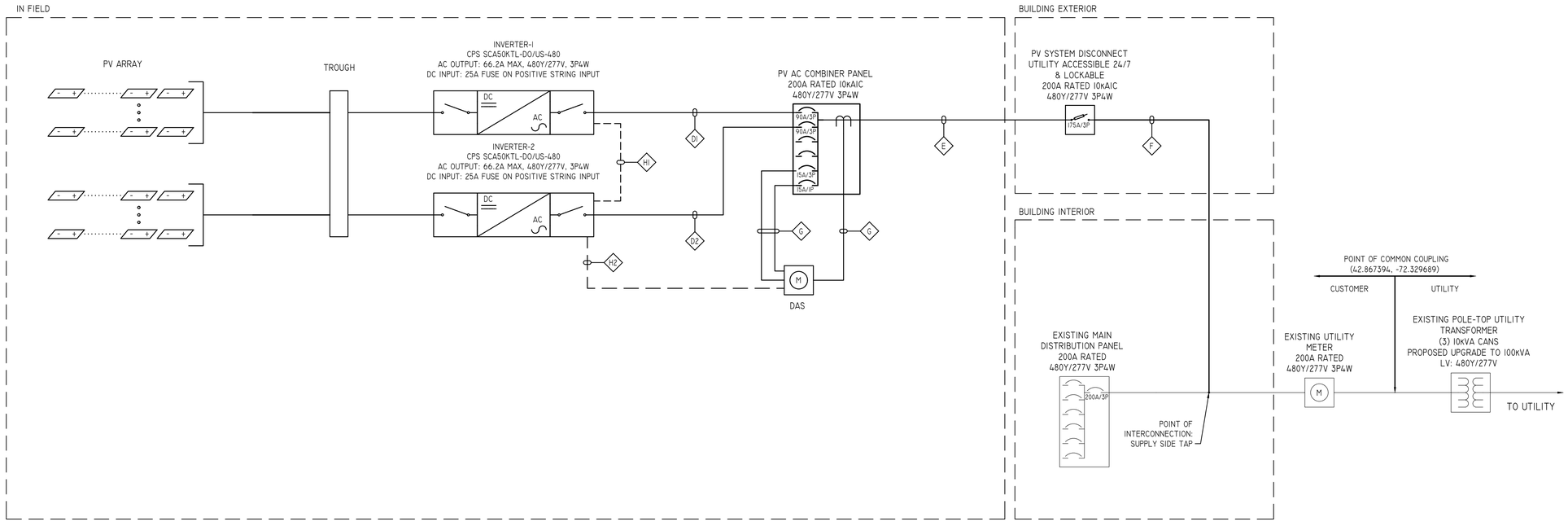
DATA SHEETS

DWG NUMBER

E600

© COPYRIGHT REVISION ENERGY
PROPRIETARY AND CONFIDENTIAL- THIS WORK MAY NOT BE USED, DISTRIBUTED, REPRODUCED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT OF REVISION ENERGY, INC. THIS DIAGRAM IS BASED ON THE INFORMATION SUPPLIED AND IS SUBJECT TO CHANGE BASED ON ACTUAL CONDITIONS, APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE, AND LOCAL GOVERNMENTAL AUTHORITIES.

Appendix F – Electrical Single Line Diagram



AC WIRE AND CONDUIT SCHEDULE								
TAG	FROM / TO	CONDUCTORS	WIRE TYPE	CONDUIT	CONDUIT FILL	LENGTH (FT)	VOLTAGE DROP	NOTE
D1	INVERTER / COMBINER	(1) SETS OF (3) #4 A, B, C; (2) #8 N, G	THWN-2 600V Cu	(1) 1" EMT	37%	6	0.04%	
D2	INVERTER / COMBINER	(1) SETS OF (3) #4 A, B, C; (2) #8 N, G	THWN-2 600V Cu	(1) 1" EMT	37%	3	0.02%	
E	COMBINER / PV SYSTEM DISCONNECT	(1) SETS OF (3) 2/0 A, B, C; (2) #6 N, G	THWN-2 600V Cu	(1) 2" PVC-80/40*	27%	135	0.64%	
F	PV SYSTEM DISCONNECT / MDP	(1) SETS OF (3) 2/0 A, B, C; (1) #4 N;	THWN-2 600V Cu	(1) 2" PVC-80/40*	26%	8	0.04%	
G	PV AC COMBINER PANEL / DAS	(1) SETS OF (4) #14 A, B, C; (2) #14 N; (1) #14 G	THWN-2 600V Cu	(1) 3/4" EMT	35%	3	NA	SHARE CONDUIT WITH DAS CTS
					MAX AC VOLTAGE DROP		0.73%	
					AVERAGE AC VOLTAGE DROP		0.72%	

COMMUNICATION WIRE AND CONDUIT SCHEDULE									
TAG	FROM / TO	CABLE TYPE	CABLE CONSTRUCTION	ENVIRONMENTAL SUITABILITY	TYPICAL CABLE	CONDUIT	CONDUIT FILL	LENGTH (FT)	NOTE
G	PV AC COMBINER PANEL / DAS	CT, SENSING	UTP 600V CU	WET, DRY, SUNLIGHT RESISTANT, DIRECT BURIAL, OIL RESISTANT	(3) KEMCORE 1015-18-IX/30	3/4" EMT	35%	3	SHARE CONDUIT WITH DAS POWER
H1	INVERTER 1 / INVERTER 2	RS485	STP UL 300V CU	WET, DRY, SUNLIGHT RESISTANT, DIRECT BURIAL, OIL RESISTANT	(1) BELDEN 7958A	3/4" EMT	11%	3	
H2	INVERTER 2 / DAS	RS485	STP UL 300V CU	WET, DRY, SUNLIGHT RESISTANT, DIRECT BURIAL, OIL RESISTANT	(1) BELDEN 7958A	3/4" EMT	11%	3	

SYSTEM SUMMARY	
DC SYSTEM SIZE	123.760 kW DC
AC SYSTEM SIZE	100.000 kW AC
PROJECT TYPE	GROUND MOUNT
TILT / AZIMUTH	35° / 203°

EQUIPMENT SUMMARY		
ITEM	DESCRIPTION	QTY
MODULE	Q CELLS Q.PEAK DUO XL-G11S.3 BFG (595W)	208
INVERTER	CPS SCA50KTL-DO/US-480	2
DAS	POWERDASH REVBOX AIO	1
INVERTER COMMUNICATION DEVICE	CPS FLEX GATEWAY	1

INTERCONNECTION APPLICATION TABLE		
ELECTRICAL UTILITY COMPANY	EVERSOURCE	
MAX FAULT CURRENT CONTRIBUTION	128.2A	1 CYCLE RMS
TOTAL HARMONIC DISTORTION (THD)	≤ 3% (IEEE 1547)	
START UP REQUIREMENTS	5 MINUTES HEALTHY UTILITY VOLTAGE AND FREQUENCY PER IEEE 1547.	
INVERTER CERTIFICATION	UL1741-SA/SB Ed. 3, UL1699B	

INVERTER SETTINGS					
DEVICE SETTING		PICKUP		TOTAL CLEARING TIME	
				SECONDS	CYCLES
27	UNDER VOLTAGE 1	88%	243.8V (L-N)	3	180
27	UNDER VOLTAGE 2	50%	138.5V (L-N)	1.1	66
59	OVER VOLTAGE 1	110%	304.7V (L-N)	2	120
59	OVER VOLTAGE 2	120%	332.4V (L-N)	0.16	9.6
81U	UNDER FREQUENCY 1	58.5 Hz		300	18000
81U	UNDER FREQUENCY 2	56.5 Hz		0.16	9.6
81O	OVER FREQUENCY 1	61.2 Hz		300	18000
81O	OVER FREQUENCY 2	62.0 Hz		0.16	9.6
	POWER FACTOR	1.0		NA	
	VOLT / VAR CONTROL	NONE		NA	

NOTES: BASE VOLTAGE = 277V
COMPLIANT WITH ISO-NE DOCUMENT DATED DEC 13, 2022:
"DEFAULT IEEE 1547-2018 SETTING REQUIREMENTS".

REVISION ENERGY
7 COMMERCIAL DRIVE
BRENTWOOD, NH 03833
(603) 658-0185

CLIENT:

TOWN OF SWANZEY

PROJECT ADDRESS:

56 DENMAN THOMPSON HWY
SWANZEY, NH 03446

SYSTEM TYPE:

GROUND MOUNT
PHOTOVOLTAIC ARRAY

NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS
000	JLB	8/5/2024	ISSUED FOR INTERCONNECTION
001	JLB	1/28/2025	ISSUED FOR PERMIT

DESIGNED BY: JLB
PRINT SIZE: 24" X 36"
SCALE: NA
DATE: JANUARY 28, 2025

DWG TITLE
ONE-LINE DIAGRAM

DWG NUMBER
E400

© COPYRIGHT REVISION ENERGY
PROPRIETARY AND CONFIDENTIAL: THIS WORK MAY NOT BE USED, DISTRIBUTED, REPRODUCED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT OF REVISION ENERGY, INC. THIS DIAGRAM IS BASED ON THE INFORMATION SUPPLIED AND IS SUBJECT TO CHANGE BASED ON ACTUAL CONDITIONS, APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE, AND LOCAL GOVERNMENTAL AUTHORITIES.

Appendix G – FEMA Flood Plains FIRM Panel

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles, Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was New Hampshire State Plane, FIPSZONE 2000. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S.Geological Survey Digital Orthophoto Quadrangles (DOQs) produced at a scale of 1:12,000 from photography dated 1998 or later. These images were recast by the New Hampshire Geographically Referenced Analysis and Information Transfer System (NH GRANIT) onto the New Hampshire State Plane coordinate system.

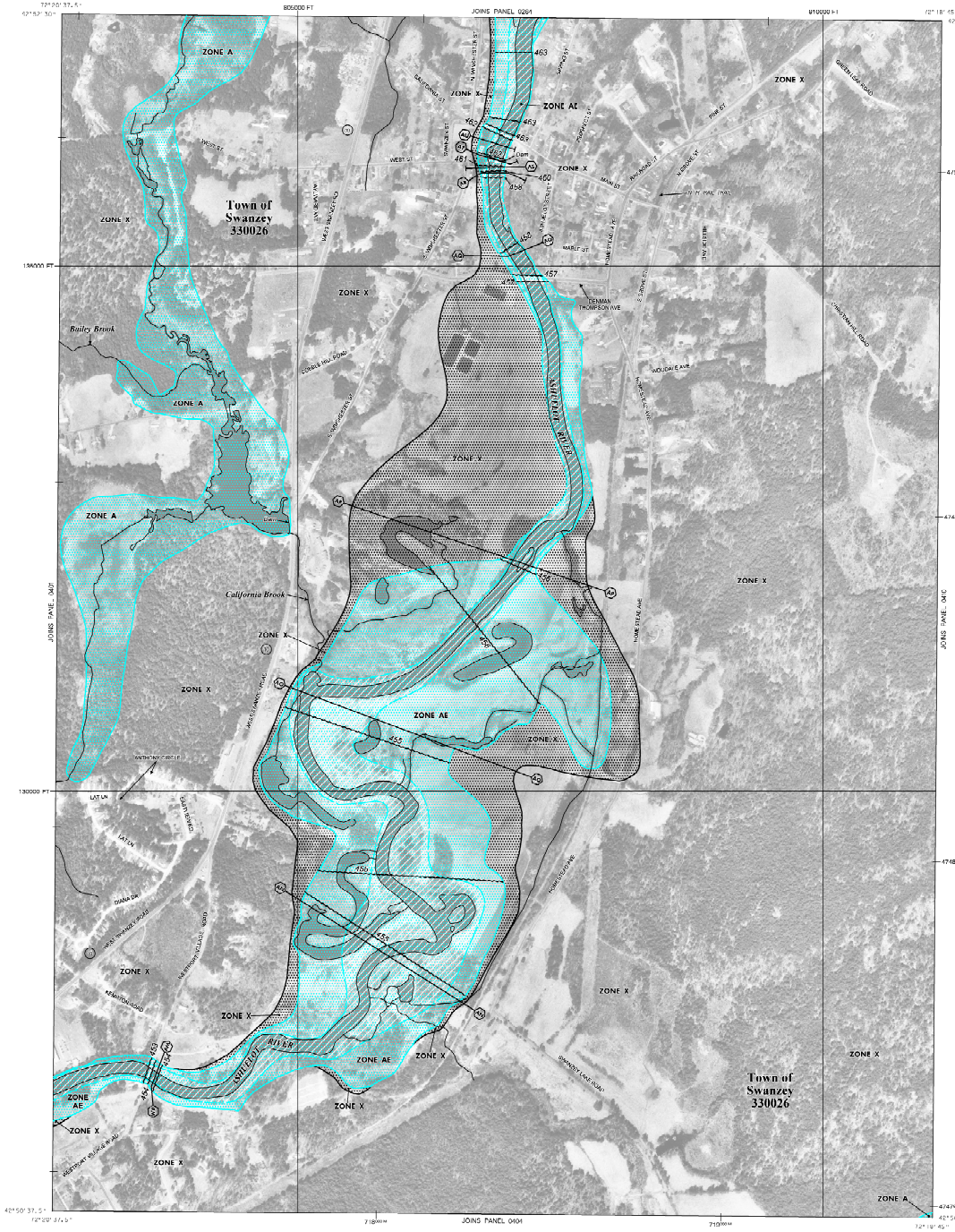
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities Table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and their website at http://www.msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 Base Flood Elevation line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A Cross section line

23 — 23 Transect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

4276000 M 1000-meter Universal Transverse Mercator grid values, zone 18

600000 FT 5000-foot grid values: New Hampshire State Plane coordinate system, zone FIPSZONE 2800, Transverse Mercator projection

DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MAY 23, 2006

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

100 0 150 300 METERS

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0402E

FIRM
FLOOD INSURANCE RATE MAP

CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS)

PANEL 402 OF 610

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SWANZEY TOWN OF	330026	0402	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 33005C0402E

EFFECTIVE DATE MAY 23, 2006

Federal Emergency Management Agency

Appendix H – Wetlands Delineation Memo

3641A White Mtn Hwy, North Conway, NH, 03860 • Ph 603-444-4111 • Fax 603-526-4285 • www.horizonsengineering.com

November 4, 2024
Horizons Engineering
176 Newport Road
Unit 8
New London, NH 03257

Subject: Wetland Delineation Report
Ivy Robichaud – ReVision Energy
Swanzey, NH – Tax Map #232, Lot #2

To Whom It May Concern:

This letter is to verify that Horizons Engineering, Inc., performed a site inspection to identify wetlands on the subject parcel. Wetlands were evaluated utilizing the following standards:

1. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
2. U.S. ARMY CORPS OF ENGINEERS. 2012. "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
3. U.S. ARMY CORPS OF ENGINEERS. 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
4. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979."
5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020. VERSION 4., "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND." NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
6. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. 2018. "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2." L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

Caitlin Banaszak (CWS 311) performed the site inspection on November 4, 2024. During the site inspection, no wetland areas were found.

This concludes the wetland delineation report. If I can be of further assistance, please feel free to contact me at cbanaszak@horizonsengineering.com

Sincerely,

Caitlin C. Banaszak

Caitlin Banaszak
Certified Wetland Scientist
Horizons Engineering, Inc.



horizons Engineering
176 Newport Rd
New London, NH
Ph: 603-444-4111

Map 232, Lot 2

Project No. 240878

Date: 11/4/2024

Photo 1: Upland on the southwest corner of the subject property looking northeast



horizons Engineering
176 Newport Rd
New London, NH
Ph: 603-444-4111

Map 232, Lot 2

Project No. 240878

Date: 11/4/2024

Photo 2: Upland on northeast corner of the subject property looking southwest

Appendix I – List of Abutters

100 feet Abutters List Report

Swanzey, NH
February 05, 2025

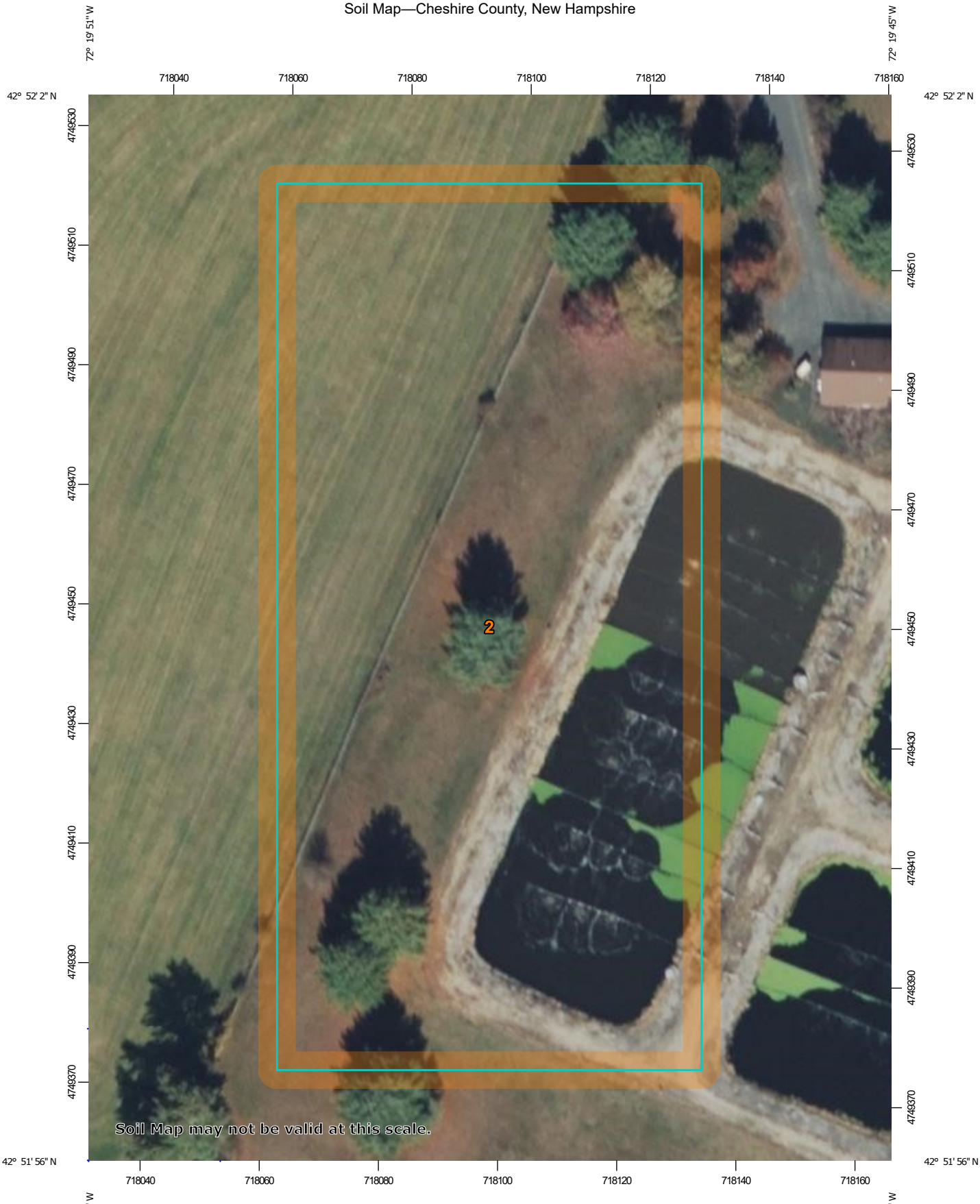
Subject Property:

Parcel Number:	232-002-000	Mailing Address:	SWANZEY, TOWN OF
CAMA Number:	232-002-000-000		PO BOX 10009
Property Address:	56 DENMAN THOMPSON HWY		SWANZEY, NH 03446

Abutters:

Parcel Number:	109-009-000	Mailing Address:	LAPLANTE, RALPH J & CARMEN
CAMA Number:	109-009-000-000		2316 MIDDLETON ST
Property Address:	60 SOUTH WINCHESTER ST		BROOKSVILLE, FL 34601
Parcel Number:	109-010-000	Mailing Address:	SWANZEY, TOWN OF
CAMA Number:	109-010-000-000		PO BOX 10009
Property Address:	DENMAN THOMPSON HWY		SWANZEY, NH 03446
Parcel Number:	109-014-000	Mailing Address:	LAFFOND FAMILY REV TRUST
CAMA Number:	109-014-000-000		63 SOUTH WINCHESTER ST PO BOX 527
Property Address:	63 SOUTH WINCHESTER ST		WEST SWANZEY, NH 03469
Parcel Number:	109-015-000	Mailing Address:	LACHANCE, MARK COOMBS, CHERYL ANN
CAMA Number:	109-015-000-000		59 S. WINCHESTER ST
Property Address:	59 SOUTH WINCHESTER ST		SWANZEY, NH 03446
Parcel Number:	232-001-000	Mailing Address:	GB INVESTMENT HOLDINGS LLC
CAMA Number:	232-001-000-000		98 FOREST AVE
Property Address:	36 DENMAN THOMPSON HWY		SWANZEY, NH 03446
Parcel Number:	232-003-000	Mailing Address:	MACKENZIE, FREDERICK L SR/JOYC
CAMA Number:	232-003-000-000		22 FOREST AVE
Property Address:	66 SOUTH WINCHESTER ST		SWANZEY, NH 03446
Parcel Number:	232-004-000	Mailing Address:	MANLEY, ERIC
CAMA Number:	232-004-000-000		74 SOUTH WINCHESTER ST
Property Address:	74 SOUTH WINCHESTER ST		SWANZEY, NH 03446
Parcel Number:	232-010-000	Mailing Address:	WINDYHURST FARM PARTNERSHIP
CAMA Number:	232-010-000-000		% STUART R. ADAMS 42 ROUTE 63
Property Address:	SOUTH WINCHESTER ST		WESTMORELAND, NH 03467
Parcel Number:	232-072-000	Mailing Address:	FISH, TIMOTHY A & LISA A
CAMA Number:	232-072-000-000		PO BOX 221
Property Address:	67 SOUTH WINCHESTER ST		WEST SWANZEY, NH 03469

Appendix J – Soil Survey Data



Map Scale: 1:868 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Survey Areas
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cheshire County, New Hampshire
Survey Area Data: Version 28, Sep 3, 2024

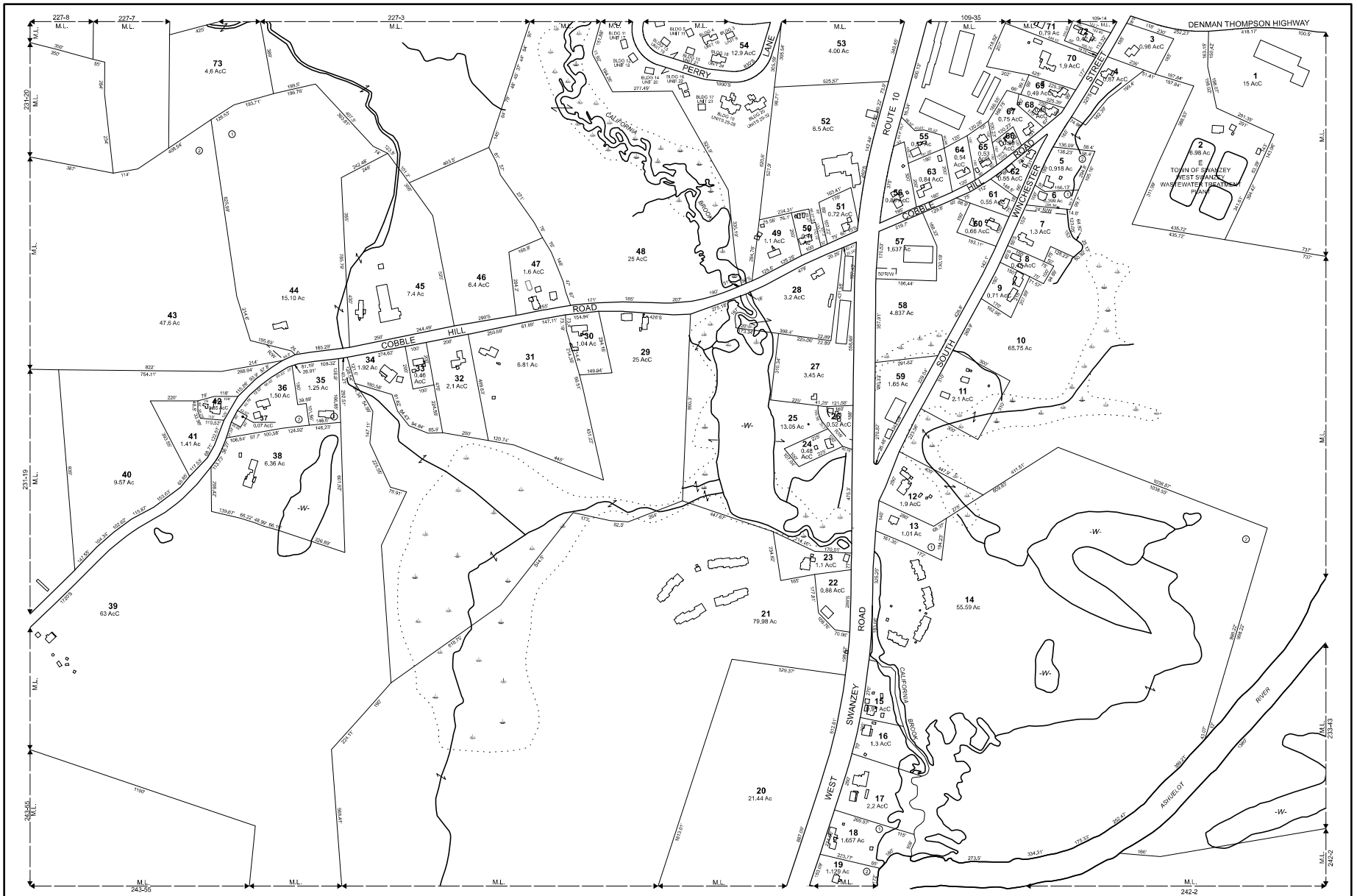
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Suncook loamy fine sand	2.6	100.0%
Totals for Area of Interest		**2.6**	**100.0%**



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.	
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.	
PHOTOGRAPHY DATE:	APRIL 2021
COMPLETION DATE:	DECEMBER 31, 2023

PRODUCED IN 2023 BY
CAI Technologies
Precision Mapping. Geospatial Solutions
11 Pleasant Street, Littleton, NH 03561
800.322.4540 • www.caimaps.com

LEGEND

AREA SURVEYED	Ac
AREA CALCULATED	AcC
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	8xx
WATER	-W-
BUILDING	
EXEMPT PROPERTY	(E)
SUBDIVISION LOT NO.	(2)
RIGHT OF WAY/ACCESS	ROW
COMMON OWNERSHIP	
WETLANDS	

SCALE: 1" = 200'

FEET: 200 100 0 200 400 600

METERS: 90 25 0 50 100 150

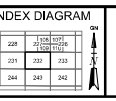
REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM



MAP NO. 232

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Stephon Mehu, Assistant Town Planner

DATE: February 20, 2025

RE: Planning Board #25-004– Subdivision Application – Safford Drive - Map 209, Lot 1

Proposal:

Fieldstone Land Consultants has submitted a 2-lot subdivision application, on behalf of 234 Old Homestead Highway Realty, LLC, for property located along Safford Drive and shown at Tax Map 209, Lot 1. The subject property is located in Industrial Park District. The property is approximately 19 acres in size.

Legal Notices:

The required notice was posted in three public places and on the Town's website on February 11, 2025. Certified letters were sent to abutting property owners on February 14, 2025. The legal notice appeared in the Keene Sentinel on February 22, 2025. Upon a finding by the Board that the application meets the submission requirements of the Subdivision Regulations, the Board will vote to accept the application as complete. A public hearing on the merits of the proposal may follow immediately; if not, a public hearing will be scheduled for a time and date certain.

Applicable Ordinances and Regulations:

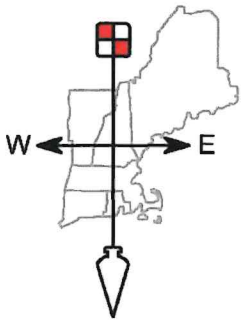
The subject property is located in the Industrial Park District, as well as the Economic Revitalization Zone and Tax Increment Financing District. The minimum lot size within the Industrial Park District is 2 acres and the minimum frontage is 150 feet. For all zones, the minimum lot size requirement excludes land classified as wetlands or having steep slopes of 25 percent or greater. No portion of the subject property is in the Flood Plain Overlay District; however, it does contain wetland areas. The proposed subdivision maintains minimum dry acreage for both proposed lots.

The larger of the proposed lots would be 15.17 acres in size with approximately 499 feet of frontage on Safford Drive. This portion would have 7.37 contiguous dry acres. The smaller of the proposed lots would be 3.83 Acres with approximately 737 feet of frontage on Safford Drive. This portion would have 2.67 contiguous dry acres. Both meet minimum requirements. This area is serviced by municipal water and sewer.

Staff Review and Recommendation

No concerns have been provided by Department Heads. Staff believes the application is complete.

LETTER OF TRANSMITTAL



FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Mr. Stephon Mehu
Town of Swanzey
620 Old Homestead Highway
Swanzey, NH 03446

Date: February 3, 2025

Re: 234 Old Homestead Highway Realty, LLC
Subdivision Application
Tax Map Parcel 209-1 - Safford Drive - Swanzey, NH

WE ARE SENDING YOU ■ Attached ❒ Under separate cover via _____ the following items:

❒ Shop drawings ■ Prints ■ Plans ❒ Samples ❒ Specifications

❒ Copy of letter ❒ Change order ❒ _____.

COPIES	DATE	NO.	DESCRIPTION
1			Subdivision Application & Checklist
1			Waiver Request Letter
1			Abutters List & Labels
1			Letter of Authorization
7			Full Size Subdivision Plan (22"x34")
1			Electronic Copy of all submittals above
			Submission Fees (To be determined by Swanzey Planning Department)

THESE ARE TRANSMITTED as checked below:

■ For approval ❒ Approved as submitted ❒ Resubmit ____ copies for approval

❒ For your use ❒ Approved as noted ❒ Submit ____ copies for distribution

❒ As requested ❒ Returned for corrections ❒ Return ____ corrected copies

■ For review and comment ❒ _____.

❒ FOR BIDS DUE: ❒ PRINTS RETURNED AFTER LOAN TO US

REMARKS:
We are submitting the above listed items for the next Planning Board meeting on February 27th. Please let me know if you need any additional submission materials or have any questions. Thank you,

Daniel E Barowski
Daniel Barowski

Project No. 3738.03

SWANZEY PLANNING BOARD
P. O. Box 10009
Swanzey, NH 03446
Email: planner@swanzeynh.gov

SUBDIVISION APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

1. This form and all required information must be filed with the Planning Office at least 21 days prior to the date at which it will be submitted to the Planning Board. Unless otherwise noticed, the Planning Board meets on the second and fourth Thursdays of every month.

2. Seven (7) paper copies of the application shall be submitted, in addition to an electronic submittal in Portable Document Format (*pdf), either by email or on a CD or flash drive. The mylar shall be provided at the time of public hearing.

3. All projects must comply with the Town's Zoning Ordinance and other applicable regulations before being considered by the Planning Board. Any necessary approvals from the Zoning Board of Adjustment must be received prior to application to the Planning Board.

4. Included herein is the checklist of plat requirements that are part of a completed application. Please check the documentation that has been submitted, or items for which waivers are being requested. All requests for waivers must be submitted in writing at the time of application, and include the justification for the request.

5. Within 30 days after filing, or the next meeting for which notice can be given, the application will be placed on the Planning Board's agenda. At this meeting the Board will vote to accept or not accept the application as complete. Following a vote to accept, the Board will either move into public hearing or schedule a public hearing for a time and date certain. The Board will either approve or disapprove the application no later than 65 days from the date of acceptance.

6. The required public notices and certified mailings are prepared and sent by the Planning Office. The applicant is responsible for all fees associated with filing and notification.

7. Within five (5) business days of the vote to approve or disapprove the application, the applicant will receive a written Notice of Decision. In the event of a disapproval, the notice will include the reasons for the decision and state what corrective action needs to be taken by the applicant.

TYPE OF APPLICATION:

☐ Lot Line Adjustment	☐ Technical Subdivision
☐ Minor Subdivision	☑ Major Subdivision

1. Name and address of owner(s) of record:
   234 Old Homestead Highway Realty, LLC - PO Box 705, Keene, NH 03431

   Preferred Telephone:_____ Email:_____

2. Name and address of applicant (if different):

   Preferred Telephone:_____ Email:_____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
   Fieldstone Land Consultants, PLLC - Michael Ploof, LLS
   206 Elm Street, Milford, NH 03055

   Preferred Telephone: 603-672-5456 Email: DEBarowski@FieldstoneLandConsultants.com

4. Street Address of Proposed Subdivision: Old Homestead Highway

5. Zoning District(s): Industrial Park / ERZ / TIF Tax Map 209 Lot(s) 1

6. Purpose of the Application: To subdivide Tax Map 209-1 into two lots

7. Number of lots and/or units for which approval is sought. (Unsubdivided land must be counted as a lot.) 2 Lots _____ Units

8. NH Department of Environmental Services Subdivision (Septic) Approval #:

   N/A (Sewer Access)

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.
2. A completed checklist (see attached).
3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will not be considered by the planning board until such time as all fees are paid.

The following affidavits must be signed and dated:

The Applicant and/or owner or agent certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Swanzey in the final subdivision process of the property shall be borne by the Applicant and/or owner.

2/5/24 David E Bacanski
Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations.

2/5/24 David E Bacanski
Date Signature

I hereby authorize Fieldstone Land Consultants, PLLC to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): See attached letter of authorization Date: _____

Signed (Agent): David E Bacanski Date: 2/5/24

FEE SCHEDULE

1. Minor Subdivision: A subdivision of land of not more than three (3) lots with no potential for resubdivision that fronts on a existing street and requires no new streets, utilities, or other municipal improvements. Filing Fee: $60.00 plus $20.00 per lot (x_____). $_____

2. Major Subdivision: Any subdivision not classified as a Minor Subdivision.
   Filing Fee: $60.00 plus $20.00 per lot (x2___) and $10.00 per lot (x2___) for Fire Department and Code Review. $120.00

3. Notice Fee: Current rates for Keene Sentinel and Certified Mail. $_____

4. Recording Fee: Current rates for Cheshire County Registry of Deeds. $_____

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

The above application was ☐ approved ☐ denied by the Swanzey Planning Board.

Date: _____

PLAT SUBMISSION CHECKLIST

Please note that this checklist is for administrative efficiency. Please refer to the Swanzey Subdivision Regulations to ensure that all requirements are being met.

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Proposed subdivision name or title.	✓		
2.	Name and address of owner.	✓		
3.	Scale of 1" = 30', written and graphic.		✓	1"=80'
4.	North arrow.	✓		
5.	Locus plan.	✓		
6.	Name, license number and seal of surveyor.	✓		
7.	Boundary survey including bearings, distances and the location of permanent markers.	✓		
8.	Location and profiles with elevations of existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.	✓		
9.	Existing and proposed easements, rights-of-way, buildings, water courses, ponds, standing water, rock ledges, stone walls and other essential site features.	✓		
10.	Location of property lines, including entire undivided lot, lot areas and frontage on public right-of-way.	✓		
11.	Tax map and lot number according to the Town of Swanzey numbering system.	✓		
12.	Existing and proposed topographic contour boundaries at five (5) foot intervals.	✓		
13.	Location of ground water.	✓		
14.	Percolation tests and test results.		✓	N/A
15.	Soil mapping types, slopes and boundaries.	✓		
16.	Deed restrictions.	✓		
17.	Open space to be preserved.		✓	N/A
18.	Existing buildings and other man-made structures to remain.		✓	N/A
19.	Existing and proposed streets with class, names and right-of-way widths.	✓		
20.	Final road profiles and cross sections.		✓	N/A
21.	All drainage and erosion control plans approved by the CCCD, if applicable.		✓	N/A
22.	State subdivision (septic) approval.		✓	N/A
23.	State Highway/Municipal Access permit, as applicable.		✓	Pending

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

February 5, 2025,

Town of Swanzey Planning Board
PO Box 10009
Swanzey, NH 03446

RE: **Planning Board 2 lot Subdivision Application - Waiver Request Letter**
Tax Map Parcel 209-1 - Safford Drive
234 Ols Homestead Highway Realty, LLC

Dear Planning Board Members,

As agent for 234 Old Homestead Highway Realty, LLC, Fieldstone Land Consultants, PLLC (Fieldstone) hereby requests the following waiver from the Town of Swanzey Subdivision Regulations, regarding the above referenced Subdivision Plan:

Section 7.01 4c – Plan at a scale of fifty feet to 1 inch;
The subject plan scale was increased to 1"=80' in order to allow the entire plan to fit on one sheet for ease of use with no loss of information. Given the size of the subject lot (19 Acres) we respectfully request that the board grant a waiver to the requirement of the plan scale of 1" =50'.

Thank you for your consideration. Respectfully,
Fieldstone Land Consultants, PLLC

Daniel Barowski. - Project Manager

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ◆ Engineering
Land Planning ◆ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

January 3, 2025

FLC#3738.03 / JPA

List of Abutters
Tax Map 209 Lot Number 1
Swanzey, New Hampshire

Map 209 Lot 1, 2, 21
234 Old Homestead Hwy Rlty LLC
C/O John Burk
P.O. Box 705
Keene, NH. 03431

Map 105 Lot 12
Mnts Land LLC
230 Old Homestead Hwy
Swanzey, NH. 03446

Map 105 Lot 14
Stephanie M. Normand &
James H. Aron
11 Page Ct.
North Swanzey, NH. 03431

Map 106 Lot 48, 64
Trenna Ingalls &
Chad Corbeil
106 Wilson Pond Road.
North Swanzey NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 106 Lot 53
Aolin Properties LLC
P.O. Box 429
Keene, NH 03431

Map 106 Lot 55
Page Homestead Sr.Housing Inc.
P.O. Box 603
Keene, NH. 03431

Map 106 Lot 56
Andrew G. Crowder
183 Monadnock Hwy
Swanzey, NH. 03446

Map 106 Lot 63
Town of Swanzey
P.O. Box 10009
Swanzey, NH. 03446

Map 209 Lot 21
End Zone Investment Properties
36 South Road
Swanzey, NH. 03446

Map 209 Lot 22
Carlisle Swanzey LLC
1676 Route 9
Stoddard, NH. 03464

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

AVERY 8160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

February 3, 2025

FLC#3738.00 / JPA

List of Abutters
Tax Map 209 Lot Number 1
Swanzey, New Hampshire

Map 209 Lot 1, 2, 21
234 Old Homestead Hwy Rlty LLC
C/O John Burk
P.O. Box 705
Keene, NH. 03431

Map 105 Lot 12
Mnts Land LLC
230 Old Homestead Hwy
Swanzey, NH. 03446

Map 105 Lot 14
Stephanie M. Normand &
James H. Aron
11 Page Ct.
North Swanzey, NH. 03431

Map 106 Lot 48, 64
Trenna Ingalls &
Chad Corbeil
106 Wilson Pond Road.
North Swanzey NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 106 Lot 53
Aolin Properties LLC
P.O. Box 429
Keene, NH 03431

Map 106 Lot 55
Page Homestead Sr.Housing Inc.
P.O. Box 603
Keene, NH. 03431

Map 106 Lot 56
Andrew G. Crowder
183 Monadnock Hwy
Swanzey, NH. 03446

Map 106 Lot 63
Town of Swanzey
P.O. Box 10009
Swanzey, NH. 03446

Map 209 Lot 1, 2, 21
234 Old Homestead Hwy Rlty LLC
C/O John Burk
P.O. Box 705
Keene, NH. 03431

Map 105 Lot 12
Mnts Land LLC
230 Old Homestead Hwy
Swanzey, NH. 03446

Map 105 Lot 14
Stephanie M. Normand &
James H. Aron
11 Page Ct.
North Swanzey, NH. 03431

Map 106 Lot 48, 64
Trenna Ingalls &
Chad Corbeil
106 Wilson Pond Road.
North Swanzey NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 106 Lot 53
Aolin Properties LLC
P.O. Box 429
Keene, NH 03431

Map 106 Lot 55
Page Homestead Sr.Housing Inc.
P.O. Box 603
Keene, NH. 03431

Map 106 Lot 56
Andrew G. Crowder
183 Monadnock Hwy
Swanzey, NH. 03446

Map 106 Lot 63
Town of Swanzey
P.O. Box 10009
Swanzey, NH. 03446

Map 209 Lot 1, 2, 21
234 Old Homestead Hwy Rlty LLC
C/O John Burk
P.O. Box 705
Keene, NH. 03431

Map 105 Lot 12
Mnts Land LLC
230 Old Homestead Hwy
Swanzey, NH. 03446

Map 105 Lot 14
Stephanie M. Normand &
James H. Aron
11 Page Ct.
North Swanzey, NH. 03431

Map 106 Lot 48, 64
Trenna Ingalls &
Chad Corbeil
106 Wilson Pond Road.
North Swanzey NH. 03431

Map 106 Lot 49, 50
Russell Page
108 Wilson Pond Road
North Swanzey, NH. 03431

Map 106 Lot 53
Aolin Properties LLC
P.O. Box 429
Keene, NH 03431

Map 106 Lot 55
Page Homestead Sr.Housing Inc.
P.O. Box 603
Keene, NH. 03431

Map 106 Lot 56
Andrew G. Crowder
183 Monadnock Hwy
Swanzey, NH. 03446

Map 106 Lot 63
Town of Swanzey
P.O. Box 10009
Swanzey, NH. 03446

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Map 209 Lot 21
End Zone Investment Properties
36 South Road
Swanzey, NH. 03446

Map 209 Lot 22
Carlisle Swanzey LLC
1676 Route 9
Stoddard, NH. 03464

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Map 209 Lot 21
End Zone Investment Properties
36 South Road
Swanzey, NH. 03446

Map 209 Lot 22
Carlisle Swanzey LLC
1676 Route 9
Stoddard, NH. 03464

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Map 209 Lot 21
End Zone Investment Properties
36 South Road
Swanzey, NH. 03446

Map 209 Lot 22
Carlisle Swanzey LLC
1676 Route 9
Stoddard, NH. 03464

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying ✦ Engineering
Land Planning ✦ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

January 31, 2025

RE: 234 Old Homestead Highway Realty, LLC – Subdivision Application
Safford Drive - Swanzey, NH
Tax Map 209 Lot 1

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Signature: John Burk Print: John Burk Date 1/31/25

REFERENCE PLANS:

1. "THREE LOT SUBDIVISION – LAND OF – 234 OLD HOMESTEAD HIGHWAY REALTY, LLC – LOCATED AT – TAX MAP 19 LOT 97–6 – SAFFORD DRIVE, SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=100', DATED 7/5/2022, PREPARED BY HUNTLEY SURVEY & DESIGN, PLLC AND RECORDED AT THE C.C.R.D. AS PLAN NO. 22099.

2. "ROADWAY PLAN – 5 LOT SUBDIVISION AND SAFFORD DRIVE – EXTENSION LAYOUT PLAN – LANDS LOCATED AT – TAX MAP 19, LOTS 97–5 & 94 – SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=40', DATED 3/14/2014, PREPARED BY SVE ASSOCIATES AND RECORDED AT THE C.C.R.D. AS PLAN NO. 14054, 14055, & 14056.

ADDITIONAL ABUTTERS:

TAX MAP 105 LOT 12
MNTS LAND LLC
230 OLD HOMESTEAD HIGHWAY
SWANZEY, NH 03446
BK.2539 PG.426 10/24/2008
(SAFFORD DRIVE)

TAX MAP 105 LOT 14
STEPHANIE M. NORMAND
JAMES H. ARON
11 PAGE COURT
NORTH SWANZEY, NH 03431
BK.2927 PG.1212 11/30/2015
(11 PAGE COURT)

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025 PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: _____

STATE OF NEW HAMPSHIRE – No. 946 – MICHAEL D. PLOOF – LICENSED LAND SURVEYOR
Signature
2-6-25

STRUCTURE DATA:

SMH 3287
RIM=500.14
TABLE=492.69
INV.IN=491.92
INV.OUT=491.88

SMH 3059
RIM=557.67
TABLE=549.04
INV.IN=548.52
INV.OUT=548.38

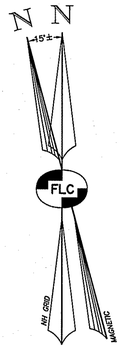
SMH 3291
RIM=509.67
TABLE=502.65
INV.IN=501.84
INV.OUT=501.72

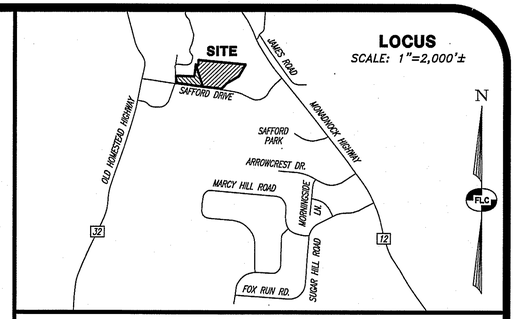
SMH 2400
RIM=571.41
TABLE=562.66
INV.IN=562.11
INV.OUT=561.99

SMH 3174
RIM=518.48
TABLE=510.02
INV.IN=509.33(E)
INV.IN=509.43(N)
INV.IN=509.48(S)
INV.OUT=509.28

CBSQ 3084
RIM=561.52
SUMP=555.8
INV.IN=555.87
INV.OUT=555.52

SMH 3164
RIM=539.39
TABLE=530.63
INV.IN=529.94(N)
INV.IN=529.96(E)
INV.OUT=529.93





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 209 LOT 1 IS 234 OLD HOMESTEAD HIGHWAY REALTY, LLC – PO BOX 705, KEENE, NH 03431. SEE C.C.R.D. BK. 1492, PG. 744, DATED JUNE 13, 1994 AND BK. 2871 PG. 380 DATED JUNE 4, 2014.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO–LOT SUBDIVISION OF MAP 209 LOT 1, AS SHOWN.

3. THE TOTAL EXISTING AREA OF TAX MAP 209 LOT 1 IS 19.00± ACRES PER REFERENCE PLAN #1. THE TOTAL PROPOSED AREA OF REVISED LOT 209–1 IS 15.171 ACRES WITH 498.79 FT. OF FRONTAGE ALONG SAFFORD DRIVE. THE TOTAL PROPOSED AREA OF NEW LOT 209–1–1 IS 3.831 ACRES WITH 737.37 FT. OF FRONTAGE ALONG SAFFORD DRIVE AND 149.60 FT. OF FRONTAGE ALONG WILSON POND ROAD.

4. ZONING FOR THE SUBJECT PARCEL IS THE INDUSTRIAL PARK DISTRICT:

   INDUSTRIAL PARK DISTRICT:

   MIN. LOT SIZE = 2 ACRES
   MIN. LOT FRONTAGE = 150'
   SETBACKS INCLUDE:
   50' FRONT (30 FT. RT.12)
   AND 20' SIDE & REAR
   MIN. PAVED SURFACE SETBACK: 25'
   MIN. WIDTH AT BUILDING LINE: 150'

   A PORTION OF THE SITE LIES WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT – NO LEACH FIELD IS PERMITTED WITHIN 125 FT. OF ANY JURISDICTIONAL WETLAND.

   THE SITE IS LOCATED IN THE ECONOMIC REVITALIZATION ZONE AND THE TAX INCREMENT FINANCING DISTRICT.

5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY BY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.

6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.

7. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

8. SUBJECT PARCEL IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, TOWN OF SWANZEY, NEW HAMPSHIRE, COMMUNITY NO.330026, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33005C0269E, DATED: MAY 23, 2006.

9. THE SUBDIVISION REGULATIONS OF THE TOWN OF SWANZEY ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

10. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209–1.

11. DELINEATED WETLANDS ARE DEPICTED HEREON PER REFERENCE PLAN NO. 1 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN JANUARY, 2025.

12. EXISTING SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER SERVICE.

13. IRON PINS SHALL BE SET AT ALL PROPOSED LOT CORNERS PRIOR TO FINAL APPROVAL.

GRAPHIC SCALE
80' 40' 0 80' 160' 240'
IMPERIAL: 1"=80'

REV.	DATE	DESCRIPTION	C/O	DR	CK

TOPOGRPAHIC PLAN
TAX MAP 209 LOT 1
(SAFFORD DRIVE & WILSON POND ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

234 OLD HOMESTEAD HIGHWAY REALTY, LLC
PO BOX 705 KEENE, NH 03431

SCALE: 1" = 80' JANUARY 23, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 3738SB03.dwg	PROJ. NO. 3738.03	SHEET: TP–1	PAGE NO. 1 OF 2

106-64
TRENNA INGALLS
CHAD CORBEIL
106 WILSON POND ROAD
NORTH SWANZEY, NH 03431
BK 2826 PG 252 7/8/2013
(PASTURE ROAD)

106-63
TOWN OF SWANZEY
PO BOX 10009
SWANZEY, NH 03446
BK 1586 PG 586 1/2/1997
(PASTURE ROAD)

106-56
ANDREW G. CROWDER
183 MONADNOCK HIGHWAY
SWANZEY, NH 03446
BK 3266 PG 748 12/26/2023
(183 MONADNOCK HIGHWAY)

106-55
PAGE HOMESTEAD SENIOR HOUSING INC
P.O. BOX 603
KEENE, NH 03431
BK 2595 PG 590 9/1/2009
(185 MONADNOCK HIGHWAY)

106-48
TRENNA INGALLS
CHAD CORBEIL
106 WILSON POND ROAD
NORTH SWANZEY, NH 03431
BK 2826 PG 250 7/8/2013
(106 WILSON POND ROAD)

106-53
AOLIN PROPERTIES, LLC
P.O. BOX 429
KEENE, NH 03431
BK 2940 PG 458 4/5/2016
(223 MONADNOCK HIGHWAY)
(PLAN #PS047–0076)

106-49
RUSSELL PAGE
108 WILSON ROAD
NORTH SWANZEY, NH 03431
BK 1938 PG 105 10/17/2002
(108 WILSON POND ROAD)

106-50
RUSSELL PAGE
108 WILSON ROAD
NORTH SWANZEY, NH 03431
BK 1938 PG 105 10/17/2002
(WILSON POND ROAD)

209-2
234 OLD HOMSTEAD HIGHWAY REALTY, LLC
P.O. BOX 705
KEENE, NH 03431
BK 2871 PG 382 6/12/2014
(OLD HOMESTEAD HIGHWAY)

209-3
NORTH SWANZEY WATER & FIRE PRECINCT
31 WALNUT PLACE
NORTH SWANZEY, NH 03431
BK 2980 PG 274 3/22/2017
(130 SAFFORD DRIVE)

209-22
CARLISLE SWANZEY, LLC
1676 ROUTE 9
STODDARD, NH 03464
BK 3247 PG 833 5/26/2023
(41 SAFFORD DRIVE)

209-21
234 OLD HOMSTEAD HIGHWAY REALTY, LLC
P.O. BOX 705
KEENE, NH 03431
BK 1492 PG 744 12/30/1994
(SAFFORD DRIVE)

METAL FRAME COMMERCIAL BUILDING "CARLISLE WHITE PLANK FLOORS"

RESIDENCE DISTRICT / BUSINESS DISTRICT

INDUSTRIAL PARK ZONE LINE

SAFFORD DRIVE – CLASS V 60–FT ROW (30'± PAVED)

WILSON POND ROAD – CLASS V 2–ROD ROW PAVED 26'±

PAGE RD – CLASS V 2–ROD ROW

105-14 105-12

22B 14B 347B 143C 168B 169B

REVISED 209-1
15.171 ACRES
660,845 SQ.FT.
7.367 AC. CONTIG. DRY
(498.79' FRONTAGE)

EXISTING 209-1
19.00± ACRES
827,725 SQ.FT.
(PER REF. PLAN #1)

PROPOSED 209-1-1
3.831 ACRES
166,880 SQ.FT.
(2.669 AC. CONTIG. DRY)
(737.37 FT. FRONTAGE)

POND

WETLANDS DELINEATED 12/31/24

WETLANDS PER REF. PLAN

MINIMUM BUILDING SETBACK LINE (TYP.)

LEGEND:

RIGHT–OF–WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
BUILDING SETBACK LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
CURB LINE
STONE WALL
EDGE OF TREE LINE
EDGE OF WETLANDS DELINEATED 12/31/24
WETLANDS PER REFERENCE PLAN #1
10' CONTOUR INTERVAL
2' CONTOUR INTERVAL
CULVERT
OVERHEAD UTILITY LINE

G.B.(f) GRANITE BOUND FOUND
D.H.(f) DRILL HOLE FOUND
I.PIN(f) IRON PIN FOUND
I.PIPE(f) IRON PIPE FOUND
I.PIN[TBS] IRON PIN TO BE SET
UTILITY POLE & GUY WIRE
CATCH BASIN (SQUARE)
DRAIN MAN–HOLE
SEWER MAN–HOLE
SEWER CLEAN–OUT
WATER VALVE
209-1 TAX MAP & LOT NUMBER
EXISTING BUILDING

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY
SOIL BOUNDARY

14B SHEEPSCOT SANDY LOAM 0 TO 5% SLOPES
22B COLTON GRAVELLY SANDY LOAM 3 TO 8% SLOPES
143C MONADNOCK FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
168B SUNAPEE FINE SANDY LOAM 3 TO 8% SLOPES
347B LYME AND MOOSILAUKE 0 TO 5% SLOPES

CERTIFICATION:
WETLANDS SHOWN ON CERTAIN PORTIONS OF EXISTING LOT 209–1 WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y–87–1, 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHCENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND (VER. 4.0), BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2025.

STATE OF NEW HAMPSHIRE – CHRISTOPHER A. GUIDA – No. 053 – CERTIFIED WETLAND SCIENTIST
2/6/25

APPROVED BY THE SWANZEY PLANNING BOARD
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

Feb 06, 2025 – 11:32am FLC–22
P:\0_FLC\0_PROJECTS\3738\3738.03\DWGS\

REFERENCE PLANS:

1. "THREE LOT SUBDIVISION – LAND OF – 234 OLD HOMESTEAD HIGHWAY REALTY, LLC – LOCATED AT – TAX MAP 19 LOT 97-6 – SAFFORD DRIVE, SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=100', DATED 7/5/2022, PREPARED BY HUNTLEY SURVEY & DESIGN, PLLC AND RECORDED AT THE C.C.R.D. AS PLAN NO. 22099.
2. "ROADWAY PLAN – 5 LOT SUBDIVISION AND SAFFORD DRIVE – EXTENSION LAYOUT PLAN – LANDS LOCATED AT – TAX MAP 19, LOTS 97-5 & 94 – SWANZEY, CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=40', DATED 3/14/2014, PREPARED BY SVE ASSOCIATES AND RECORDED AT THE C.C.R.D. AS PLAN NO. 14054, 14055, & 14056.

ADDITIONAL ABUTTERS:

TAX MAP 105 LOT 12
MNTS LAND LLC
230 OLD HOMESTEAD HIGHWAY
SWANZEY, NH 03446
BK.2539 PG.426 10/24/2008
(SAFFORD DRIVE)

TAX MAP 105 LOT 14
STEPHANIE M. NORMAND
JAMES H. ARON
11 PAGE COURT
NORTH SWANZEY, NH 03431
BK.2927 PG.1212 11/30/2015
(11 PAGE COURT)

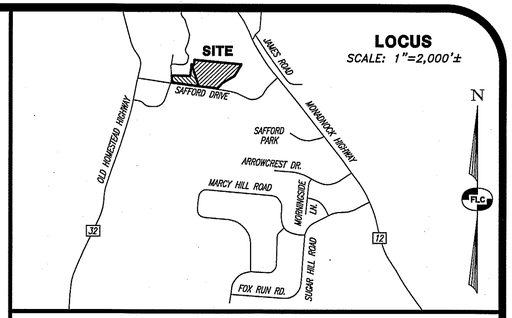
CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025 PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: _____

STATE OF NEW HAMPSHIRE – No. 946 – MICHAEL D. PLOOF – LICENSED LAND SURVEYOR – SIGNATURE

2-6-25



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 209 LOT 1 IS 234 OLD HOMESTEAD HIGHWAY REALTY, LLC – PO BOX 705, KEENE, NH 03431. SEE C.C.R.D. BK. 1492, PG. 744, DATED JUNE 13, 1994 AND BK. 2871 PG. 380 DATED JUNE 4, 2014.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO-LOT SUBDIVISION OF MAP 209 LOT 1, AS SHOWN.
3. THE TOTAL EXISTING AREA OF TAX MAP 209 LOT 1 IS 19.00± ACRES PER REFERENCE PLAN #1. THE TOTAL PROPOSED AREA OF REVISED LOT 209-1 IS 15.171 ACRES WITH 498.79 FT. OF FRONTAGE ALONG SAFFORD DRIVE. THE TOTAL PROPOSED AREA OF NEW LOT 209-1-1 IS 3.831 ACRES WITH 737.37 FT. OF FRONTAGE ALONG SAFFORD DRIVE AND 149.60 FT. OF FRONTAGE ALONG WILSON POND ROAD.
4. ZONING FOR THE SUBJECT PARCEL IS THE INDUSTRIAL PARK DISTRICT:

   INDUSTRIAL PARK DISTRICT:

   MIN. LOT SIZE = 2 ACRES
   MIN. LOT FRONTAGE = 150'
   SETBACKS INCLUDE:
   50' FRONT (30 FT. RT.12)
   AND 20' SIDE & REAR
   MIN. PAVED SURFACE SETBACK: 25'
   MIN. WIDTH AT BUILDING LINE: 150'

   A PORTION OF THE SITE LIES WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT – NO LEACH FIELD IS PERMITTED WITHIN 125 FT. OF ANY JURISDICTIONAL WETLAND.

   THE SITE IS LOCATED IN THE ECONOMIC REVITALIZATION ZONE AND THE TAX INCREMENT FINANCING DISTRICT.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY BY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
7. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
8. SUBJECT PARCEL IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, TOWN OF SWANZEY, NEW HAMPSHIRE, COMMUNITY NO.330026, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33005C0269E, DATED: MAY 23, 2006.
9. THE SUBDIVISION REGULATIONS OF THE TOWN OF SWANZEY ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209-1.
11. DELINEATED WETLANDS ARE DEPICTED HEREON PER REFERENCE PLAN NO. 1 AS DELINEATED BY RUSSELL J. HUNTLEY, C.W.S. AND PORTIONS OF THE WETLANDS WERE FIELD VERIFIED BY CHRISTOPHER GUIDA, C.W.S., C.S.S. IN JANUARY, 2025.
12. EXISTING SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER SERVICE.
13. IRON PINS SHALL BE SET AT ALL PROPOSED LOT CORNERS PRIOR TO FINAL APPROVAL.

GRAPHIC SCALE
80' 40' 0 80' 160' 240'
IMPERIAL: 1"=80'

REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN
TAX MAP 209 LOT 1
(SAFFORD DRIVE & WILSON POND ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

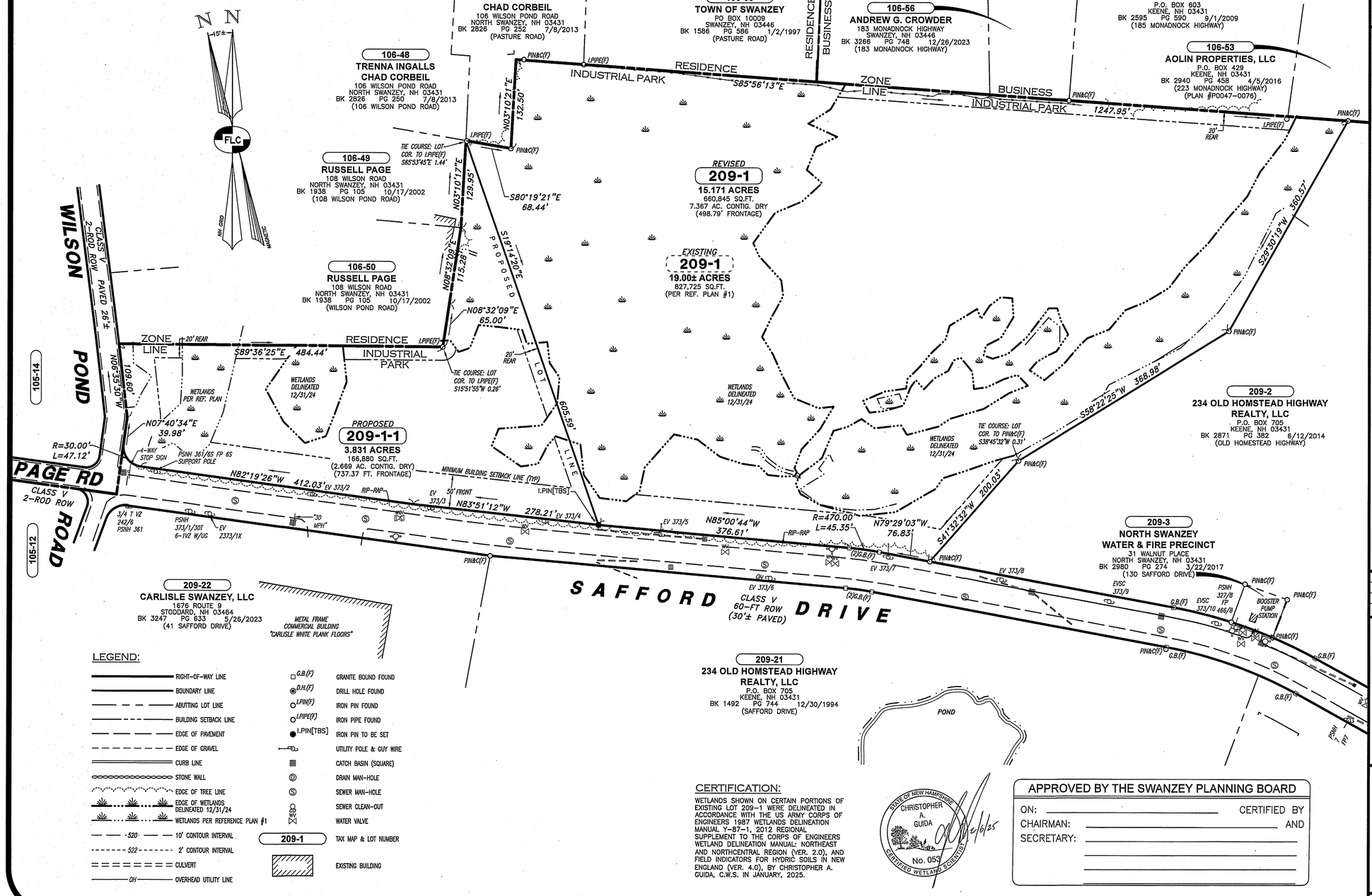
234 OLD HOMESTEAD HIGHWAY REALTY, LLC
PO BOX 705 KEENE, NH 03431

SCALE: 1" = 80' JANUARY 23, 2025

Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 3738SB03.dwg	PROJ. NO. 3738.03	SHEET: SB-1	PAGE NO. 2 OF 2



LEGEND:

RIGHT-OF-WAY LINE	G.B.(F) GRANITE BOUND FOUND
BOUNDARY LINE	D.H.(F) DRILL HOLE FOUND
ABUTTING LOT LINE	I.PIN(F) IRON PIN FOUND
BUILDING SETBACK LINE	L.PIPE(F) IRON PIPE FOUND
EDGE OF PAVEMENT	I.PIN[TBS] IRON PIN TO BE SET
EDGE OF GRAVEL	UTILITY POLE & GUY WIRE
CURB LINE	CATCH BASIN (SQUARE)
STONE WALL	DRAIN MAN-HOLE
EDGE OF TREE LINE	SEWER MAN-HOLE
EDGE OF WETLANDS DELINEATED 12/31/24	SEWER CLEAN-OUT
WETLANDS PER REFERENCE PLAN #1	WATER VALVE
-520- 10' CONTOUR INTERVAL	209-1 TAX MAP & LOT NUMBER
-522- 2' CONTOUR INTERVAL	EXISTING BUILDING
CULVERT	
OH OVERHEAD UTILITY LINE	

CERTIFICATION:

WETLANDS SHOWN ON CERTAIN PORTIONS OF EXISTING LOT 209-1 WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHCENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND (VER. 4.0), BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2025.

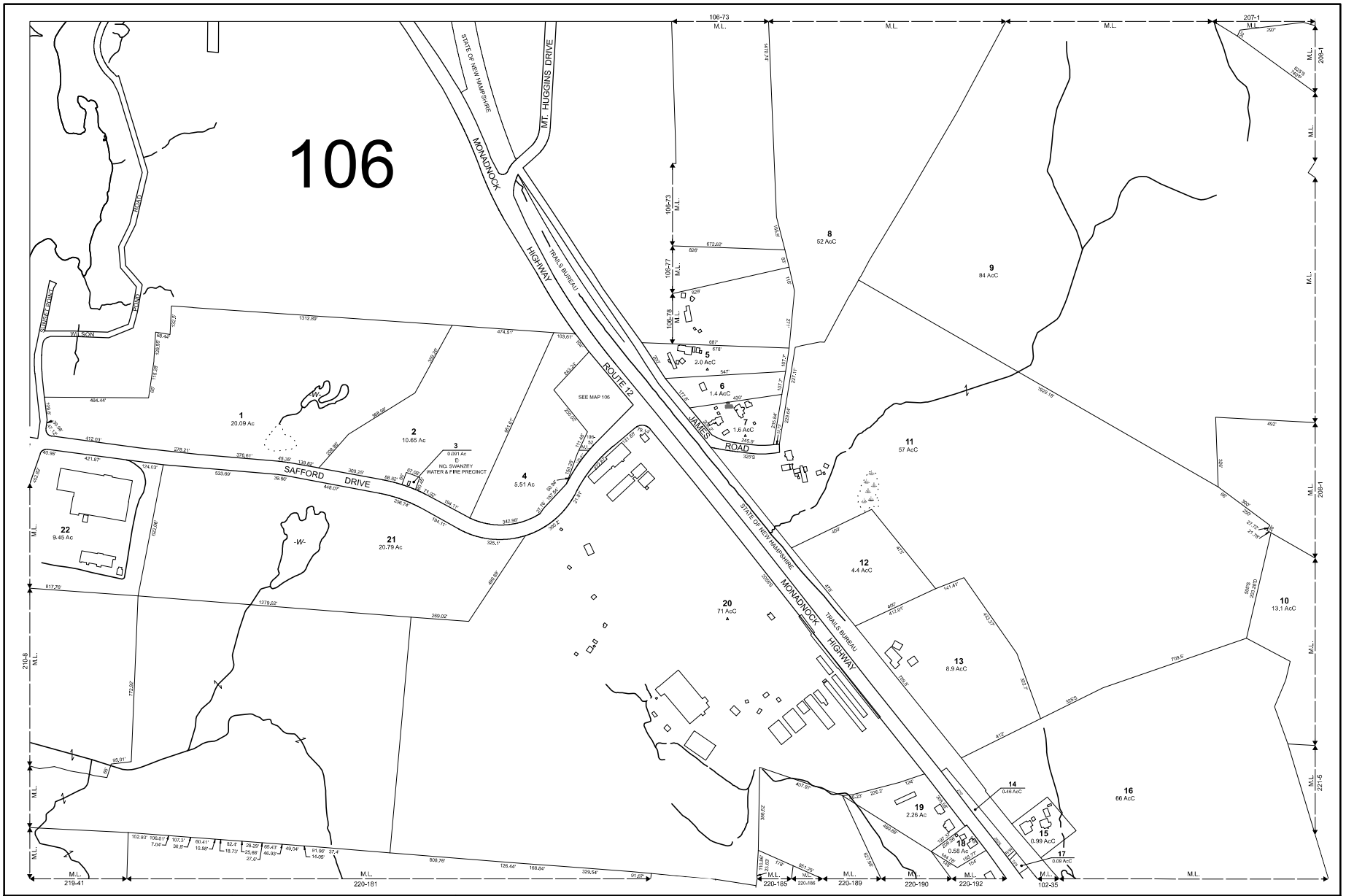
STATE OF NEW HAMPSHIRE – CHRISTOPHER A. GUIDA – No. 053 – CERTIFIED WETLAND SCIENTIST

2/6/25

APPROVED BY THE SWANZEY PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

Feb 06, 2025 – 11:28am FLC-22
P:\0_FLC\0_PROJECTS\3738\3738.03\DWGS\



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 2021

COMPLETION DATE: DECEMBER 31, 2023

PRODUCED IN 2023 BY

CAI Technologies
Precision Mapping. Geospatial Solutions
11 Pleasant Street, Littleton, NH 03561
800.322.4540 • www.caitech.com

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE 8A
WATER ..... -W-
BUILDING
EXEMPT PROPERTY (E)
SUBDIVISION LOT NO. (2)
RIGHT OF WAY/ACCESS 66W
COMMON OWNERSHIP
WETLANDS

FEET 200 100 0 200 400 600
METERS 90 25 0 50 100 150

SCALE: 1" = 200'

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 209