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
May 8, 2025
6:00 PM

The regular meeting of the Swanzey Planning Board will be held on **Thursday, May 8, 2025, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The public may 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. April 24, 2025

3) Public Hearings

A. **PB 25-002: Site Plan Review** – Mark Beaudry from Civilworks New England has submitted a site plan review application on behalf of Black Belt, LLC for construction of a drive-through restaurant for the property situated at the corner of Marcy Hill Road and NH Route 12. The subject property is shown at Tax Map 220, Lot 5 and is in the Business District and a Wetlands Conservation Overlay District.

B. **PB 25-005: Site Plan Review –** Fieldstone Land Consultants have submitted a site plan review application on behalf of Avanru Development Group for a 10,000 square foot hanger on the north side of Dillant-Hopkins Airport, east of the existing parking lot on the south side of Airport Road.

C. **PB 25-006: Site Plan Review –** Fieldstone Land Consultants have submitted a site plan review application on behalf of Environmental Alternatives for two 3,200 square foot buildings to be used for recycling rare Earth materials. The property is located in the Industrial Park District at Tax Map 209 Lot 1-1.

4) Discussions/Other Business

A. Other business as required

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – April 24, 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 6:00 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, Michael York, alternates Jane Johnson and Stacey Goodale, and Selectman James Tempesta. 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 Kristen Reynolds, Brandon Self

Others Present:

MINUTES:
- The meeting minutes of April 10, 2025 were considered. **Motion** was made by Scalera to approve the meeting minutes. There was a second by Lane. No further discussion. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S):

Diderikson Lot Merger
- An application for a voluntary lot merger has been submitted by Fieldstone Land Consultants on behalf of Cheryl and David Dideriksen.
- The Board looks through the application and reviews the site plan.
- The Board discusses the power of attorney.
- Scalera makes a **motion** to approve the voluntary lot merger application. There was a second by Lane. No further discussion. ***Motion passed.***

Impact Fees
- The Board discusses the handouts on impact fees.
- Self gives examples of how the Board can mandate developers make improvements without impact fees.
- Scalera explains how this would benefit town services. He explains the value is that they are implemented quickly and gives the town more time to react to changes, such as a lot of new housing units quickly.
- York seconds that it would benefit necessary town services.
- The Board continues to discuss the merits of impact fees and how they would affect necessary town services.
- York explains that if impact fees are not implemented, necessary town services will be paid for only by the taxpayers.

- The Board discusses where the money will go. They discuss that it cannot go into the general fund, it would have to be allocated for specific purposes.
- Tempesta states we should be careful how far we go with impact fees. Swanzey is trying to attract businesses and this might hinder that. Impact fees are one time, but the business could be here for years paying taxes.
- Ames discusses the example fee schedule. The Board discusses it further as a whole.
- Ames asks which types of development we would be trying to target with these fees, who would it be helping/hurting, is it worth our while, etc.
- York doesn't believe impact fees will impact growth.
- Scalera states that police/fire and other town services have expenses that could be at least partially covered by these fees.
- The Board discusses the cost incurred by town staff.
- Scalera discusses school fees per child in Swanzey. The Board continues this topic.
- Tempesta is concerned that it won't make a noticeable difference when compared to having a stable business paying taxes.
- The Board continues to discuss the merits of impact fees.
- Johnson brings up concerns with water in the Town.
- The Board continues to discuss water in the Town.
- Paquette discusses the next steps with the Board. The Board says that more research is needed, and more information is required to figure out how the accounting will work.
- The Board asks Paquette to put together example fees from a prior year to see what impact fees would have looked like.
- Paquette will have example numbers by the first meeting of June (June 12).
- Scalera asks to research whether personnel needs could be covered by these fees.

Conditional Use Permits

- The conservation commission has met and has prepared a document that includes a revision of the ordinance to include conditional use permit section.
- Self reads a handout from Paquette from our last meeting.
- The Board discusses changes to the wetlands ordinance in further detail. This will be documented more carefully once the Conservation Commission submits their recommendations.
- There

Other Discussion

- The Board discusses recent legal matters.

ADJOURNMENT

Motion to adjourn was made by Lane**.** There was a second to the motion by Scalera with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 7:14 p.m.

Next Meeting: May 8, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

DRAFT

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

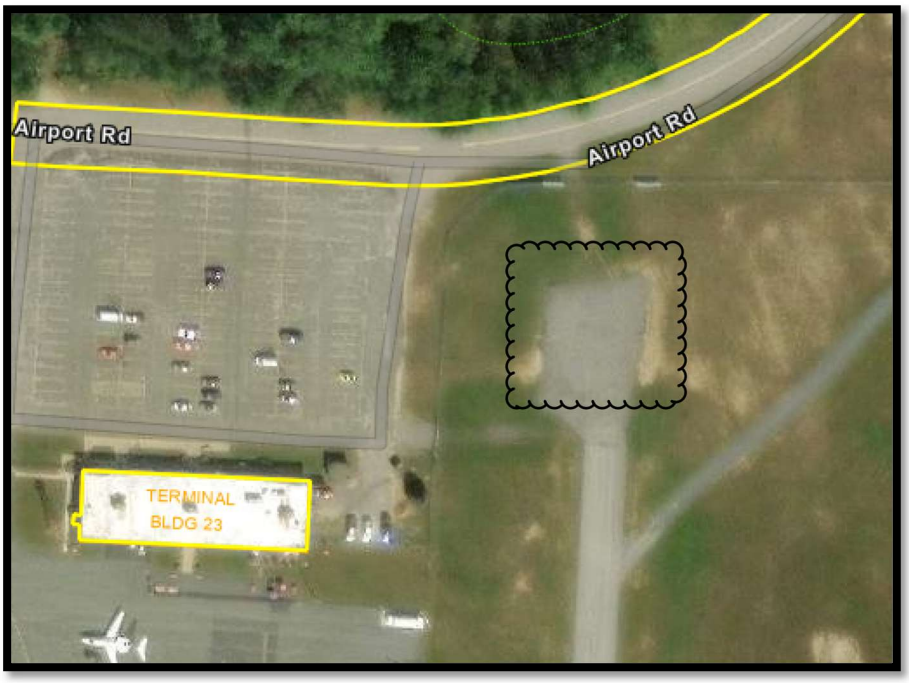
FROM: Adam Paquette, Town Planner

DATE: May 1, 2025

RE: Site Plan Review Application #25-005 – Avanru Development Group Hanger – Dillant-Hopkins Airport

Summary:

Fieldstone Land Consultants, PLLC, has submitted a site plan review application on behalf of Avanru Development Group for construction of a 10,000 square foot hanger on the north side of Dillant-Hopkins Airport; east of the large parking lot off Airport Road. The subject property is shown at Tax Map 205, Lot 1 and is located in the Business District and the Airport Zoning District. Below is an aerial of the proposed development area:

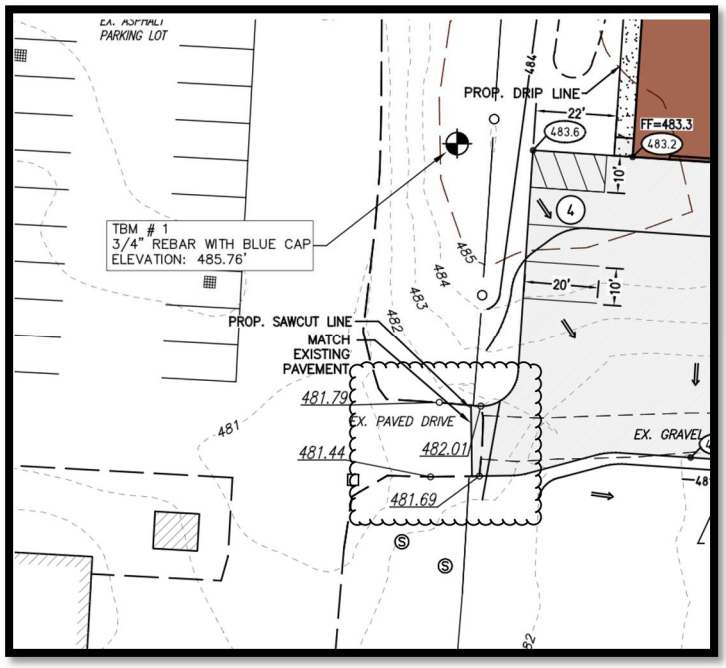


Waivers Requested

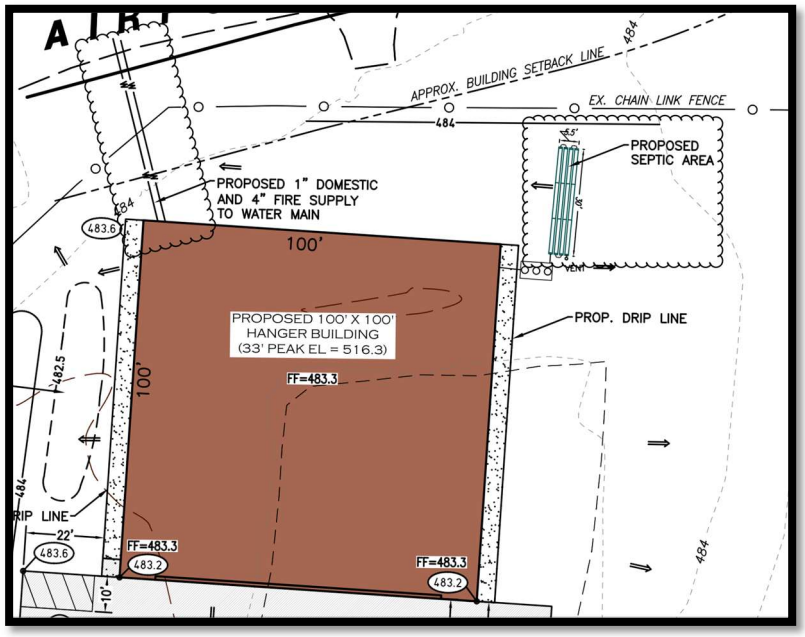
- Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use: N/A
- Location of existing and proposed on-site well showing 75-foot radius: N/A

Development overview:

Dillant-Hopkins Airport is 893 acres in size and located in North Swanzey, bordering the City of Keene. In addition to the hangers own parking, the applicant is proposing a new connection to the parking lot, as shown below:



The entire development would encompass 22,800± square feet and be used for recreational and corporate purposes. The structure would have septic and water in the locations shown below:



Applicable Ordinances and Regulations:

General

Off-Street Parking

The off-street parking requirements are being met with a combination of parking outside the hanger and parking lot west of the hanger.

Signage

There is no proposed signage at this time. Future signage will require permitting prior to installation.

Building Height

The proposed height of the hanger will be 33' at peak elevation. The applicant should provide a comment stating that this height complies with Section X, Article D of the zoning ordinance.

Deviations From the Site Plan Review Regulations

Section VIII: General Standards

- 5.b. – The plan submitted combines the site plan, utility plan, landscaping plan, etc. into one document. It shows existing landscaping but does not show plans for new landscaping. Looking at the whole property, it appears this new hanger will be adequately screened from neighboring parcels due to the site having existing landscaping along the property boundaries in all directions.
- 12.a – While the provided renderings give a good indication of what the structure will look like, the applicant should have more comprehensive architectural plans that show:
    - The building elevation from all four sides.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on April 21. The notice was posted in three public places and on the Town's website on April 21 and notice was published in the Keene Sentinel on May 3.

Department Heads were notified of the application on April 21

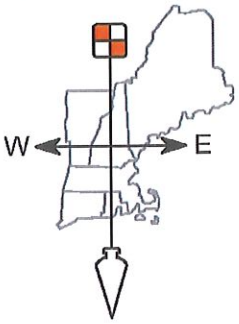
Staff Comments:

1. A more comprehensive set of architectural plans should be submitted prior to building permit. These plans should at least show building height from all four sides.
2. The applicant should provide evidence that the height complies with Section X, Article D of the zoning ordinance.

Attachments:

a. Site Plan Review Application
b. Site Plans
c. Tax Card

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. Adam Paquette
Town of Swanzey
620 Old Homestead Highway
Swanzey, NH 03446

Date: April 17, 2025

Re: Dillant-Hopkins Airport - Site Plan Application
Tax Map Parcel 205-1 - Airport Road - 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	4/17/25		Site Plan Application & Checklist
1			Abutters List
1			Letter of Authorization (Owner & Applicant)
1			Architectural Renderings
4	4/17/25		Full Size Site Plans (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:
Adam, We are submitting the above listed items for the next Planning Board meeting on May 8th. Please let me know if you need any additional submission materials or have any questions. Thank you,

Chad E. Branon

Project No. 3981.00

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.

1. Name and address of owner(s) of record:
City of Keene (C/O David Hinkling - Airport Director)
3 Washington Street, Keene, NH 03431
Preferred Telephone: 603-357-9835 x6401 Email: dhinkling@keenenh.gov

2. Name and address of applicant (if different):
Avanru Development Croup, LTD
P.O. Box 1015, Walpole, NH 03608
Preferred Telephone: 802-249-2900 Email: jack@avanrudevelopment.com

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Fieldstone Land Consultants (Chad Branon)
206 Elm Street, Milford, NH 03055
Preferred Telephone: 603-672-5456 Email: cebranon@fieldstonelandconsultants.com

4. Street Address of Proposed Project: Airport Road

5. Zoning District(s): Business District Tax Map# 205 Lot#(s) 1-1

6. Proposed Permitted Use (Per Zoning): Proposed 10,000 SF Airport Hanger Building with associated site improvements

7. Project Name: Avanru Development Hanger

8. Area of Lot in Square Feet and Acres: 893 +/- Acres (38,899,080+/- SF)

9. Traffic Volume on Adjacent Major Streets: Annual Average Daily Traffic: 200+/- (Airport Road)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 5+/- Trips

11. Gross Floor Area of Existing Buildings (Square Feet): 0 SF (Undeveloped Lot)

12. Gross Floor Area of Additions (Square Feet): N/A All New Construction

13. Gross Floor Area of New Buildings (Square Feet): 10,000 S.F.

14. Total Number of Employees: NA for Corporate and Recreational Use. May have 1-3 vehicles on-site for flight

15. Hours of Operation: NA Not a Business

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.

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.

4/17/2025 _____
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.

4/17/2025 _____
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 LETTER OF AUTHORIZATION Date: _____

Signed (Agent): _____ Date: _____

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: _____

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.	☑	☐	
2.	Tax map and lot number.	☑	☐	
3.	North arrow, written and graphic scale of 1" = 30'.	☑	☐	
4.	Name and address of plat preparer.	☑	☐	
5.	Vicinity sketch.	☑	☐	
6.	Names and addresses of all abutting landowners.	☑	☐	
7.	Physical features and uses of land within 200 feet of the site.	☑	☐	
8.	Perimeter boundary lines and the lot area is square feet and acres.	☑	☐	
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	☑	☐	
10.	Location, name and widths of any existing and proposed roads on the property.	☑	☐	
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.	☑	☐	
12.	Location and number of parking and loading spaces.	☑	☐	
13.	Landscape Plan.	☑	☐	
14.	Location, type and nature of all existing and proposed lighting.	☑	☐	
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.	☑	☐	
16.	Existing and proposed grades and topographic contours at 5-foot intervals.	☑	☐	
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.	☑	☐	
18.	Means of providing water supply.	☑	☐	
19.	Surface drainage patterns.	☑	☐	
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.	☑	☐	
22.	Location of existing and proposed on-site well showing 75-foot radius.	☐	☑	N/A
23.	Soil survey data from Cheshire County Soil Survey.	☑	☐	
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	☑	☐	
25.	Architectural Plans.	☑	☐	

FIELDSTONE
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www.FieldstoneLandConsultants.com

April 17, 2025

FLC#3981.00 / CDF

List of Abutters
Tax Map 205 Lot Number 001
Swanzey, New Hampshire

Map 205 Lot 001
City of Keene
3 Washington Street
Keene, NH 03041

Applicant
Avanru Development Group, LTD
P.O. Box 1015
Walpole, NH 03168

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

SEE ATTACHED LIST

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Subject Property:

Parcel Number: 205-001-000
CAMA Number: 205-001-000-000
Property Address: AIRPORT RD

Mailing Address: KEENE, CITY OF
3 WASHINGTON ST
KEENE, NH 03431

Abutters:

Parcel Number: 101-001-000
CAMA Number: 101-001-000-000
Property Address: 67 OLD HOMESTEAD HWY

Mailing Address: MCINTYRE PEALE FAM TR, JAMES &
67 OLD HOMESTEAD HWY
NORTH SWANZEY, NH 03431

Parcel Number: 101-002-000
CAMA Number: 101-002-000-000
Property Address: 63 OLD HOMESTEAD HWY

Mailing Address: DEPALMA, FRANCIS N & BRENDA A
63 OLD HOMESTEAD HWY
NORTH SWANZEY, NH 03431

Parcel Number: 101-003-000
CAMA Number: 101-003-000-000
Property Address: 57 OLD HOMESTEAD HWY

Mailing Address: DEPEW, DAVID W & LINDA M
57 OLD HOMESTEAD HWY
NORTH SWANZEY, NH 03431

Parcel Number: 101-004-000
CAMA Number: 101-004-000-000
Property Address: 53 OLD HOMESTEAD HWY

Mailing Address: BOUFFORD, JUDITH E FARINA, LINDA L
% ARTHUR J/BEATRICE S BOUFFORD 53
OLD HOMESTEAD HWY
NORTH SWANZEY, NH 03431

Parcel Number: 101-005-000
CAMA Number: 101-005-000-000
Property Address: 49 OLD HOMESTEAD HWY

Mailing Address: JOHNSON LIV TRUST, ARNOLD E
JOHNSON,ARNOLD E &DAKOTA,SCOTT
43 OLD HOMESTEAD HWY
NORTH SWANZEY, NH 03431

Parcel Number: 101-006-000
CAMA Number: 101-006-000-000
Property Address: 43 OLD HOMESTEAD HWY

Mailing Address: JOHNSON LIV TRUST, ARNOLD E
JOHNSON,ARNOLD E &DAKOTA, SCOT
43 OLD HOMESTEAD HWY
NORTH SWANZEY, NH 03431

Parcel Number: 101-007-000
CAMA Number: 101-007-000-000
Property Address: 39 OLD HOMESTEAD HWY

Mailing Address: MACKEY, JAMES H. JR & JAN P.
39 OLD HOMESTEAD HWY
NORTH SWANZEY, NH 03431

Parcel Number: 101-008-000
CAMA Number: 101-008-000-000
Property Address: 27 OLD HOMESTEAD HWY

Mailing Address: EDGEWOOD APARTMENTS LLC
58 HOOPER HILL RD
NEW BOSTON, NH 03070

Parcel Number: 101-012-000
CAMA Number: 101-012-000-000
Property Address: 95 GREENWOOD AVE

Mailing Address: MILLER, SCOTT R
95 GREENWOOD AVE
NORTH SWANZEY, NH 03431

Parcel Number: 101-013-000
CAMA Number: 101-013-000-000
Property Address: 91 GREENWOOD AVE

Mailing Address: BOUDREAU JOHN T & THERESA L
91 GREENWOOD AVE
NORTH SWANZEY, NH 03431

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	101-014-000	Mailing Address:	MCMANUS, JOAN
CAMA Number:	101-014-000-000		PO BOX 10393
Property Address:	85 GREENWOOD AVE		SWANZEY, NH 03446
Parcel Number:	101-015-000	Mailing Address:	QUADE, PATRICK K & LYNN R
CAMA Number:	101-015-000-000		77 GREENWOOD AVE
Property Address:	77 GREENWOOD AVE		NORTH SWANZEY, NH 03431
Parcel Number:	101-016-000	Mailing Address:	HONEYCUTT, KAREN S
CAMA Number:	101-016-000-000		71 GREENWOOD AVE
Property Address:	71 GREENWOOD AVE		NORTH SWANZEY, NH 03431
Parcel Number:	101-017-000	Mailing Address:	SHEDD, ANN & MARK MEESS
CAMA Number:	101-017-000-000		PO BOX 405
Property Address:	GREENWOOD AVE		KEENE, NH 03431
Parcel Number:	104-001-000	Mailing Address:	PURPLE IVY LLC
CAMA Number:	104-001-000-000		135 OLD HOMESTEAD HWY
Property Address:	135 OLD HOMESTEAD HWY		N. SWANZEY, NH 03431
Parcel Number:	104-002-000	Mailing Address:	SHAKOUR DIVERSIFIED INC
CAMA Number:	104-002-000-000		PO BOX 487
Property Address:	121 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	104-003-000	Mailing Address:	AVANRU DEVELOPMENT GROUP LTD
CAMA Number:	104-003-000-000		PO BOX 1015
Property Address:	115 OLD HOMESTEAD HWY		WALPOLE, NH 03168
Parcel Number:	104-005-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	104-005-000-000		3 WASHINGTON ST
Property Address:	OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	104-007-000	Mailing Address:	ROULEAU REV. TRUST, DONALD P
CAMA Number:	104-007-000-000		99 OLD HOMESTEAD HWY
Property Address:	99 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431
Parcel Number:	104-012-000	Mailing Address:	CHRISTO, WAYNE L
CAMA Number:	104-012-000-000		22 SYLVAN WAY
Property Address:	22 SYLVAN WAY		NORTH SWANZEY, NH 03431
Parcel Number:	104-013-000	Mailing Address:	GEORGE, LORA & SPENCER
CAMA Number:	104-013-000-000		26 SYLVAN WAY
Property Address:	26 SYLVAN WAY		NORTH SWANZEY, NH 03431
Parcel Number:	104-014-000	Mailing Address:	WHITCOMB, ADAM A
CAMA Number:	104-014-000-000		30 SYLVAN WAY
Property Address:	30 SYLVAN WAY		N. SWANZEY, NH 03431

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	104-015-000	Mailing Address:	KEANE, NICHOLAS MCKANE, ERIN 34 SYLVAN WAY NORTH SWANZEY, NH 03431
CAMA Number:	104-015-000-000		
Property Address:	34 SYLVAN WAY		
Parcel Number:	104-016-000	Mailing Address:	LENNIG, NICHOLAS A. 38 SYLVAN WAY N. SWANZEY, NH 03431
CAMA Number:	104-016-000-000		
Property Address:	38 SYLVAN WAY		
Parcel Number:	104-017-000	Mailing Address:	CHESLEY, BRAD R & KRISTIN A 37 SYLVAN WAY NORTH SWANZEY, NH 03431
CAMA Number:	104-017-000-000		
Property Address:	21&37 SYLVAN WAY		
Parcel Number:	104-018-000	Mailing Address:	FIEDLER, MARK D & ANNE M 17 SYLVAN WAY NORTH SWANZEY, NH 03431
CAMA Number:	104-018-000-000		
Property Address:	17 SYLVAN WAY		
Parcel Number:	104-053-000	Mailing Address:	LUCIEN, LEONARD W. JR HART-LUCIEN, CAROLYN M PO BOX 3156 AMHERST, MA 01004
CAMA Number:	104-053-000-000		
Property Address:	114 OLD HOMESTEAD HWY		
Parcel Number:	104-054-000	Mailing Address:	HARP, JEREMY J 29 TEAK DR NASHUA, NH 03062
CAMA Number:	104-054-000-000		
Property Address:	116 OLD HOMESTEAD HWY		
Parcel Number:	104-055-000	Mailing Address:	HULETT, MARGUERITE L & GERALD 2 HOUGHTON PT N. SWANZEY, NH 03431
CAMA Number:	104-055-000-000		
Property Address:	2 HOUGHTON PT		
Parcel Number:	104-063-000	Mailing Address:	CARRIER, TYLER J RAYMOND, KIMBERLY L 122 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	104-063-000-000		
Property Address:	122 OLD HOMESTEAD HWY		
Parcel Number:	104-072-000	Mailing Address:	CULLY, VIRGINIA I & WILLIAM P 53 HERON HILL RD AMSTON, CT 06231
CAMA Number:	104-072-000-000		
Property Address:	138 OLD HOMESTEAD HWY		
Parcel Number:	104-073-000	Mailing Address:	TRAHAN REV LIV TRST, GEORGE EDEN, JACQUELINE TRUSTEE 34544 COLUMBINE TRAIL WEST ELIZABETH, CO 80107
CAMA Number:	104-073-000-000		
Property Address:	OLD HOMESTEAD HWY		
Parcel Number:	104-074-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	104-074-000-000		
Property Address:	OLD HOMESTEAD HWY		
Parcel Number:	105-001-000	Mailing Address:	SWANZEY HOMESTEAD OFFICES LLC 217 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	105-001-000-000		
Property Address:	217 OLD HOMESTEAD HWY		

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	105-002-000	Mailing Address:	GRANT, EDWARD P & GERALDINE A 209 OLD HOMESTEAD HWY SWANZEY, NH 03431
CAMA Number:	105-002-000-000		
Property Address:	209 OLD HOMESTEAD HWY		
Parcel Number:	105-003-000	Mailing Address:	A & D HOLDINGS LLC 201 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	105-003-000-000		
Property Address:	201 OLD HOMESTEAD HWY		
Parcel Number:	105-004-000	Mailing Address:	NEW HAMPSHIRE UNIVERSITY SYSTM % KEENE STATE COLLEGE 229 MAIN ST, MS 3003 KEENE, NH 03435
CAMA Number:	105-004-000-000		
Property Address:	OLD HOMESTEAD HWY		
Parcel Number:	105-005-000	Mailing Address:	HAYN, RUTH 156 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	105-005-000-000		
Property Address:	156 OLD HOMESTEAD HWY		
Parcel Number:	105-006-000	Mailing Address:	RAFFORD VARLEY, BRIANNE 162 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	105-006-000-000		
Property Address:	162 OLD HOMESTEAD HWY		
Parcel Number:	105-007-000	Mailing Address:	HEBERT, JOANN 164 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	105-007-000-000		
Property Address:	164 OLD HOMESTEAD HWY		
Parcel Number:	105-008-000	Mailing Address:	MALLORY REV TRUST, NORMAN R & PO BOX 213 VERNON, VT 05354
CAMA Number:	105-008-000-000		
Property Address:	166 OLD HOMESTEAD HWY		
Parcel Number:	105-009-000	Mailing Address:	MALLORY REV TRUST, NORMAN R & PO BOX 213 VERNON, VT 05354
CAMA Number:	105-009-000-000		
Property Address:	170 OLD HOMESTEAD HWY		
Parcel Number:	105-011-000	Mailing Address:	SWANZEY, TOWN OF PO BOX 10009 SWANZEY, NH 03446
CAMA Number:	105-011-000-000		
Property Address:	OLD HOMESTEAD HWY		
Parcel Number:	204-060-000	Mailing Address:	UNIVERSITY OF NH KSC 238 MAIN ST KEENE, NH 03431
CAMA Number:	204-060-000-000		
Property Address:	AIRPORT RD		
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-000		
Property Address:	AIRPORT RD		
Parcel Number:	205-001-000	Mailing Address:	EOP LLC 3 ORCHARD ST KEENE, NH 03431
CAMA Number:	205-001-000-012-0001		
Property Address:	163 OLD HOMESTEAD HWY Unit 1		

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	205-001-000	Mailing Address:	NORTON AIR, LLC
CAMA Number:	205-001-000-013-0001		33 WHITTEMORE FARM RD
Property Address:	167 OLD HOMESTEAD HWY Unit 1		SWANZEY, NH 03446
Parcel Number:	205-001-000	Mailing Address:	TEMPLE, PETER CHESNEY, CHRISTOPHER
CAMA Number:	205-001-000-015-0001		VILLAGE LAKE RD PO BOX 65
Property Address:	169 OLD HOMESTEAD HWY Unit 1		HARRISVILLE, NH 03450
Parcel Number:	205-001-000	Mailing Address:	PROVOST, KEVIN
CAMA Number:	205-001-000-016-0001		80 AIRPORT RD STE 1
Property Address:	155 OLD HOMESTEAD HWY Unit 1		N. SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK CHOPPERS LLC
CAMA Number:	205-001-000-017-0001		80 AIRPORT RD STE 1
Property Address:	151 OLD HOMESTEAD HWY Unit 1		NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK CHOPPERS LLC
CAMA Number:	205-001-000-018-0001		80 AIRPORT RD STE 1
Property Address:	147 OLD HOMESTEAD HWY Unit 1		NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0001		3 WASHINGTON ST
Property Address:	HEX HANGAR #1 Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0002		3 WASHINGTON ST
Property Address:	HEX HANGAR #2 Unit 2		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0003		3 WASHINGTON ST
Property Address:	HEX HANGAR #3 Unit 3		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0004		3 WASHINGTON ST
Property Address:	HEX HANGAR #4 Unit 4		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0005		3 WASHINGTON ST
Property Address:	HEX HANGAR #5 Unit 5		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK AVIATION INC
CAMA Number:	205-001-000-020-0001		80 AIRPORT RD
Property Address:	23 AVIATION WAY Unit 1		NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK AVIATION INC
CAMA Number:	205-001-000-021-0001		80 AIRPORT RD
Property Address:	15 AVIATION WAY Unit 1		KEENE, NH 03431

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-022-FIRE		
Property Address:	19 AVIATION WAY Unit FIRE		
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-024-PLNT		
Property Address:	420 AIRPORT RD Unit PLNT		
Parcel Number:	205-001-000	Mailing Address:	C & S WHOLESALE GROCERS INC VENDOR #65221 100 AIRPORT RD NORTH SWANZEY, NH 03431
CAMA Number:	205-001-000-100-0001		
Property Address:	100 AIRPORT RD Unit 1		
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-EXE-0001		
Property Address:	11 AVIATION WAY Unit 1		
Parcel Number:	205-001-000	Mailing Address:	HOLLISTER, WILLIAM H& MARTHA K 302 APPLE HILL RD NELSON, NH 03457
CAMA Number:	205-001-000-T01-0001		
Property Address:	T-HANGAR CONDO #1 Unit 1		
Parcel Number:	205-001-000	Mailing Address:	HOLLISTER, WILLIAM H 302 APPLE HILL RD NELSON, NH 03457
CAMA Number:	205-001-000-T01-0002		
Property Address:	T-HANGAR CONDO #2 Unit 2		
Parcel Number:	205-001-000	Mailing Address:	JACOBS, NATHAN G JACOBS, DANIELLE H. 69 WILSON POND RD NORTH SWANZEY, NH 03431
CAMA Number:	205-001-000-T01-0003		
Property Address:	T-HANGAR CONDO #3 Unit 3		
Parcel Number:	205-001-000	Mailing Address:	JACOBS, GARY R JACOBS, NATHAN G 69 WILSON POND RD NORTH SWANZEY, NH 03431
CAMA Number:	205-001-000-T01-0004		
Property Address:	T-HANGAR CONDO #4 Unit 4		
Parcel Number:	205-001-000	Mailing Address:	BENTLEY, MICHAEL P PO BOX 16 SPOFFORD, NH 03462
CAMA Number:	205-001-000-T01-0005		
Property Address:	T-HANGAR CONDO #5 Unit 5		
Parcel Number:	205-001-000	Mailing Address:	CONWAY, MICHAEL F & PATRICIA L 51 RAILROAD ST UNIT 320 KEENE, NH 03431
CAMA Number:	205-001-000-T01-0006		
Property Address:	T-HANGAR CONDO #6 Unit 6		
Parcel Number:	205-001-000	Mailing Address:	WEISER FAMILY NH REALTY TRUST LEONARD WEISER & BETH A HECKMA 194 S. ASHBURNHAM RD WESTMINSTER, MA 01473
CAMA Number:	205-001-000-T01-0007		
Property Address:	T-HANGAR CONDO #7 Unit 7		
Parcel Number:	205-001-000	Mailing Address:	UTC MANAGEMENT, LLC PO BOX 132 KEENE, NH 03431
CAMA Number:	205-001-000-T01-0008		
Property Address:	T-HANGAR CONDO #8 Unit 8		

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	205-001-000	Mailing Address:	SOMERO, DAVID M
CAMA Number:	205-001-000-T01-0009		84 NORTH RD
Property Address:	T-HANGAR CONDO #9 Unit 9		NEW IPSWICH, NH 03071
Parcel Number:	205-001-000	Mailing Address:	UTC MANAGEMENT, LLC
CAMA Number:	205-001-000-T01-0010		PO BOX 132
Property Address:	T-HANGAR CONDO #10 Unit 10		KEENE NH, NH 03431
Parcel Number:	205-001-000	Mailing Address:	UTC MANAGEMENT, LLC
CAMA Number:	205-001-000-T01-0011		PO BOX 132
Property Address:	T-HANGAR CONDO #11 Unit 11		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	WHITE, BETH & DENIS
CAMA Number:	205-001-000-T01-0012		86 GEORGE ST
Property Address:	T-HANGAR CONDO #12 Unit 12		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KASPER, RICHARD J
CAMA Number:	205-001-000-T01-0013		102 HIGHLAND CIR PO BOX 10247
Property Address:	T-HANGAR CONDO #13 Unit 13		SWANZEY, NH 03446
Parcel Number:	205-001-000	Mailing Address:	LEADAIR LLC
CAMA Number:	205-001-000-T01-0014		PO BOX 8285
Property Address:	T-HANGAR CONDO #14 Unit 14		BRATTLEBORO, VT 05301
Parcel Number:	205-001-000	Mailing Address:	CHESNEY, CHRISTOPHER P
CAMA Number:	205-001-000-T01-0015		5288 SYCAMORE AVENUE
Property Address:	T-HANGAR CONDO #15 Unit 15		BRONX, NY 10471
Parcel Number:	205-001-000	Mailing Address:	LEHNEN, PETER E
CAMA Number:	205-001-000-T01-0016		96 VALLEY PARK DR
Property Address:	T-HANGAR CONDO #16 Unit 16		SPOFFORD, NH 03462
Parcel Number:	205-001-000	Mailing Address:	SOMERO, DAVID M
CAMA Number:	205-001-000-T01-0017		84 NORTH RD
Property Address:	T-HANGAR CONDO #17 Unit 17		IPSWICH, NH 03071
Parcel Number:	205-001-000	Mailing Address:	ODGERS '01 REV TRST, JOHN
CAMA Number:	205-001-000-T01-0018		% JOHN ODGERS 130 FOUR WINDS RD
Property Address:	T-HANGAR CONDO #18 Unit 18		PETERBOROUGH, NH 03458
Parcel Number:	205-001-000	Mailing Address:	TEMPLE, PETER
CAMA Number:	205-001-000-T01-0019		PO BOX 65
Property Address:	T-HANGAR CONDO #19 Unit 19		HARRISVILLE, NH 03450
Parcel Number:	205-001-000	Mailing Address:	WOOD REV TRST 2009, ADRIAN
CAMA Number:	205-001-000-T01-0020		72 ROXBURY RD PO BOX 332
Property Address:	T-HANGAR CONDO #20 Unit 20		MARLBOROUGH, NH 03455

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-T02-0001		
Property Address:	AIRPORT RD Unit 1		
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-T03-0001		
Property Address:	AIRPORT RD Unit 1		
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-TRM-0001		
Property Address:	80 AIRPORT RD Unit 1		
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-TRM-0002		
Property Address:	80 AIRPORT RD Unit 2		
Parcel Number:	205-002-000	Mailing Address:	JOSLIN REV TRUST, RUTH M 166 SILENT WAY KEENE, NH 03431
CAMA Number:	205-002-000-000		
Property Address:	AIRPORT RD		
Parcel Number:	205-003-000	Mailing Address:	JOSLIN REV TRST 2001, JOHN J JOSLIN REV TRST 2001, RUTH M 166 SILENT WAY KEENE, NH 03431
CAMA Number:	205-003-000-000		
Property Address:	AIRPORT RD		
Parcel Number:	210-001-000	Mailing Address:	SMITH SPEC NDS TRST, MATTHEW % MARK & RHONDA SMITH 297 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	210-001-000-000		
Property Address:	297 OLD HOMESTEAD HWY		
Parcel Number:	210-002-000	Mailing Address:	STANLEY, ERIC S & MARY J 287 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	210-002-000-000		
Property Address:	287 OLD HOMESTEAD HWY		
Parcel Number:	210-004-000	Mailing Address:	FURLONE LLC PO BOX 110 SPOFFORD, NH 03462
CAMA Number:	210-004-000-000		
Property Address:	5 BUSINESS CENTER DR		
Parcel Number:	210-004-000	Mailing Address:	SWANZEY, TOWN OF PO BOX 10009 SWANZEY, NH 03446
CAMA Number:	210-004-000-BG0-0001		
Property Address:	35 BUSINESS CENTER DR Unit 1		
Parcel Number:	210-005-000	Mailing Address:	RAETTE FRAZIER TROMBLY LLC 233 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	210-005-000-000		
Property Address:	233 OLD HOMESTEAD HWY		
Parcel Number:	211-021-000	Mailing Address:	HENDELMAN, JESSICA & MICHELLE 119 MATTHEWS RD SWANZEY, NH 03446
CAMA Number:	211-021-000-000		
Property Address:	119 MATTHEWS RD		

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	211-023-000	Mailing Address:	BALLOU FAMILY REV TRUST BALLOU TRUSTEES, MARY & JAMES 93 MATTHEWS RD SWANZEY, NH 03446
CAMA Number:	211-023-000-000		
Property Address:	93 MATTHEWS RD		
Parcel Number:	211-024-000	Mailing Address:	BALLOU FAMILY REV TRUST 93 MATTHEWS RD SWANZEY, NH 03446
CAMA Number:	211-024-000-000		
Property Address:	MATTHEWS RD		
Parcel Number:	219-001-000	Mailing Address:	SWANZEY, TOWN OF PO BOX 10009 SWANZEY, NH 03446
CAMA Number:	219-001-000-000		
Property Address:	CAUSEWAY RD		
Parcel Number:	219-002-000	Mailing Address:	PRATT, JONATHAN 110 FISH HATCHERY RD RICHMOND, NH 03470
CAMA Number:	219-002-000-000		
Property Address:	CAUSEWAY RD		
Parcel Number:	219-003-000	Mailing Address:	PUBLIC SERVICE CO OF NH DBA EVERSOURCE ENERGY PO BOX 270 HARTFORD, CT 06141
CAMA Number:	219-003-000-000		
Property Address:	CAUSEWAY RD		
Parcel Number:	219-004-000	Mailing Address:	PUBLIC SERVICE CO OF NH DBA EVERSOURCE ENERGY PO BOX 270 HARTFORD, CT 06141
CAMA Number:	219-004-000-000		
Property Address:	CAUSEWAY RD		
Parcel Number:	219-007-000	Mailing Address:	CALL, MARK 47 CAUSEWAY ROAD SWANZEY, NH 03446
CAMA Number:	219-007-000-000		
Property Address:	47 CAUSEWAY RD		
Parcel Number:	219-036-000	Mailing Address:	SWANZEY, TOWN OF PO BOX 10009 SWANZEY, NH 03446
CAMA Number:	219-036-000-000		
Property Address:	321 OLD HOMESTEAD HWY		
Parcel Number:	219-037-000	Mailing Address:	4,395 FT LLC 40 TICO RD RINDGE, NH 03461
CAMA Number:	219-037-000-000		
Property Address:	2 VALLEY CREEK LN		
Parcel Number:	219-045-000	Mailing Address:	HABIBY, MICHAEL S 350 OLD HOMESTEAD HWY SWANZEY, NY 03446
CAMA Number:	219-045-000-000		
Property Address:	350 OLD HOMESTEAD HWY		
Parcel Number:	219-047-000	Mailing Address:	SWAIN, DENNIS A & KATHERINE E 360 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	219-047-000-000		
Property Address:	360 OLD HOMESTEAD HWY		
Parcel Number:	219-048-000	Mailing Address:	CURRY REV TRST 2016, GREGORY C CURRY REV TRST 2016, LILLY K 366 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	219-048-000-000		
Property Address:	366 OLD HOMESTEAD HWY		

100 feet Abutters List Report

Swanzey, NH
April 17, 2025

Parcel Number:	219-049-000	Mailing Address:	ADAMS, JEFFREY ADAMS, REBECCA LYNN 374 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	219-049-000-000		
Property Address:	374 OLD HOMESTEAD HWY		
Parcel Number:	219-051-000	Mailing Address:	CIOLINO JR, STEPHEN V RIO-CIOLINO, ELIZABETH D 64 WHEELER LN SWANZEY, NH 03446
CAMA Number:	219-051-000-000		
Property Address:	64 WHEELER LN		
Parcel Number:	219-053-000	Mailing Address:	PETYK, ROMAN 1071 CHESTER SPRINGS RD PHOENIXVILLE, PA 19460
CAMA Number:	219-053-000-000		
Property Address:	388 OLD HOMESTEAD HWY		
Parcel Number:	219-054-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	219-054-000-000		
Property Address:	OLD HOMESTEAD HWY		
Parcel Number:	219-055-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	219-055-000-000		
Property Address:	404 OLD HOMESTEAD HWY		
Parcel Number:	219-056-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	219-056-000-000		
Property Address:	414 OLD HOMESTEAD HWY		
Parcel Number:	219-057-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	219-057-000-000		
Property Address:	442 OLD HOMESTEAD HWY		
Parcel Number:	219-059-000	Mailing Address:	FARWELL, JOHN E & JOANNE M 446 OLD HOMESTEAD HWY SWANZEY, NH 03446
CAMA Number:	219-059-000-000		
Property Address:	446 OLD HOMESTEAD HWY		
Parcel Number:	219-060-000	Mailing Address:	BRADEEN, SARAH A 4 SYCAMORE HILL RD SWANZEY, NH 03446
CAMA Number:	219-060-000-000		
Property Address:	4 SYCAMORE HILL RD		
Parcel Number:	224-026-000	Mailing Address:	BELL, KEITH A BELL, KEVIN A 84 SAWYERS CROSSING RD SWANZEY, NH 03446
CAMA Number:	224-026-000-000		
Property Address:	OLD HOMESTEAD HWY		
Parcel Number:	224-027-000	Mailing Address:	BELL, KEITH A BELL, KEVIN A 84 SAWYERS CROSSING RD SWANZEY, NH 03446
CAMA Number:	224-027-000-000		
Property Address:	OLD HOMESTEAD HWY		
Parcel Number:	224-028-000	Mailing Address:	FW WEBB CO JOHN R. PROVENCAL REV TRUST 160 MIDDLESEX TURNPIKE BEDFORD, MA 01730
CAMA Number:	224-028-000-000		
Property Address:	511 OLD HOMESTEAD HWY		

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

April 10, 2025

RE: Dillant-Hopkins Airport – Site Plan Application
Airport Road - Swanzey, NH
Tax Map 205 Lot 1

To Whom It May Concern:

The undersigned being the applicant of the above referenced project 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. Avanru Development Group, LTD is under contract with the City of Keene to lease this property and to construct the proposed hanger and associated improvements.

Very truly yours,

Signature: _____ Print: Jack Franks Date 4/17/25

Outlook

RE: Authorization Email

From David Hickling <DHickling@keenenh.gov>
Date Thu 4/17/2025 11:55 AM
To jack@avanrudevelopment.com <jack@avanrudevelopment.com>
Cc rbartle stratusbd.com <rbartle@stratusbd.com>; cebranon fieldstonelandconsultants.com <cebranon@fieldstonelandconsultants.com>

Jack and team, Avanru Development Group and Fieldstone Land Consultants have authorization to submit an application for approvals for parcel 205-1.

David Hickling
AIRPORT DIRECTOR

(603) 357-9835, ext. 6401
dhickling@KeeneNH.gov
80 Airport Road, Keene, NH 03431
KeeneAirport.com

From: jack@avanrudevelopment.com <jack@avanrudevelopment.com>
Sent: Thursday, April 17, 2025 10:33 AM
To: David Hickling <DHickling@keenenh.gov>; David Hickling <DHickling@keenenh.gov>
Cc: rbartle stratusbd.com <rbartle@stratusbd.com>; Chad Branon <cebranon@fieldstonelandconsultants.com>
Subject: Authorization Email
Importance: High

Dave,

We need an authorization email from you asap to submit the Planning Board application. It simply needs to state:

"Avanru Development Group and Fieldstone Land Consultants have authorization to submit an application for approvals for parcel 205-1"

Jack

CONFIDENTIALITY NOTICE

The information contained in this electronic message and any attachments





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		I.PIPE(F)	IRON PIPE FOUND
EDGE OF PAVEMENT		D.H.[*]	DRILL HOLE PER REF. PLAN
EDGE OF GRAVEL		G.B.(S)	GRANITE BOUND SET
CURB LINE		I.PIN(S)	IRON PIN SET
STONE WALL			UTILITY POLE & GUY
EDGE OF TREE LINE			CATCH BASIN (SQUARE)
EDGE OF WETLANDS			CATCH BASIN (ROUND)
WETLANDS BUFFER LINE		D	DRAIN MAN-HOLE
EXISTING EASEMENT LINE		S	SEWER MAN-HOLE
PROPOSED EASEMENT LINE			SEWER CLEAN-OUT
300 10' CONTOUR INTERVAL		WH	WATER HYDRANT
302 2' CONTOUR INTERVAL		WV	WATER VALVE
CHAIN-LINK FENCE		WSO	WATER SHUT-OFF
STOCKADE FENCE		W	WELL
WIRE FENCE		GV	GAS VALVE
GUARDRAIL			CABLE PEDESTAL
CULVERT			ELECTRIC PEDESTAL
OH OVERHEAD UTILITY LINE			TELEPHONE PEDESTAL
U/G UNDERGROUND UTILITY LINE		T	TELEPHONE MAN-HOLE
G GAS LINE		IRR	IRRIGATION CONTROL BOX
W WATER LINE			LIGHT POST
S SEWER LINE			SINGLE SIGN POST
LOT TAX MAP & LOT NUMBER			HANDICAPPED PARKING
			ORNAMENTAL TREES
			EXISTING BUILDING

AIRPORT ROAD

APPROX. ROW LINE

APPROX. BUILDING SETBACK LINE

EX. CHAIN LINK FENCE

PROPOSED 1" DOMESTIC AND 4" FIRE SUPPLY TO WATER MAIN

PROPOSED SEPTIC AREA

PROPOSED 100' X 100' HANGER BUILDING (33' PEAK EL = 516.3)

100'

100'

FF=483.3

PROP. DRIP LINE

INFILTRATION AREA

EX. ASPHALT PARKING LOT

TBM # 1
3/4" REBAR WITH BLUE CAP
ELEVATION: 485.76'

22'

10'

20'

1% GRADE

PROPOSED ASPHALT
12,860 S.F.

EX. GRAVEL

80'

90'

88'

PROP. SAWCUT LINE
MATCH EXISTING PAVEMENT

481.79

EX. PAVED DRIVE

481.44

482.01

481.69

EX. GRAVEL ROAD

482.21

482.36

482.15

482.33

481.92

482.13

481.70

SEPTIC VENT

EX. AIRPORT BUILDING
(10,900+/- SF FOOTPRINT)

EX. ASPHALT ROAD

EX. PAVED TAXI WAY

REF. PLAN

N

FLC

LOCUS

SCALE: NONE

CITY OF KEENE
TOWN OF SWANZEY
AIRPORT RD.
SWANZEY
FACTORY RD.
PARK ST.
LAKE ST.
SYLVAN WAY
SITE
MONADNOCK HIGHWAY
OLD HOMESTEAD HIGHWAY
WILSON POND
KEENE DILLANT-HOPKINS AIRPORT
12
101
32

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED NEW HANGER OFF AIRPORT ROAD PER RFP NO. 02-24-18.
2. CURRENT ZONING IS BUSINESS DISTRICT: MINIMUM LOT AREA IS 1 ACRE, MINIMUM FRONTAGE IS 125 FEET AND MINIMUM BUILDING SETBACKS ARE 30 FEET FRONT AND 20 FEET SIDE AND REAR.
3. SURVEY INFORMATION WAS PROVIDED BY DIBERNARDO ASSOCIATES LLC AND IS FROM A JUNE 2020 FIELD SURVEY.
4. THE AREA OF TAX MAP PARCEL 205-1 IS 893.0+/- ACRES OR 38,899,080+/- SF).
5. NORTH IS ORIENTER TO THE NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM. NORTH AMERICAN DATUM (NAD83).
6. ELEVATIONS ARE TIED TO NORTH AMERICAN VERTICAL DATUM (NAVD88).
7. THE PROJECT AREA CONSISTS ENTIRELY OF NRCS CAESAR LOAMY SAND (526B).
8. SITE LIGHTING WILL CONSIST OF WALL MOUNTED BUILDING LIGHTS THAT WILL BE FULL CUT-OFF DOWNCAST AND MEET LOCAL REGULATIONS.

REFERENCE PLAN:

"PLAN PREPARED FOR - JACK FRANKS - AIRPORT ROAD - CHESHIRE COUNTY - SWANZEY, NH - SCALE: 1"=30' - JUNE 24, 2020 - PREPARED BY: DIBERNARDO ASSOCIATES, LLC - LICESED LAND SURVEYORS - P.O. BOX 52 - BELLOW FALLS, VT 05101.

GRAPHIC SCALE
30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK

HANGER SITE PLAN

DILLANT-HOPKINS AIRPORT

TAX MAP PARCEL 205-1
(AIRPORT ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
AVANRU DEVELOPMENT GROUP, LTD
P.O. BOX 1015 WALPOLE, NH

LAND OF:
CITY OF KEENE
3 WASHINGTON STREET, KEENE, NH 03431

SCALE: 1" = 30' FEBRUARY 2, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

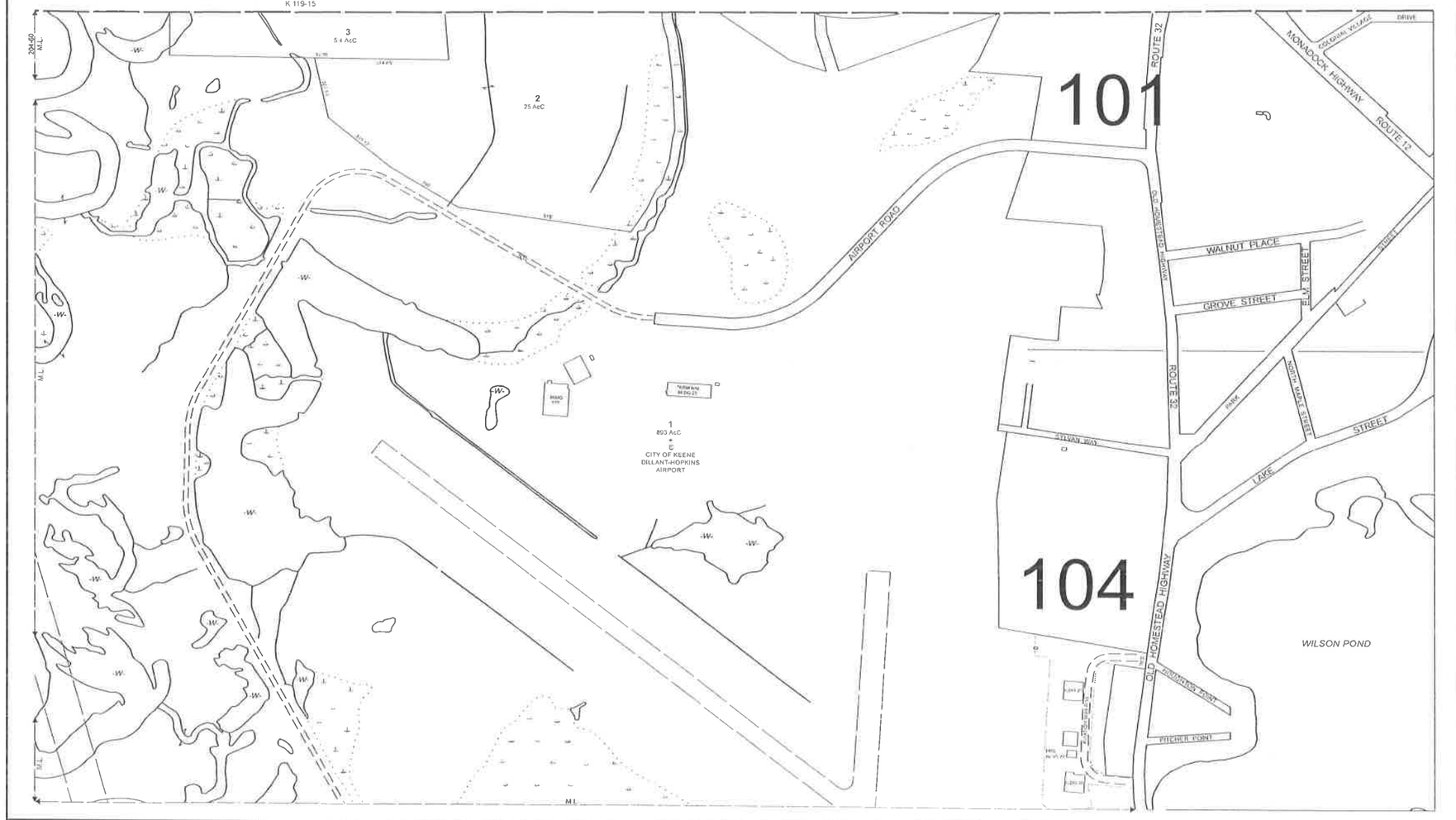
FIELDSTONE
LAND CONSULTANTS, PLLC

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

FILE: 3981SP00A.dwg	PROJ. NO. 3981.00	SHEET: SP-1	PAGE NO. 1 OF 1

Apr 17, 2025 - 12:17pm - tlc-01
P:\10_PLC\0_PROJECTS\03981\3981.00\DWGS\

KEENE



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

11 Pleasant Street Extension, NH 03561
800.327.4543 • www.CAI-tech.com

LEGEND

AREA SURVEYED ..... AS
AREA CALCULATED ..... AcC
RECORD BOUNDARY ..... RB
SCALED DIMENSION 1875
MARSH LINE
WATER ..... W
BUILDING
EXEMPT PROPERTY ..... E
SUBDIVISION LOT NO. 6
RIGHT OF WAY ACCESS 23
COMMON OWNERSHIP
WETLANDS

SCALE: 1" = 200'

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

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 205

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: April 29, 2025

RE: Site Plan Review Application #25-006 – Tax Map 209 Lot 1-1 – Environmental Alternatives

Summary:

Fieldstone Land Consultants, PLLC, has submitted a site plan review application on behalf of Environmental Alternatives, Inc. for construction of an industrial business and office use. The property is newly subdivided and situated on the north side of Safford Drive, with a small portion of frontage along Wilson Pond Road. The property is owned by 234 Old Homestead Highway Realty, LLC. The application includes constructing two 3,200 square foot structures and associated site improvements. The proposed use is for the material break down of components to recycle rare-Earth materials, with all work being conducted within the proposed structures. The subject property is shown at Tax Map 209, Lot 1-1 and is in the Industrial Park District, Economic Revitalization Zone, Tax Increment Financing District, Wetlands Conservation Overlay District, and Airport Overlay.

Waivers Requested

- Scale of 1" = 40' instead of 1" = 30'
- Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use: N/A
- Location and type of proposed sewage disposal system: N/A
- Location of existing and proposed on-site well showing 75-foot radius: N/A

Development overview:

The subject property is 3.831 acres in size, with 2.669 contiguous dry acres. The subject property has 690 feet of frontage on Safford Drive and 149 feet of frontage along Wilson Pond Road. Two curb cuts are proposed on Safford Drive. The vacant 3.831-acre site has ±1.2 acres of wetlands. The development would be connected to municipal water and sewer.

Applicable Ordinances and Regulations:

General

Off-Street Parking

Industrial use requires 1 space per employee on the largest shift. The proposed site plan shows 33 spaces with 1 ADA space. **However, the ADA requires 2 accessible spaces when providing 26-50 spaces. To be in compliance, the number of spaces needs to be reduced to 25, or the applicant needs to add another ADA space. One of the provided ADA spaces must be van accessible.** Given that the applicant has stated between 3-10 employees will be on site at any given time, a reduction of parking would be Planning's recommendation.

Signage

There is no proposed signage at this time. Future signage will require permitting prior to installation.

Building Height

The maximum allowable building height for all Districts is 45 feet.

Industrial Park District

All industrial park district requirements are met by this proposal.

Wetlands Conservation District

There are approximately 1.2 acres of wetlands within the subject property. The proposed development does not encroach on the delineated wetlands.

Deviations From the Site Plan Review Regulations

Section VIII: General Standards

- 2.f – Applicant should consider adding pavement directional arrows.
- 12.a – Architectural plans are not included in the submission.
- 12.b – Appearance factors are not included in the submission.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on April 21. The notice was posted in three public places and on the Town's website on April 21 and notice was published in the Keene Sentinel on May 3.

Department Heads were notified of the application on April 21.

Staff Comments:

Planning:

1. Applicant needs to either:
    a. Add additional ADA space
    b. Reduce parking to 25 spaces, unless this results in less parking than required by Section III.Q.
        i. The applicant has stated there will be between 3-10 employees on site.

Given this information, staff recommends reducing the number of parking spaces to 25.

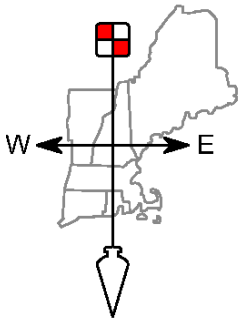
2. Applicant should consider adding directional arrows to the internal driveways.
3. Architectural plans should be included in the submission to the Planning Board.
4. Appearance factors should be included in the submission to the Planning Board to ensure compliance with Section VIII, Article 12.b of the Site Plan Review Regulations.

No comments have been received by other department heads. Any comments received after the creation of this memo will be presented to the Board at the time of the hearing.

Attachments:

a. Site Plan Review Application
b. Site Plans
c. Tax Map

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. Adam Paquette
Town of Swanzey
620 Old Homestead Highway
Swanzey, NH 03446

Date: April 17, 2025

Re: 234 Old Homestead Highway Realty, LLC
Site Plan Applications
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	4/17/25		Site Plan Application & Checklist
1			Abutters List & Labels
1			Letter of Authorization (Owner & Applicant)
4	4/17/25		Full Size Site Plans (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:
Adam, We are submitting the above listed items for the next Planning Board meeting on May 8th. Please let me know if you need any additional submission materials or have any questions. Thank you,

John Noonan

Project No. 3738.04

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.

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):
ENVIRONMENTAL ALTERNATIVES, INC. (CHRISTOPHER NORTON)
33 WHITTEMORE FARM ROAD, SWANZEY, NH 03446

Preferred Telephone: 603-352-3888 Email: cjnorton@eai-inc.com

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
FIELDSTONE LAND CONSULTANTS, PLLC (CHAD BRANON)
206 ELM STREET, MILFORD, NH 03055

Preferred Telephone: 603-672-5456 Email: cebranon@fieldstonelandconsultants.com

4. Street Address of Proposed Project: SAFFORD DRIVE

5. Zoning District(s): INDUSTRIAL PARK Tax Map# 209 Lot#(s) 1-1

6. Proposed Permitted Use (Per Zoning): INDUSTRIAL BUSINESS AND OFFICE: MATERIAL BREAK DOWN OF COMPONENTS TO RECYCLE RARE-EARTH MATERIALS. ALL WORK IS TO BE DONE INTERIOR OF THE BUILDINGS.

7. Project Name: ENVIRONMENTAL ALTERNATIVES, INC.

8. Area of Lot in Square Feet and Acres: NEW LOT 209-1-1 166,880 S.F. (3.831 AC)

9. Traffic Volume on Adjacent Major Streets: Annual Average Daily Traffic: 12,962 (Monadnock Highway)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 66 TRIPS

11. Gross Floor Area of Existing Buildings (Square Feet): 0 SF (UNDEVELOPED LOT)

12. Gross Floor Area of Additions (Square Feet): N/A ALL NEW CONSTRUCTION

13. Gross Floor Area of New Buildings (Square Feet): 6,400 S.F. (2 BUILDINGS AT 3,200 S.F. EACH)

14. Total Number of Employees: 3 -10 EMPLOYEES

15. Hours of Operation: 8 AM - 5 PM MONDAY - SATURDAY; LIMITED SATURDAY WORK

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.

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.

4/17/2025 John Norman c/o FLC.

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.

4/17/2025 John Norman c/o FLC

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 LETTERS OF AUTHORIZATION Date:_____

Signed (Agent): John Norman Date: 4/17/25

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:_____

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.	☑	☐	
2.	Tax map and lot number.	☑	☐	
3.	North arrow, written and graphic scale of 1" = 30'.	☑	☐	1"=40'
4.	Name and address of plat preparer.	☑	☐	
5.	Vicinity sketch.	☑	☐	
6.	Names and addresses of all abutting landowners.	☑	☐	
7.	Physical features and uses of land within 200 feet of the site.	☑	☐	
8.	Perimeter boundary lines and the lot area is square feet and acres.	☑	☐	
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	☑	☐	
10.	Location, name and widths of any existing and proposed roads on the property.	☑	☐	
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.	☑	☐	
12.	Location and number of parking and loading spaces.	☑	☐	
13.	Landscape Plan.	☑	☐	
14.	Location, type and nature of all existing and proposed lighting.	☑	☐	
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.	☑	☐	
16.	Existing and proposed grades and topographic contours at 5-foot intervals.	☑	☐	
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.	☑	☐	
18.	Means of providing water supply.	☑	☐	
19.	Surface drainage patterns.	☑	☐	
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.	☑	☐	
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	☑	☐	
25.	Architectural Plans.	☑	☐	

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

April 10, 2025

RE: 234 Old Homestead Highway Realty, LLC – Site Plan & 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 4/10/25

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

April 10, 2025

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

To Whom It May Concern:

The undersigned being the applicant of the above referenced project 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: Christopher J Norton Print: Christopher J NORTON Date 4-15-25

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

April 14, 2025

FLC#3738.04 / JPA

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

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

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. 03431-442

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

Applicant:
Environmental Alternatives, Inc.
33 Whittemore Farm Road
Swanzey, NH. 03446

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

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April 14, 2025

FLC#3738.04 / JPA

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C/O John Burk
P.O. Box 705
Keene, NH. 03431-705

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C/O John Burk
P.O. Box 705
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1676 Route 9
Stoddard, NH. 03464

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

Environmental Alternatives, Inc.
33 Whittemore Farm Road
Swanzey, NH. 03446

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33 Whittemore Farm Road
Swanzey, NH. 03446

Environmental Alternatives, Inc.
33 Whittemore Farm Road
Swanzey, NH. 03446

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

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

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

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

SITE DEVELOPMENT PLANS

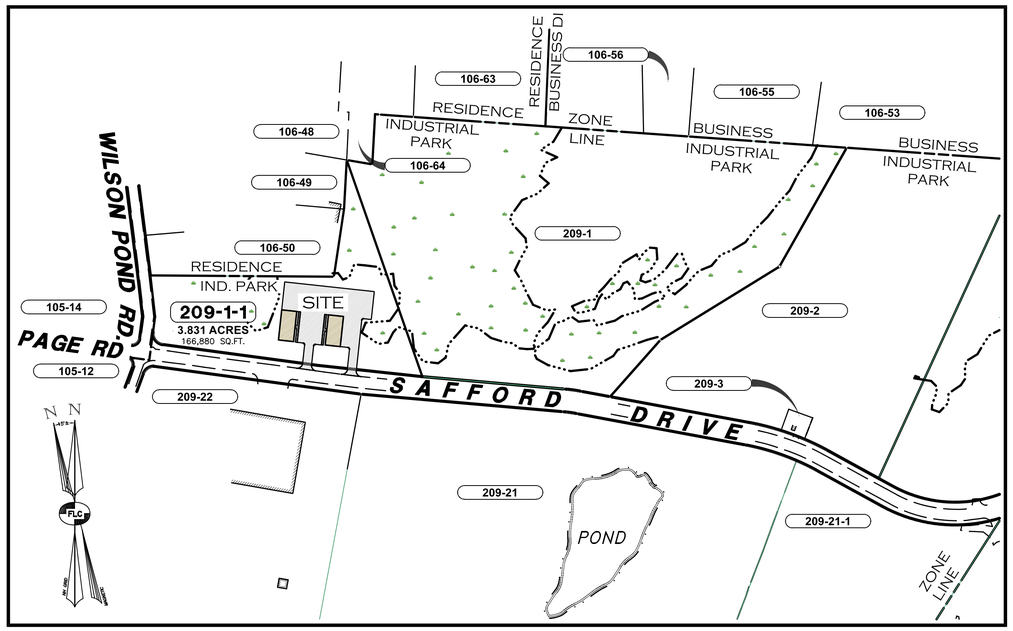
INDUSTRIAL BUSINESS

- TAX MAP 209, LOT 1-1 -

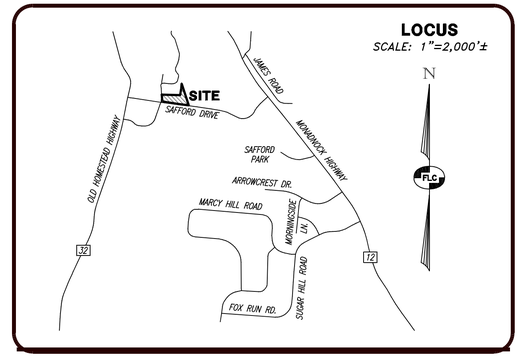
(SAFFORD DRIVE)

SWANZEY, NEW HAMPSHIRE

APRIL 17, 2025



SCALE: 1"=200'



SHEET INDEX

PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	SP-1	SITE LAYOUT PLAN
3	EX-1	EXISTING CONDITIONS
4	GR-1	GRADING & DRAINAGE PLAN
5	UT-1	UTILITY PLAN
6	LT-1	LIGHTING PLAN
7	LS-1	LANDSCAPING & UTILITY PLAN
8	DT-1	EROSION CONTROL NOTES
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	CONSTRUCTION DETAILS

PREPARED FOR:

ENVIRONMENTAL ALTERNATIVES, INC.

33 WHITTEMORE FARM ROAD, SWANZEY, NH 03446

LAND OF:

234 OLD HOMESTEAD HIGHWAY REALTY, LLC

P.O. BOX 705, KEENE, NH 03431

OWNER'S SIGNATURE:_____ DATE:_____

APPROVED BY THE SWANZEY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY:

_____

_____

811 DigSafe MA-ME-NH-RI-VT

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
KNOW WHAT'S BELOW

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

FILE: 3738CV04.dwg | PROJ. NO. 3738.04 | SHEET: CV-1 | PAGE NO. 1 OF 10

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 — 10' CONTOUR INTERVAL
- 522 — 2' CONTOUR INTERVAL
- CULVERT
- OH — OVERHEAD UTILITY LINE
- W — WATER LINE
- S — SEWER LINE
- ZONE LINE
- PIN&C(F) — IRON PIN & CAP FOUND
- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

- X X — TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- 519.5 — SPOT GRADE ELEVATION
- 519.5 / 519.0 — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- G.V.
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN

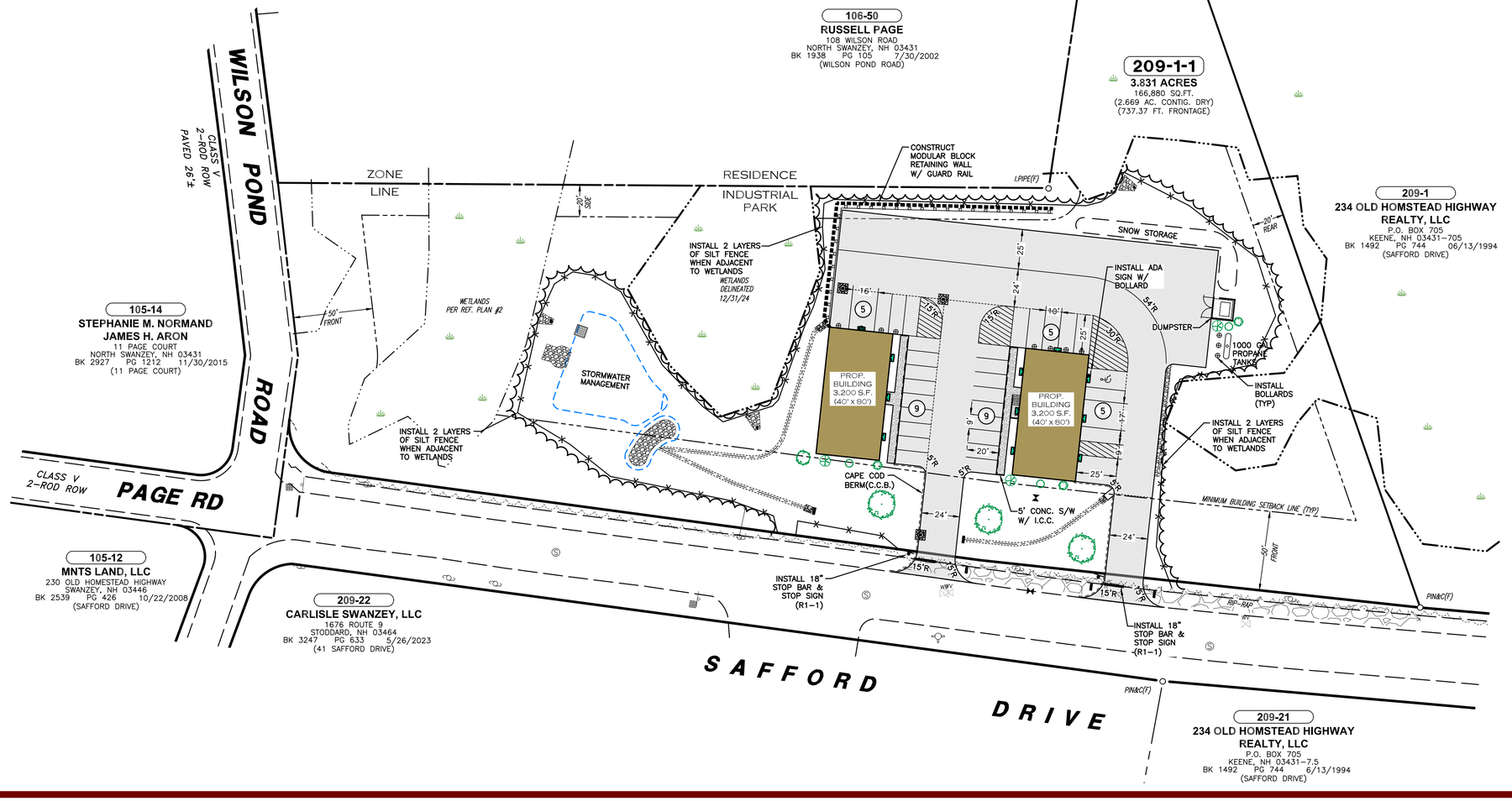
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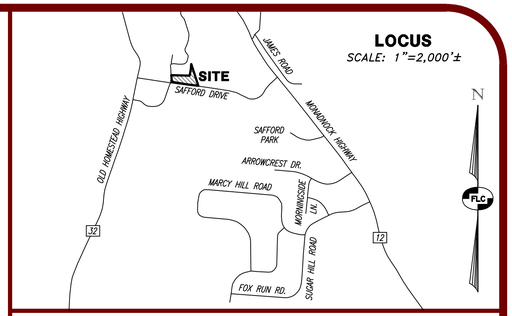
SMH 3287
RIM=500.14
TABLE=492.69
INV.IN=491.92
INV.OUT=491.88

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

PROPOSED BUILDING S.F.
6,400 S.F.





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 209 LOT 1-1 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 PROPOSED INDUSTRIAL COMPLEX FOR TAX MAP 209 LOT 1-1.
3. 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.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.
5. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
6. 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.
7. 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.
8. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209-1-1.
9. DELINEATED WETLANDS ARE DEPICTED HEREON PER REFERENCE PLAN NO. 2 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 DECEMBER, 2024.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING EASEMENTS PER PLANS AND DEED REFERENCED HERON.
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. PROPOSED SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER SERVICE.
13. TOTAL PARKING SPACES PROPOSED EQUALS 33 SPACES. WITH ONE ADA PARKING SPACE PROVIDED.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

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

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

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

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
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45 Roxbury Street, Keene, NH 03431
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FILE: 3738SP04.dwg | PROJ. NO. 3738.04 | SHEET: SP-1 | PAGE NO. 3 OF 10

Apr 17, 2025 - 12:07pm FLC-31
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REFERENCE PLANS:

1. "SUBDIVISION PLAN – TAX MAP 209 LOT 1 – (SAFFORD DRIVE & WILSON POND ROAD) – SWANZEY, NEW HAMPSHIRE" SCALE: 1"=80'. DATED: JANUARY 23, 2025, PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC. TO BE RECORDED AT THE C.C.R.D.
2. "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.
3. "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.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 10' CONTOUR INTERVAL
- 522 2' CONTOUR INTERVAL
- CULVERT
- OH OVERHEAD UTILITY LINE
- W WATER LINE
- S SEWER LINE
- ZONE LINE

- PIN&C(F) IRON PIN & CAP FOUND
- LPIN(F) IRON PIN FOUND
- LPIPE(F) IRON PIPE FOUND
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- 209-1-1 TAX MAP & LOT NUMBER

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."

STATE OF NEW HAMPSHIRE — No. 946 — LICENSED LAND SURVEYOR — MICHAEL D. PLOFF — SIGNATURE

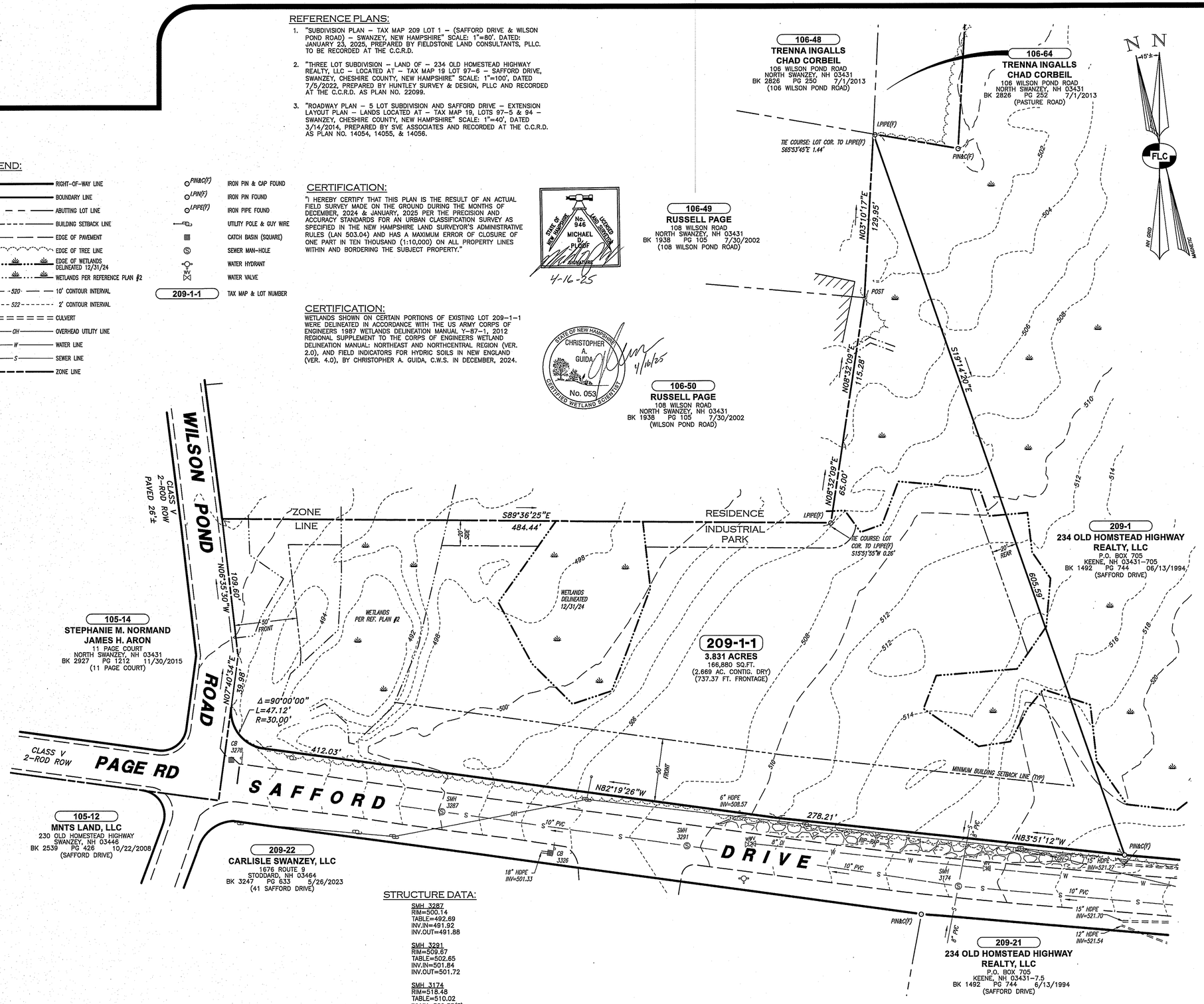
4-16-25

CERTIFICATION:

WETLANDS SHOWN ON CERTAIN PORTIONS OF EXISTING LOT 209–1–1 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 DECEMBER, 2024.

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

4/16/25

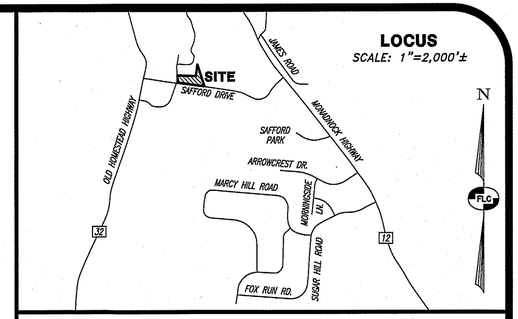


STRUCTURE DATA:

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

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

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



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 209 LOT 1–1 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 THE EXISTING CONDITIONS FOR TAX MAP 209 LOT 1–1.
3. 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.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2024 & JANUARY, 2025.
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6. 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.
7. 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.
8. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DEED RESTRICTIONS OR EASEMENTS ENCUMBERING LOT 209–1–1.
9. DELINEATED WETLANDS DEPICTED HEREON ARE PER REFERENCE PLAN NO. 2 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 DECEMBER, 2024.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING EASEMENTS OR RESTRICTIONS PER THE PLANS AND DEED REFERENCED HEREON.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

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

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

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

SCALE: 1" = 40' APRIL 10, 2025

Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

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45 Roxbury Street, Keene, NH 03431
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FILE: 3738EX04.dwg	PROJ. NO. 3738.04	SHEET: EX-1	PAGE NO. 3 OF 10

Apr 16, 2025 – 1:55pm FLC-22
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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
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- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

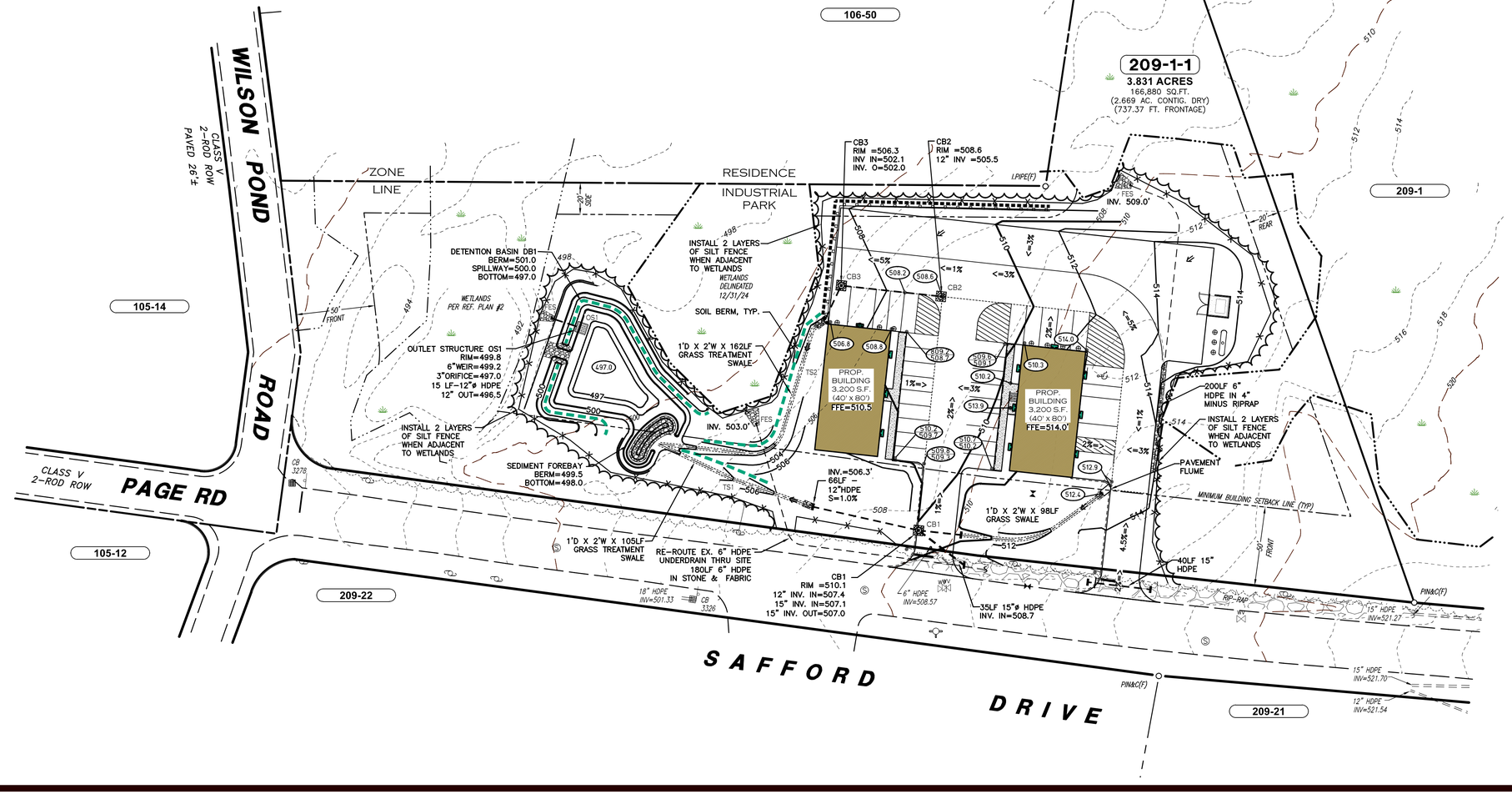
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- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
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- 519.5 / 519.0 — SPOT ELEVATION AT CURB
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- G.V.
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
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STRUCTURE DATA:

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

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



NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
5. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
6. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATION.
7. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH LOCAL AND STATE SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

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

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

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

SCALE: 1" = 40' APRIL 17, 2025

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FILE: 3738SP04.dwg	PROJ. NO. 3738.04	SHEET: GR-1	PAGE NO. 4 OF 10

Apr 17, 2025 - 12:59pm FLC-19
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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
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- OH — OVERHEAD UTILITY LINE
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- PIN&C(F) — IRON PIN & CAP FOUND
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- CATCH BASIN (SQUARE)
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- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

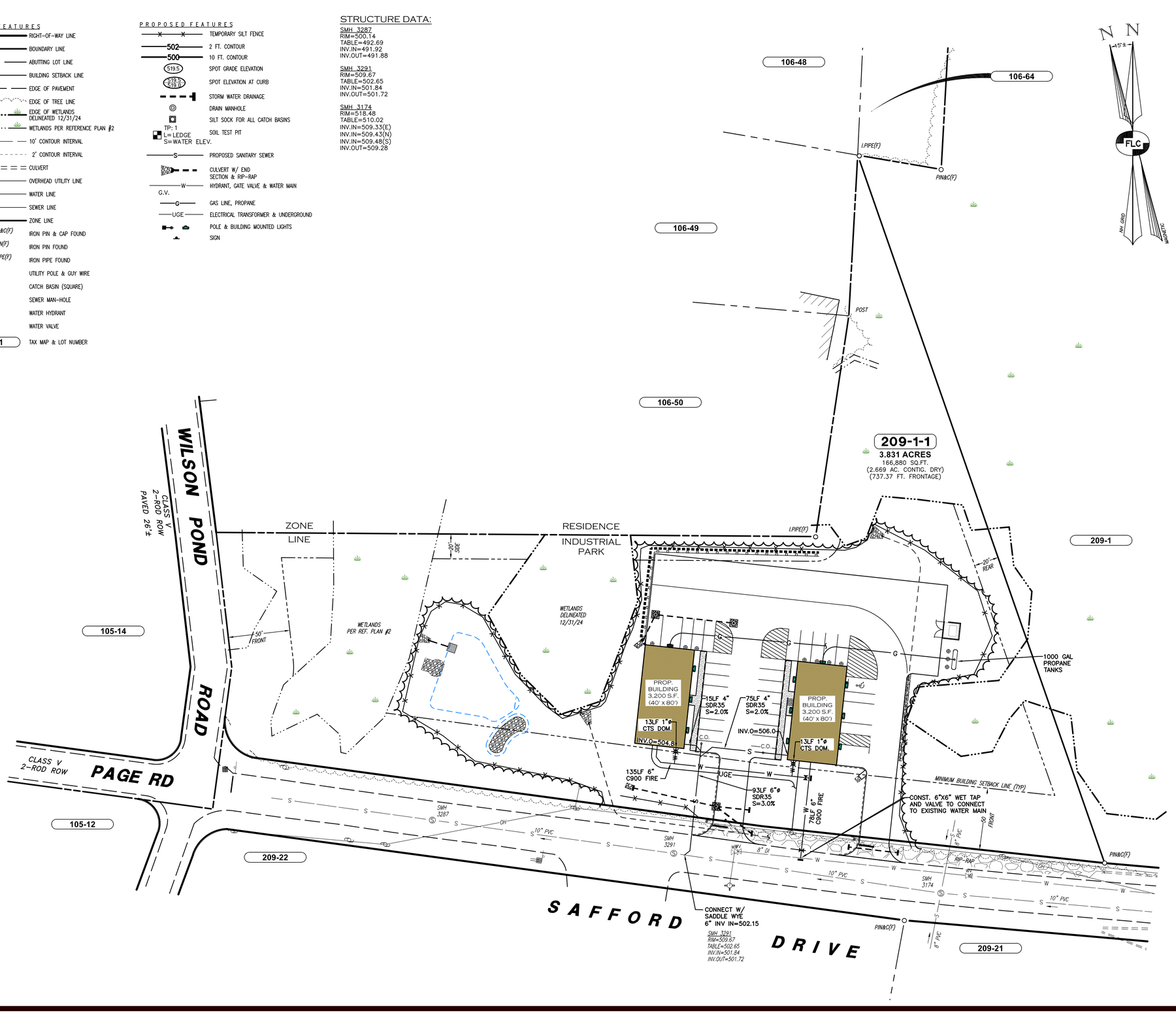
- TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- S19.5 — SPOT GRADE ELEVATION
- S19.5 / S19.0 — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L= LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
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- G — GAS LINE, PROPANE
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- POLE & BUILDING MOUNTED LIGHTS
- SIGN

STRUCTURE DATA:

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INV.IN=491.92
INV.OUT=491.88

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

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



NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SWANZEY AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF SWANZEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. ALL WATER AND SEWER CONSTRUCTION SHALL MEET THE SPECIFICATIONS SET FORTH BY THE SWANZEY WATER DIVISION AND WASTEWATER DEPARTMENT. INSPECTIONS SHALL BE SCHEDULED WITH AT LEAST 48 HOURS NOTICE TO THE DEPARTMENTS OR TOWN BOARD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (1-888-344-7233)
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SWANZEY FIRE DEPARTMENT REGULATIONS.
8. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. ANY RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
9. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
10. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT. WHEN POSSIBLE, INSTALL UTILITIES IN NEW ROAD PRIOR TO PAVEMENT INSTALLATION.
11. ALL POWER WORK SHALL CONFORM TO THE POWER EVERSOURCE STANDARDS.
12. ALL TELEPHONE WORK SHALL CONFORM TO THE CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
13. REFER TO ARCHITECT'S PLANS FOR ALL INTERIOR UTILITY LOCATIONS AND BUILDING MOUNTED LIGHTS.
14. NEAREST FIRE HYDRANT IS 51.0 FT FROM PROPERTY LINE.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

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

PREPARED FOR:

ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

LAND OF:

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

SCALE: 1" = 40' APRIL 17, 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: 3738SP04.dwg	PROJ. NO. 3738.04	SHEET: UT-1	PAGE NO. 5 OF 10

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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TREE LINE
- EDGE OF WETLANDS DELINEATED 12/31/24
- WETLANDS PER REFERENCE PLAN #2
- 520 — 10' CONTOUR INTERVAL
- 522 — 2' CONTOUR INTERVAL
- CULVERT
- OH — OVERHEAD UTILITY LINE
- W — WATER LINE
- S — SEWER LINE
- ZONE LINE
- PIN&C(F) — IRON PIN & CAP FOUND
- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WV — WATER VALVE
- 209-1-1 — TAX MAP & LOT NUMBER

PROPOSED FEATURES

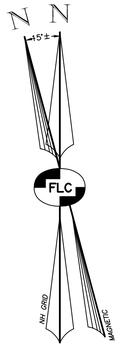
- TEMPORARY SILT FENCE
- 502 — 2 FT. CONTOUR
- 500 — 10 FT. CONTOUR
- 519.5 — SPOT GRADE ELEVATION
- 519.5 / 519.0 — SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- TP: 1 L=LEDGE S=WATER ELEV. — SOIL TEST PIT
- S — PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- W — HYDRANT, GATE VALVE & WATER MAIN
- G.V.
- G — GAS LINE, PROPANE
- UGE — ELECTRICAL TRANSFORMER & UNDERGROUND
- POLE & BUILDING MOUNTED LIGHTS
- SIGN

STRUCTURE DATA:

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

SMH 3291
RIM=509.67
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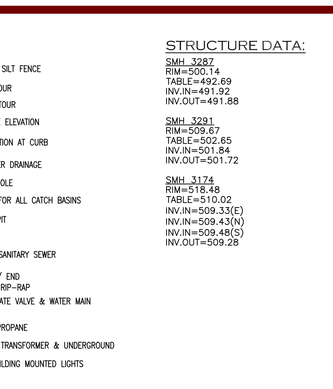
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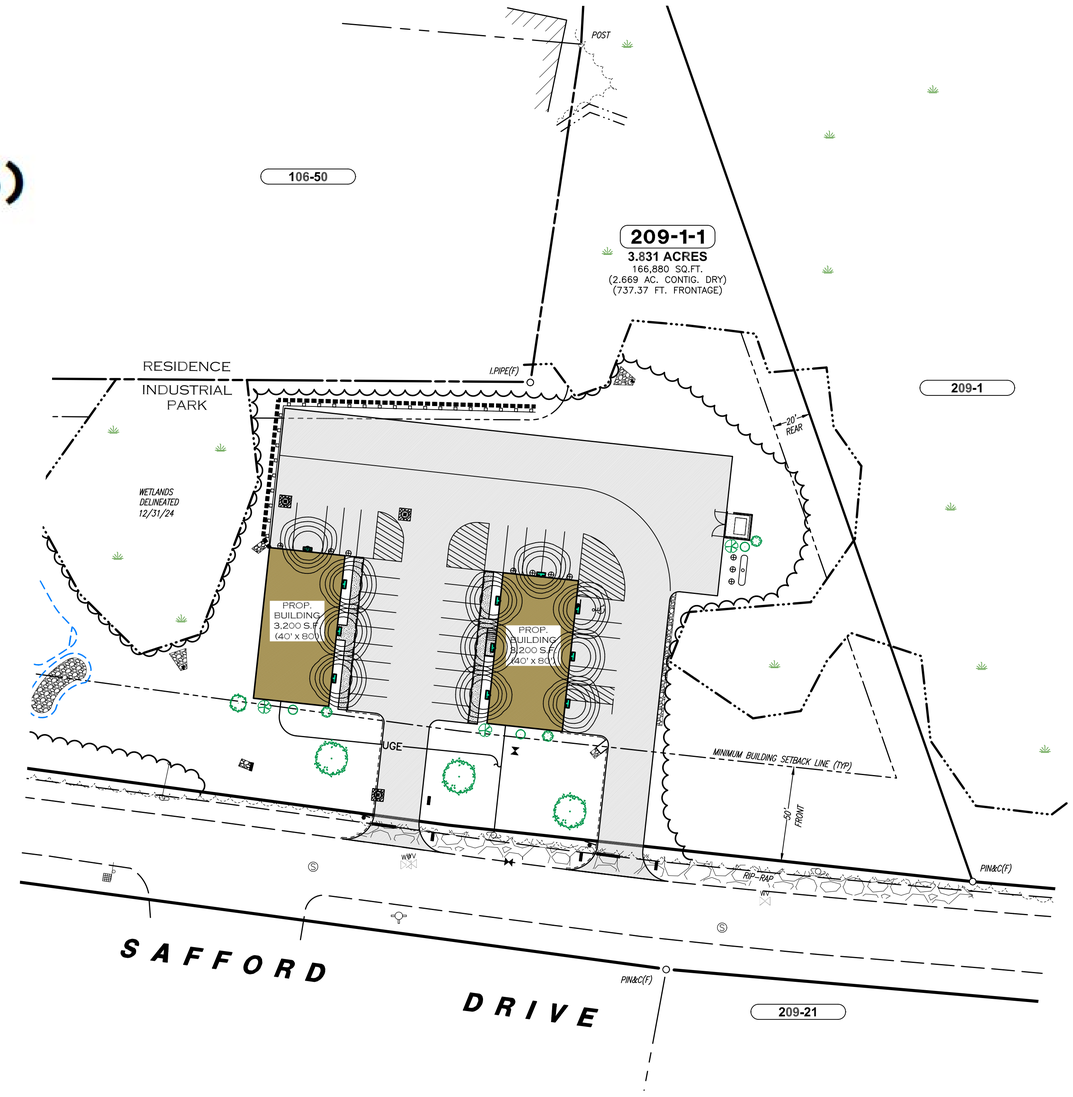


Slim Wall Pack (WPSLS)

Small LED Slim Wall Pack

OVERVIEW	
Lumen Range	1,000 - 4,000
Wattage Range	12 - 40
Efficacy Range (LPW)	98 - 122
Weight lbs(kg)	3.8 (1.7)





NOTES:

1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UP-LIGHTING ARE PROHIBITED.
3. LIGHTING IS PROVIDED VIA BUILDING MOUNTED LIGHTS AND POLE MOUNTED LIGHTS.
4. MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 9 FEET ABOVE FINISH GRADE ON THE BUILDINGS. LOCATED AT EACH BUILDING UNIT.
5. ALL LIGHTS ARE TO BE SETUP ON PHOTOCELLS TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS. TIMER SHALL BE INSTALLED TO LIMIT HOURS FROM 6 AM – 10 PM. IF OPERATING 24/7 THE LIGHTING MUST REDUCE BY 50% FOR SECURITY LIGHTING, HALF OF THE WALLPACKS SHALL BE INSTALLED WITH MOTION SENSORS.
6. ALL FIXTURES AND HARDWARE ARE TO BE DARK BRONZE IN COLOR TO MATCH.
7. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND TOWN OF SWAZNEY.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

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

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

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

SCALE: 1" = 40' APRIL 17, 2025

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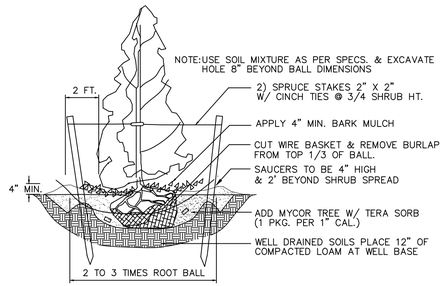
LEGEND:

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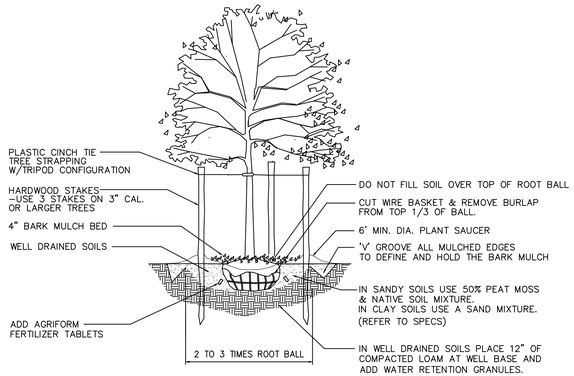
PLANT SYMBOLS / PLANT LIST & NAME / QTY.

ACER (PLANTING DRIP LINE / MATURE DRIP LINE)	ACER RUBRUM (RED MAPLE TREE)	(3) 3" CAL., 12' TALL, 6' DRIP LINE 50'H, 40' DRIP LINE AT MATURITY
CRA	CRATAEGUS MACROSPERMA (HAWTHORN)	(1) 3" CAL., 10' TALL, 5' DRIP LINE 25'H, 20' DRIP LINE AT MATURITY
PJM	P.J.M. RHODODENDRON SHRUB	(3) 2 GALLON CONTAINER, 1.5' – 2'H (4'H MATURE)
COR	CORNUS AMOMUM (SILKY DOGWOOD SHRUB)	(3) 3 GALLON CONTAINER, 2.5' – 3'H (8'H MATURE)
ILC	ILEX VERTICILLATA (WINTERBERRY SHRUB)	(3) 2 GALLON CONTAINER, 1.5' – 2'H (4'H MATURE)



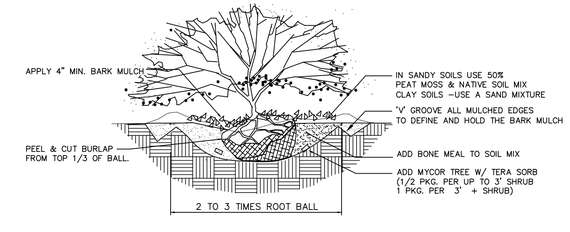
NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ MYCOR TREE TRANSPLANT.

EVERGREEN TREE PLANTING DETAIL — 1 / LS-1

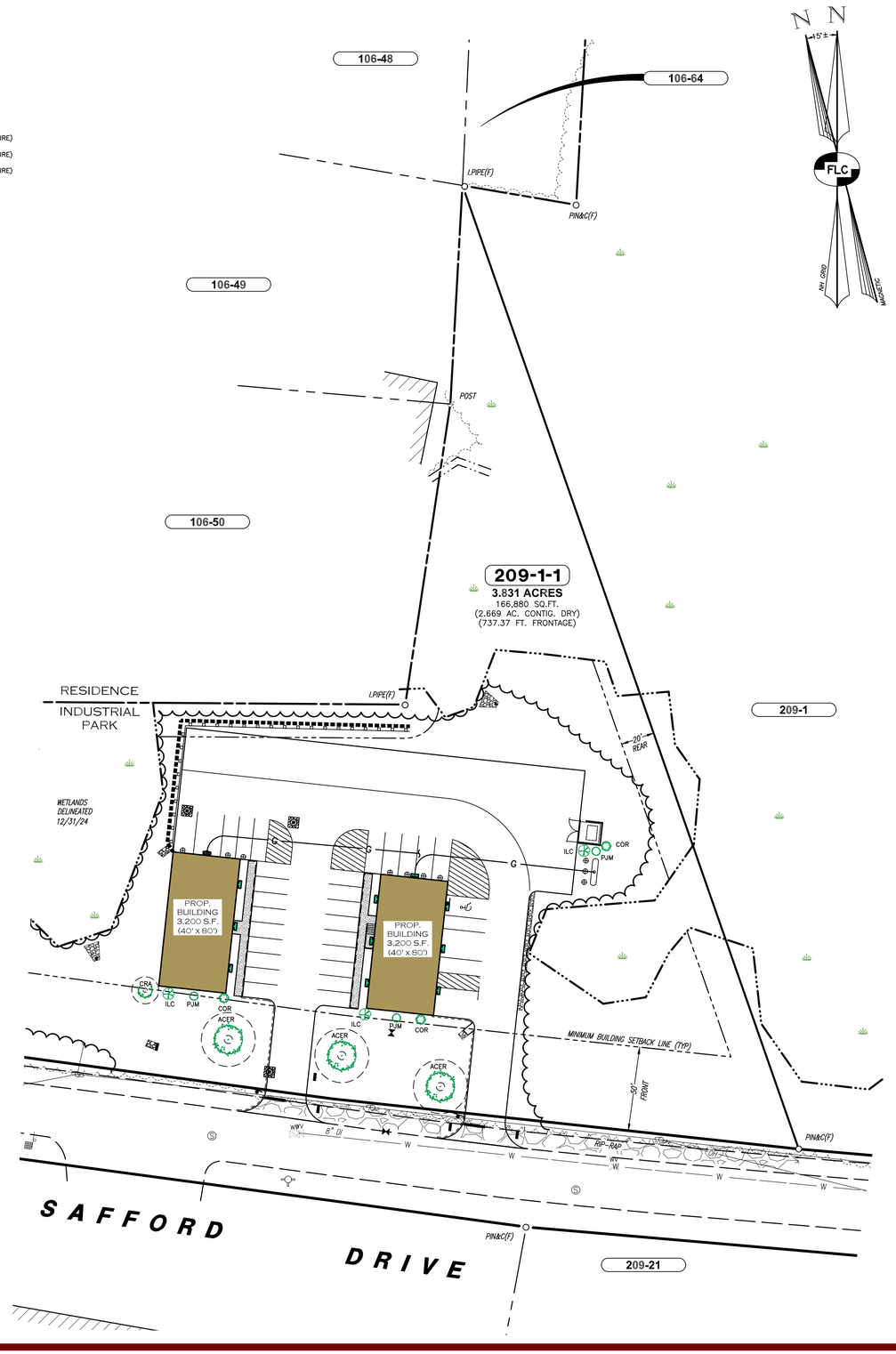


NOTES:
ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.
DO NOT INSTALL BEEHIVE MULCH BEDS AROUND ANY OF THE PLANT MATERIAL.

DECIDUOUS TREE PLANTING DETAIL — 2 / LS-1



B & B SHRUB PLANTING DETAIL — 3 / LS-1



NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
3. EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
4. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
5. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
6. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
9. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
10. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
11. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND TOWN COMMUNITY DEVELOPMENT DIRECTOR.
17. ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED OR NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

LANDSCAPING PLAN

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

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM ROAD SWANZEY, NH 03446

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

SCALE: 1" = 40' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs
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1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.

2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1–3, LATEST EDITION.

3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.

4. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.

5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25–INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND BE PERMANENTLY STABILIZED.

8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.

9. THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON–ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.

10. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

11. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    C. A MINIMUM OF 3–INCHES OF NON–EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

12. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.

13. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).

14. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREEPING RED FESCUE	0.92 LBS	CREEPING RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFOIL	
**APPLICATION RATE TOTALS		**APPLICATION RATE TOTALS	
2.8 LBS PER 1,000 SF**		*1.85 LBS PER 1,000 SF**	

15. TEMPORARY STABILIZATION OF DISTURBED AREAS:
STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW: SEED BED PREPARATION: 10–10–10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15

B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1–1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED

16. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

17. CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.

18. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.

19. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.

20. IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.

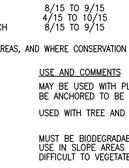
21. FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

22. LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

23. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES — 1 / DT - 1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
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1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

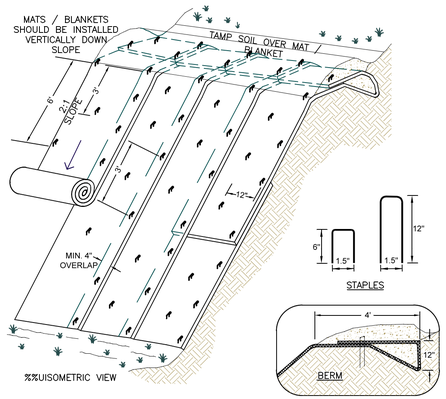
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

WINTER CONSTRUCTION NOTES — 2 / DT - 1

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
5. ROUGH GRADE SITE – CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE — 3 / DT - 1

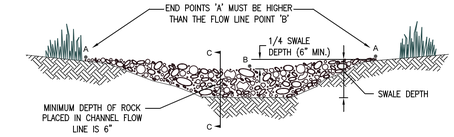


%%UISOMETRIC VIEW

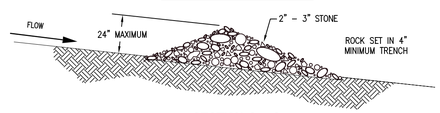
NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

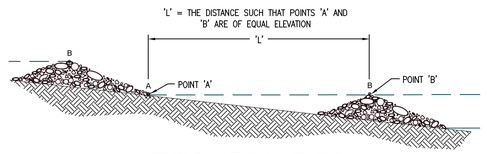
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT - 1



VIEW LOOKING UPSTREAM



SECTION C - C

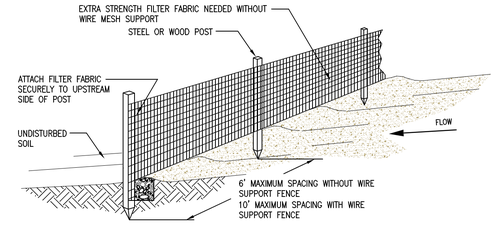


PROFILE - CHECK DAM SPACING

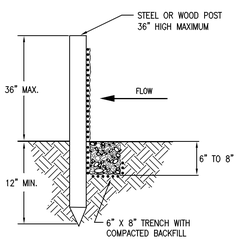
NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL–GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4–INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18–INCHES TO PREVENT FLOW AROUND THE DAM.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

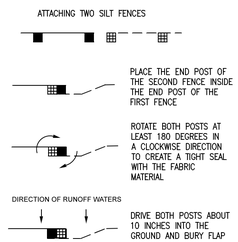
STONE CHECK DAM — 5 / DT - 1



PERSPECTIVE VIEW



SECTION VIEW

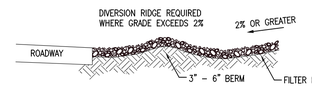


ATTACHING TWO SILT FENCES

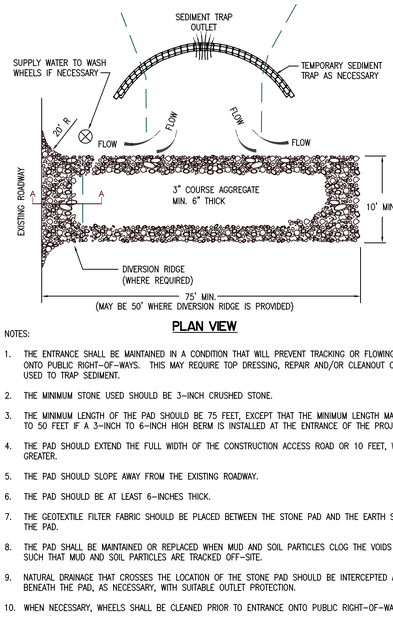
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4–INCH STONE.
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE — 6 / DT - 1



SECTION A-A



PLAN VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. THE MINIMUM STONE USED SHOULD BE 3–INCH CRUSHED STONE.
3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3–INCH TO 6–INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 6–INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF–SITE.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT - 1

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–	–	–	–

EROSION CONTROL DETAILS

TAX MAP 209 LOT 1-1
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM RD, SWANZEY, NH 03446

SCALE: 1"=20' APRIL 17, 2025

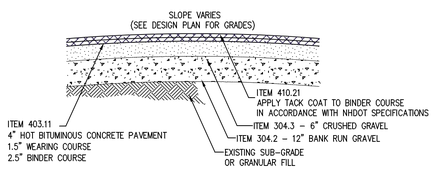
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs



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

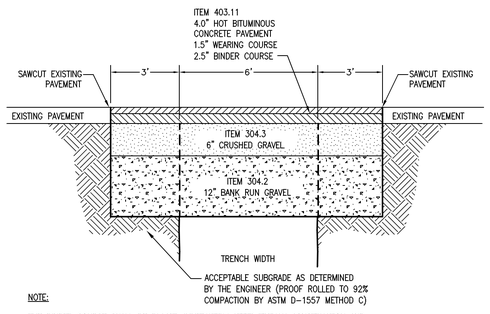
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES — 1 / DT - 2



** SEE CURB DETAILS WHEN APPLICABLE**

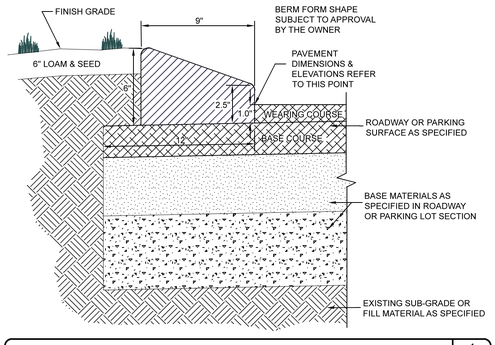
PAVEMENT SECTION — 2 / DT - 2



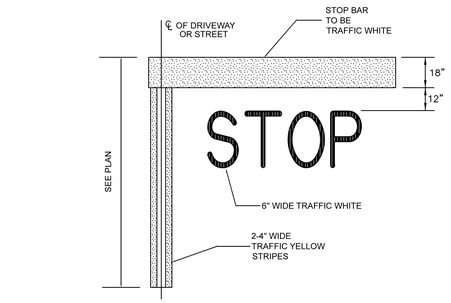
NOTE:

THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

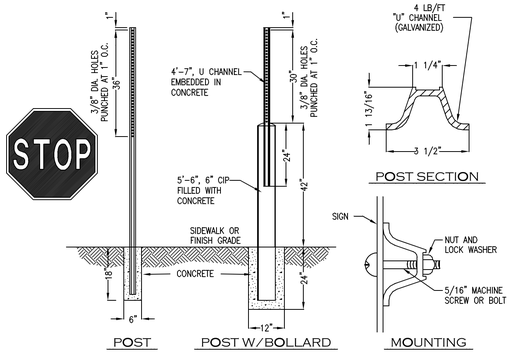
PAVEMENT TRENCH PATCH — 3 / DT - 2



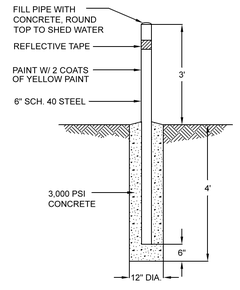
CURB - ASPHALT (CAPE COD BERM) — 4 / DT - 2



STOP BAR DETAIL — 5 / DT - 2



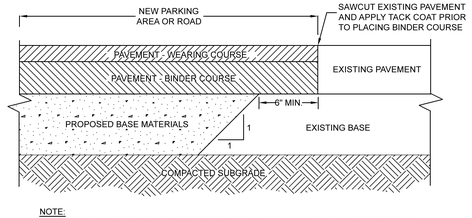
SIGN POST - STANDARD & W/BOLLARD — 6 / DT - 2



OR APPROVED EQUAL

SCALE: N.T.S.

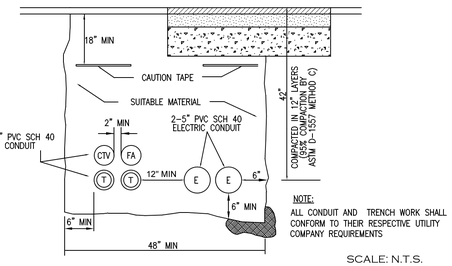
BOLLARD — 7 / DT - 2



NOTE:

1. SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

PAVEMENT MATCH — 8 / DT - 2

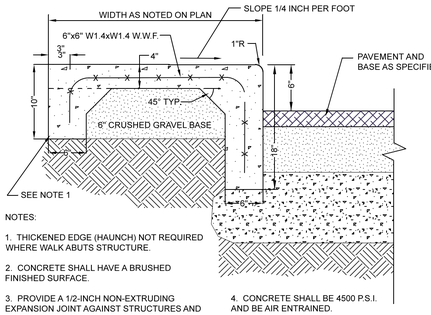


NOTE:

ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS

SCALE: N.T.S.

TYPICAL UTILITY TRENCH — 9 / DT - 2

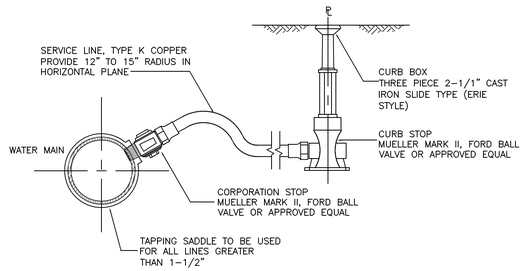


NOTES:

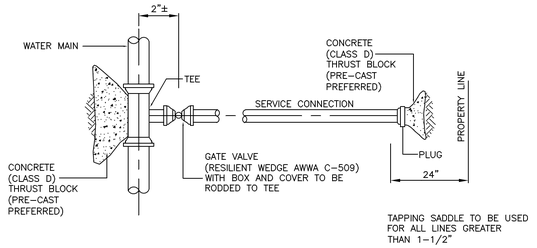
1. THICKENED EDGE (HAUNCH) NOT REQUIRED WHERE WALK ABUTS STRUCTURE.
2. CONCRETE SHALL HAVE A BRUSHED FINISHED SURFACE.
3. PROVIDE A 1/2-INCH NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURES AND EVERY 20 FT ALONG WALK. SCORED JOINTS SHALL BE PROVIDED EVERY 5 FT.
4. CONCRETE SHALL BE 4500 P.S.I. AND BE AIR ENTRAINED.

SCALE: N.T.S.

SIDEWALK - CONCRETE (VERTICAL CONCRETE CURB) — 10 / DT - 2



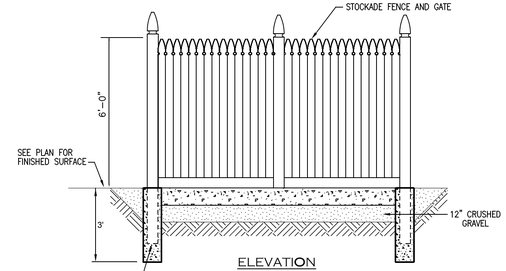
SERVICE CONNECTION 3/4" THRU 2"

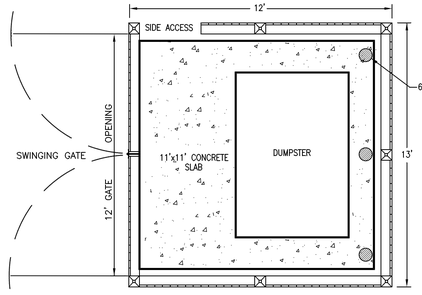


SERVICE CONNECTION 4" AND OVER

WATER SERVICE CONNECTION DETAILS — 11 / DT - 2

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
IT'S SMART. IT'S FREE. IT'S THE LAW.





PLAN

NOTE:

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SCREEN FENCE TO THE ENGINEER FOR APPROVAL.

DUMPSTER ENCLOSURE — 12 / DT - 2

REV.	DATE	DESCRIPTION	C/O	DR	CK
-	-	-	-	-	-

CONSTRUCTION DETAILS

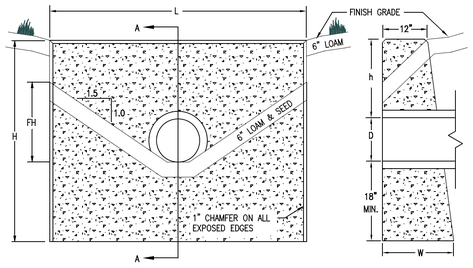
TAX MAP 209 LOT 1-1
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM RD, SWANZEY, NH 03446

SCALE: 1"=20' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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



CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"

HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

HEADWALL - PRECAST CONCRETE (HW1)

1 DT-3

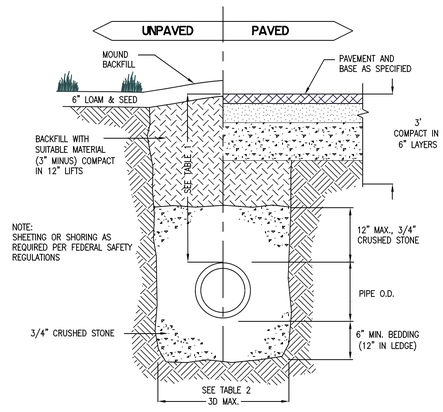
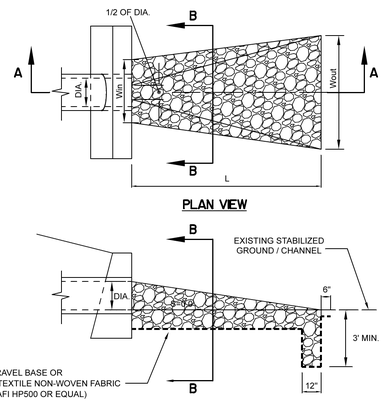


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

DRAINAGE TRENCH (TYPICAL)

2 DT-3



RIP-RAP OUTLET PROTECTION

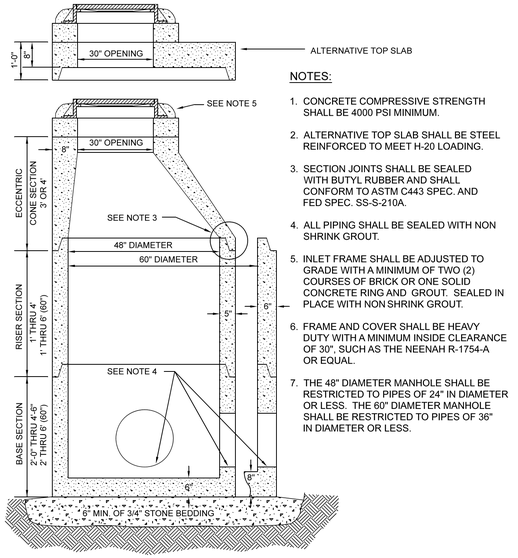
4 DT-3

TYPICAL SWALE DETAIL

5 DT-3

STORMWATER BASIN DETAIL

3 DT-3

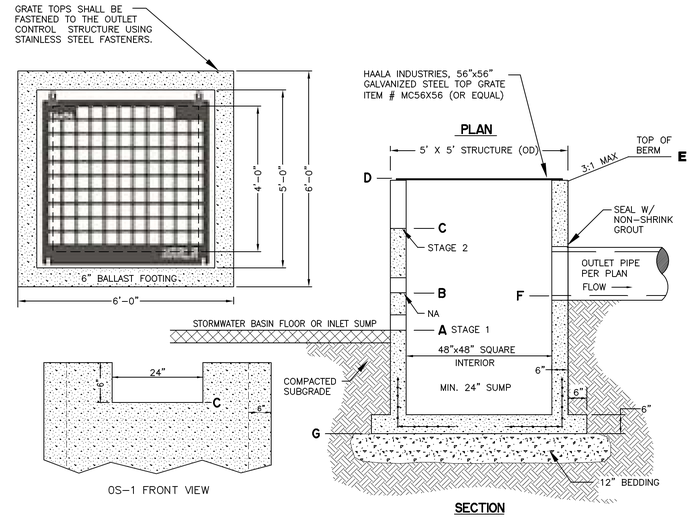


NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. FRAME AND COVER SHALL BE HEAVY DUTY WITH A MINIMUM INSIDE CLEARANCE OF 30", SUCH AS THE NEENAH R-1754-A OR EQUAL.
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

MANHOLE - STORM DRAIN

6 DT-3



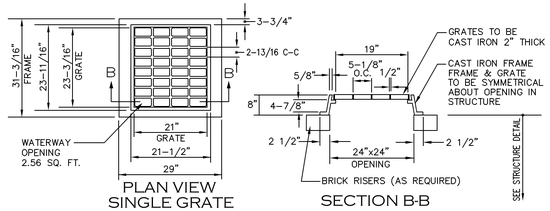
SECTION

LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	3" ORIFICE	24" WEIR	497.0	NA	499.2	499.8	501.0	496.9	494.5

SCALE: N.T.S.

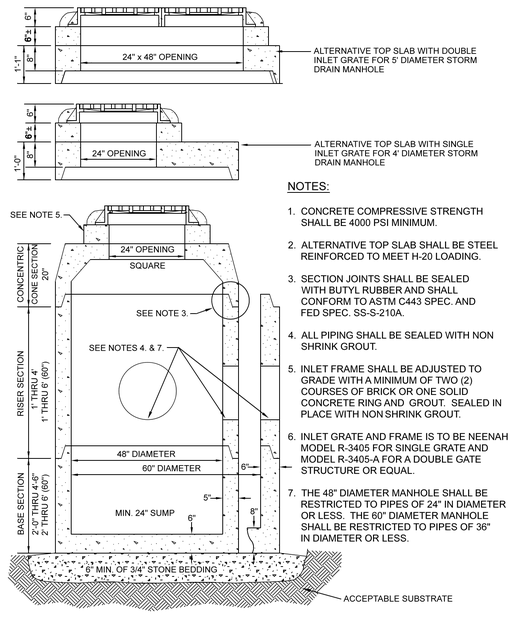
OUTLET STRUCTURE

7 DT-3



FRAME AND GRATE - NHDOT TYPE B

8 DT-3



NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3405 FOR SINGLE GRATE AND MODEL R-3405-A FOR A DOUBLE GATE STRUCTURE OR EQUAL.
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

CATCH BASIN

9 DT-3

REV.	DATE	DESCRIPTION	C/O	DR	CK
–	–	–	–	–	–

CONSTRUCTION DETAILS

TAX MAP 209 LOT 1-1
(SAFFORD DRIVE)
SWANZEY, NEW HAMPSHIRE

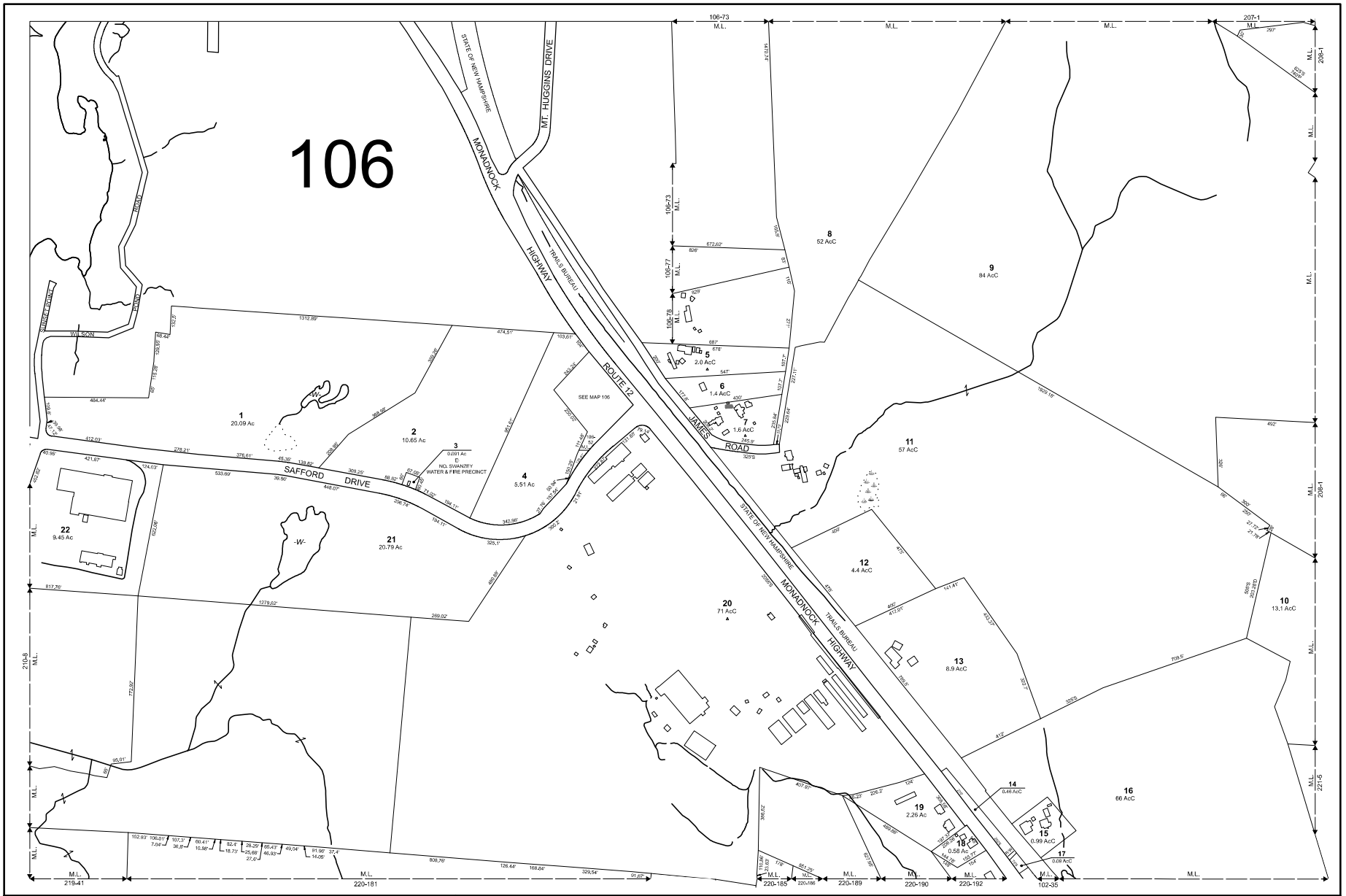
PREPARED FOR:
ENVIRONMENTAL ALTERNATIVES, INC.
33 WHITTEMORE FARM RD, SWANZEY, NH 03446

SCALE: 1"=20' APRIL 17, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
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www.FieldstoneLandConsultants.com



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

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Precision Mapping. Geospatial Solutions
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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