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 Agenda
December 18, 2025
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, December 18, 2025, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The meeting will also be live streamed on the Town of Swanzey's YouTube page. 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. December 4, 2025

3) Public Hearings

A. **Base Hill Road Rezone Proposal** – Petitioned Zoning Amendment

B. **Amendment #6** – Rezone Proposal

C. **PB 25-017: Site Plan Review Application** – Fieldstone Land Consultants have submitted a Site Plan Review Application on behalf of Paul Thomas to expand the gravel parking lot at Twinkle Town. The property is located at Tax Map 220, Lot 191 in the Business District.

D. **PB 25-018: Site Plan Review Application –** Fieldstone Land Consultants have submitted a Site Plan Review Application on behalf of Paul Thomas for an accessory storage structure measuring 5,000 square feet. The property is located at Tax Map 220, Lots 171 & 173 in the Business District.

E. **PB 25-019: Subdivision and Boundary Line Adjustment Application –** Fieldstone Land Consultants have submitted a 3-lot Subdivision and Boundary Line Adjustment Application on behalf of Paul Thomas. The property is located at Tax Map 220, Lots 171 & 173 in the Business District.

4) Discussions/Other Business

A. Approve Schedule for 2026

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **December 4, 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 6:01pm by Chair Scott Self. The meeting was held at Whitcomb Hall and online for the public. Other members present: Vice Chair Michael York, Victoria Ames, Richard Lane, Mark Scalera, Brandon Self, Alternates Stacey Goodale, Jane Johnson, Charlie Harbeck, and Selectman's Representative Mark LaBelle. Also present was Town Planner Adam Paquette and Recording Secretary Susan Ells.

The Chair called the roll and read the agenda for the evening. A quorum was present.

Others Present:
Kai Kraemer with FACT TV, Jacqui Beaman and Chris Marden from Mitchell Materials and Lou Vigeant from Verdantas, Jay Ward, Cheri Domina, Barbara Skuly, Sharee Howard.

MINUTES:
The meeting minutes of **November 20, 2025** were considered. A motion was made by Scalera to approve the meeting minutes as amended. There was a second by Lane**.** All were in favor. With no further discussion, the motion passed.

Discussions and Other Business:
Excavation Permit Renewal for Mitchell Materials, LLC
Jacqui Beaman represents Mitchell Materials who has applied to renew the 5-year Excavation Permit which expires 12/31/2025. She stated the Town of Winchester approved their permit on 10/20/2025. The company is in compliance with the required 5-year Progress Plan under the NH DES Alteration of Terrain (AoT) Permit issued in October 2015. No changes are being requested, and permit conditions have been met. Chair Self asked what the progression is so far; Lou Vigeant stated they are currently at 445 feet and plan to go to 300 feet. Lane asked if the Reclamation bond of $20,000 was adequate. Chair Self didn't recommend the amount be changed since it will be many years before it needs to be reclaimed. The consensus of the board was to add a requirement to revisit the bond amount at the next renewal date in 2030. Paquette will add this language to the permit as Line #19. Ames noted that #16 on the current permit requires the Swanzey Code Enforcement officer to inspect the site twice a year and asked if this had been done. Paquette did not know especially since there has been a change in personnel, and Ames said she would request that to happen going forward. Resident Barbara Skuly asked when the AoT permit was updated and was told it was on 7/28/2025. She asked about feedback from people in Westport regarding the blasting; General Manager Chris Marden responded that he had one resident who lived on Route 10 whom he met with and offered to put seismograph equipment on their property, but he never heard back. Selectman LaBelle said he hasn't heard any complaints.

York made a motion to renew the permit including amending it with Line 19; B Self seconded. All in favor. Motion passed.

APPLICATIONS AND PUBLIC HEARING(S):

A. Amendment Number 1

Chair Self read Amendment 1 and the draft of the Wetlands Conservation District Zoning Amendments for March 2026 Town Vote.

Resident Barbara Skuly suggested the last sentence of *B: Definitions: Vernal Pool* be identified as a source; this suggestion was agreed upon.

Skuly questioned the decision to restrict the size of vernal pools and freshwater wetland; Jay Ward and board members explained the rationale they used to make compromises to protect wetlands, landowners' rights, the Town's ability to develop the land, and the difficulty to administer smaller restriction sizes.

Skuly also asked about the reduction for a leach field buffer to 75 feet. Ames explained the reason is that there have been improvements to leach field design and the board felt this was a reasonable compromise.

Skuly acknowledged the amount of work the Conservation Commission and the Planning Board put into the document.

Ward thanked Skuly for her eloquence in her arguments.

Chair Self closed the public hearing at 7:18pm.

Lane made a motion to place Amendment 1 on the ballot; Ames seconded. All were in favor and the motion passed.

Public hearing re-opened at 7:20pm

B. Amendments Number 2 through 8

Chair Self read the amendments and asked for input. He explained that some of the amendments are required by HB577. The consensus of the board was to remove amendments #6 and #7. Paquette said the Town's attorney suggested to combine #4 and #5 and the board concurred.

Paquette had included a memo in the board's packet which he read for the record and for the benefit of viewers of the video. It explained rationale behind the amendments #4 - #7.

Chair Self closed the public hearing at 7:36pm

A motion was made by York to place Amendment #2, #3, combined #4 and #5, and #8 on the ballot. Scalera seconded. All were in favor and the motion passed.

ADJOURNMENT
A motion to adjourn was made by B. Self. There was a second to the motion by LaBelle with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:37pm.

Next Meeting: December 18, 2025

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT

Rezoning Proposal for Base Hill Rd., Swanzey NH

2025

RECEIVED
NOV 10 2025
SWANZEY TOWN CLERK

Whereas: Base Hill Road is largely residential lots with single-family homes; and

Whereas: The Keene end of Base Hill Road is zoned as Rural, Low Density (single-family residence), or Conservation; and

Whereas: Base Hill Road is a Class 5 road, not wide enough to handle a commercial/business volume of traffic, and is already overburdened by trucks and business vehicles using it for a shortcut, making it unsafe for residents to walk and bike; and

Whereas: The Complete Streets Map in the Master Plan identifies Base Hill Road as a "Local Collector" and all other Local Collector roads in town are residential and/or rural roads such as Warmac Road and Matthews Road; and

Whereas: In the Master Plan, Economic Development, Objective 2, Action 3 is: "Review current zoning to ensure adequate land area is zoned for commercial and industrial uses and **in appropriate locations;"** and;

Whereas: Lots on Base Hill Road are backed in Swanzey by Yale Forest on one side and a large, significant wetland on the other, which the recent Wetlands Evaluation by Moosewood Ecological listed in the top 10% of Swanzey's wetlands for flood storage and wildlife habitat (which creates a critical wildlife-crossing situation; and

Whereas: The entire east side and half the west side of Base Hill Road lies atop an aquifer;

Therefore: The zoning map of the Town of Swanzey dated 9/1/1947, as amended, is to be further amended as follows: lots fronting on Base Hill Road shall be included as all in the Residence district with the following exceptions:

1.) Lots South of New Run Brook to Rt 10, currently in Commercial/Industrial District shall remain in that district (Tax map 212,lots 22 & 23 and Map 203, lots 4,30,29)

2.) Map 203, Lots 14, 20, 22 and 26 shall remain in the Business District

3.) Map 203, Lots 8, 13, and 20-1 shall be included in the Rural/Agricultural District

4.) Map 203 Lot 25 small section to be included in Residence District that is equal to the abutting lots on the east side of Base Hill Rd. Leaving the Rest of MHS lot to Commercial/Industrial district

—As detailed in list below. With Map included of the changes.

West side of Base Hill Road:

Tax Map 212

Lot #	name of owner	mailing address	Zone now / Zone change	
22	**Global M.G**	**189 West Swanzey Rd.**	**Com/Ind**	**no change**
23	**Catahoula LLC**	**12 Base Hill Rd.**	**Com/Ind.**	**no change**

Tax Map 203

Lot #	name of owner	mailing address	Zone now / Zone change	
4	Getty rev trust	20 Base Hill Rd	com/ind	no change
5	Beini Quan/Adrian Blandori	32 Base Hill Rd	com/ind	Residence
6	Jan Gokey	38 Base Hill Rd	com/ind	Residence
7	Deb Sprague	42 Base Hill Rd	com/ind	Residence
8	Yale forest Unv.	New haven Ct	Business	Rural/agricl
11	Jacob Norris	50 Base Hill Rd	com/ind	Residence
12	Ron White	58 Base Hill Rd	com/ind	Residence
13	Yale Forest Unv.	New Haven CT	Business	Rural /agricl
14	A E Hill constr.	98 Base Hill Rd	Business	no change
15	Sharee Howard	114 Base Hill Rd	Business	Residence
16	Ali Rice	120 Base Hill Rd	Business	Residence
13	Yale Forest Unv.	New Haven CT	Business	Rural /agricl

East side of Base Hill Road

Lot #	name of owner	mailing address	Zone now	zone change
30	State DOT	19 Base Hill Rd	Com/Ind	No change
29	State DOT	19 Base Hill Rd	Com/Ind	No change
28	David/Angelia Guion	43 Base Hill Rd	Com/ind	Residence
27	Houle Stephanie	51 Base Hill Rd	Com/ind	Residence
26	Ells James/Bev.	57 Base Hill Rd	Com/ind	Business
25	M.H.S	101 West Swanzey Rd	Com/ind	Residence*
24	Penny Bell	63 Base Hill Rd	Com/ind	Residence
23	robjohn/J.Tempesta	75 Base Hill Rd	business	Residence
22	Robjohn llc	93 Base Hill Rd	business	no Change
20	A.P.S	115 Base Hill Rd	3 acre business	no Change

20-1	A.P.S	115 Base Hill Rd	7 acres business	Rural /Agricl
21	A.P.S	115 base hill Rd	19A Rural/Agricl	No change WETLANDS
19	Ashley Bronson	131 Base Hill Rd	Business	Residence
18	Roger and Linda Gouslin	141 Base Hill Rd	Business	Residence

*MHS small portion on Base Hill Side to be residence district: 65' front and the 114 'plus/minus on North & South property lines. The Rest of the lot to stay in Commercial/Industrial district.

WE , On Oct 27, 2025 the undersigned here registered Swanzey voters understand completely the rezoning request put forth here. We the residents of Swanzey request the Town of Swanzey put forth this Amendment to be voted on to rezone the road to Residence and Rural/Agricultural, with the exceptions listed above.

	Print name	Signature	Lot # is applys	Address	Date
1	Roger Gouslin	Roger Gouslin	18	141 Base Hill Rd Swanzey N.H	10/28/2025
2	Linda Gouslin	Linda Gouslin	18	" "	10/28/2025
3	Judy Caldarelli	Judy Caldarelli		75 Brookview Rd Swanzey	10/28/2025
4	JOHN CALDARELLI	John Caldarelli		75 BROOKVIEW RD	10/28/2025
5	MICHAEL BALL	Michael Ball		46 & COBBLE HILL	10/28/2025
6	Robin T Riley	Robin T Riley		3 Swanzey St #1	10/28/2025
7	Gary Riley	G Riley		3 SWANZEY ST #1	10/28/2025
8	TRAY CHAPUT	Tray Chaput		148 Partridgeberry Ln	10/28/2025
9	Jeanette Gokey	Jeanette Gokey	6	38 Base Hill Rd	10/29/2025
10	Adrian Blandon			32 Base Hill rd	10/29/25
11	DONI-ANNE WAY	D Way		93 Lat Lane Swanzey	10/30/25
12	Deb Sprague	Deborah Sprague	7	42 Base Hill Rd	10/30/25
13	Duke Norris			50 base Hill	10/30/25
14	David Guion	D Guion	28	43 Base Hill	10/1/25
15	Shirley Rodrigues	Shirley Rodrigues			
16	Pam O'Connor	Pamela B O'Connor		201 Westport Hill Rd	11-2-25
17	Kathy ONeil	Kathy ONeil		29 Riverside Ln	11-2-25

#21

REZONE BASE HILL RD TO Residential

	Print Name	signature	Lot # if applys	address	date
18	AL KARLAK	al Karlak		Swanzey	11-2-25
19	Barbara Voymas	Barbara Voymas		Swanzey	11-2-25
20	David C. Voymas	David C Voymas		Swanzey	11/2/25
21	Elaine Pratt	Elaine Pratt		Swanzey	11/2/25
22	Cindy White	Cindy White		Swanzey	11-3-2025
23	Tom Little	Tom Little		SWANZEY	11.3.2025
24	Cheri Ball	Cheri Ball		468 Cobble Hill Rd Swanzey	11-10-2025
25	Richard Fairbanks	Richard Fairbanks		Swanzey	11/10/2025
26	Patty Fairbanks	Patty Fairbanks		SWANZEY	11/10/2025
27	Gary Preston	Gary Preston		W. Swanzey	11-10/2025
28	Barbara Preston	Barbara Preston		36 Summer St W. Swanzey	11/10/2025
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20-1	A.P.S	115 Base Hill Rd	7 acres business	Rural /Agricl
21	A.P.S	115 base hill Rd	19a Rural/Agricl	No change WETLANDS
19	Ashley Bronson	131 Base Hill Rd	Business	Residence
18	Roger and Linda Gouslin	141 Base Hill Rd	Business	Residence

*MHS small portion on Base Hill Side to be residence district: 65' front and the 114 'plus/minus on North & South property lines. The Rest of the lot to stay in Commercial/Industrial district.

WE , On Oct 27, 2025 the undersigned here registered Swanzey voters understand completely the rezoning request put forth here. We the residents of Swanzey request the Town of Swanzey put forth this Amendment to be voted on to rezone the road to Residence and Rural/Agricultural, with the exceptions listed above.

Print name	Signature	Lot # is applys	Address	Date
Sharee Howard	Sharee Howard	15	114 BASE HILL Rd	10/29/2025
Steph Howe		27	51 Base Hill Rd	10/28/2025
Heather AFISH			15 Ridgeview Rd	10/30/2025
Todd BERGERON			1326 Old Homestead	11/3/25
Rachel Vogt			305 Maryhill	11/5/25
Jared Reed		16	120 Base Hill Rd	11/5/25
Mark Veilleux			106 Cobb Hill Rd	11/5/25
Luke Kostu			66 Hackler Dr	11/5/2025
			86 Hoi Brook Ave	11/5/2025
Charles Harbeck	Charles Harbeck		769 old Homestead Hwy	11-5-2025
Ali Rice/Taylor		16	258 Eaton Rd	11.5.2025
Isaac Rice		16	258 EATON RD	11/5/2025
Sandy Kadmon			59 Mt Huggins Dr.	11/5/2025
Lynn Speckman			22 Ridge Rd	11/6/2025
James Harris		15	114 Base Hill RD	11/7/2025
Eric Tarrant		19	131 Base Hill Rd	11/7/2025
LINDA MADDEN			54 Whitcomb Rd	11/8/25

17

	Print Name	signature	Lot # if applys	address	date
18	Elizabeth Nabi	Elizabeth Nabi		64 Whittcomb Rd	11/9/25
19	Cheryl Domina	Cheryl Domina		227 Sunway Lake Rd	11/9/25
20	Audra Perlman	Audra Perlman		1239 Old Homestead Hwy	11/9/25
21	Joshua Mocik			4 Cross St	11/10/25
22	DAVED JONES			23 CAUSEWAY RD	11/10/25
23	Lauri Blouin	Lauri Blouin		60 Troy Hill Rd	11/10/25
24	KATHERINE JONES	Katherine Jones		23 CAUSEWAY RD	11/10/25
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SH COPE

base hill rd ~~zoning~~ LOT 3

Town of Swanzey, NH

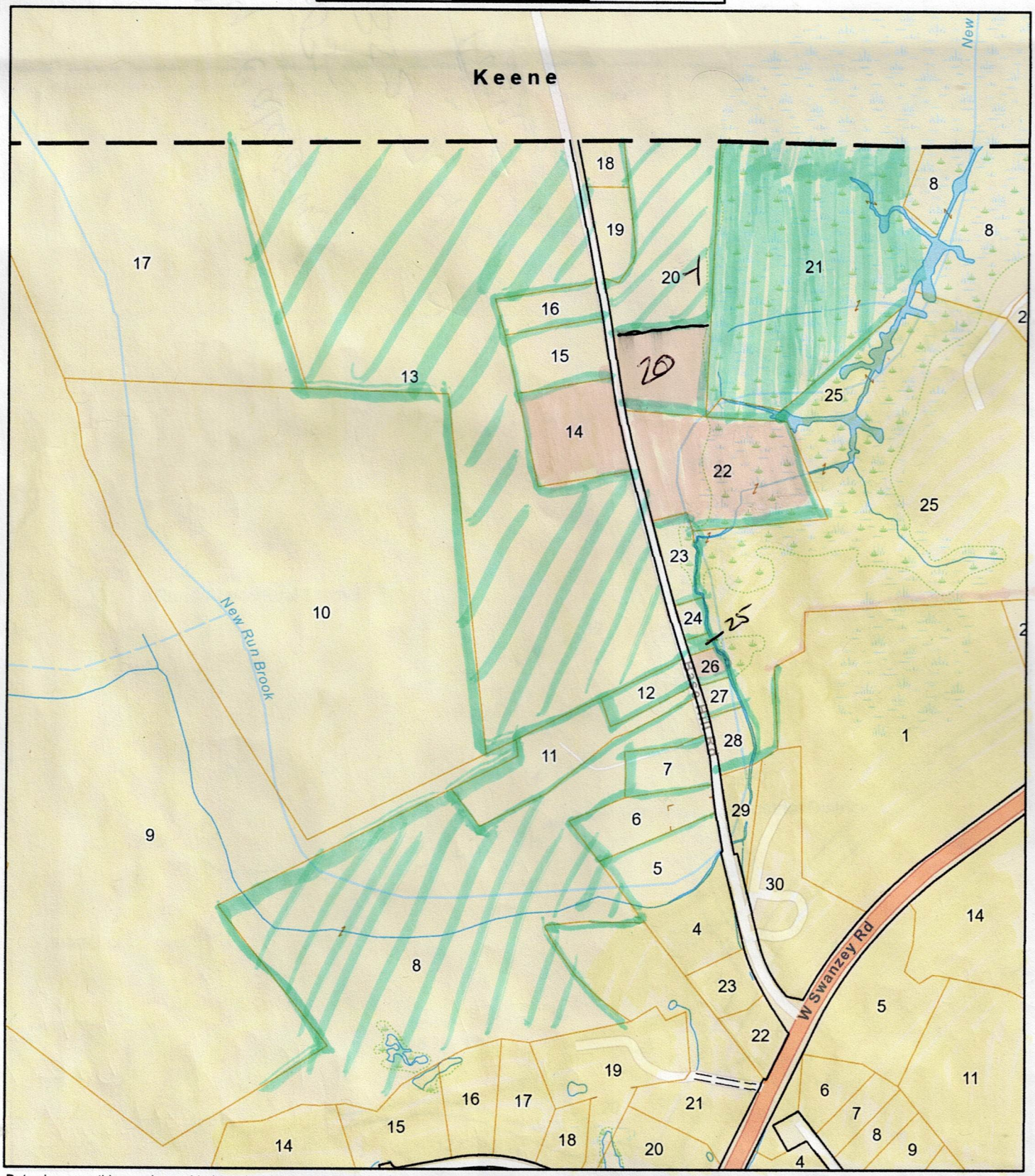
1 inch = 571 Feet

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September 26, 2024

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



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RURAL Agricultural Residential BUSINESS (STAYS) WANT ZONED

base hill rd zoning

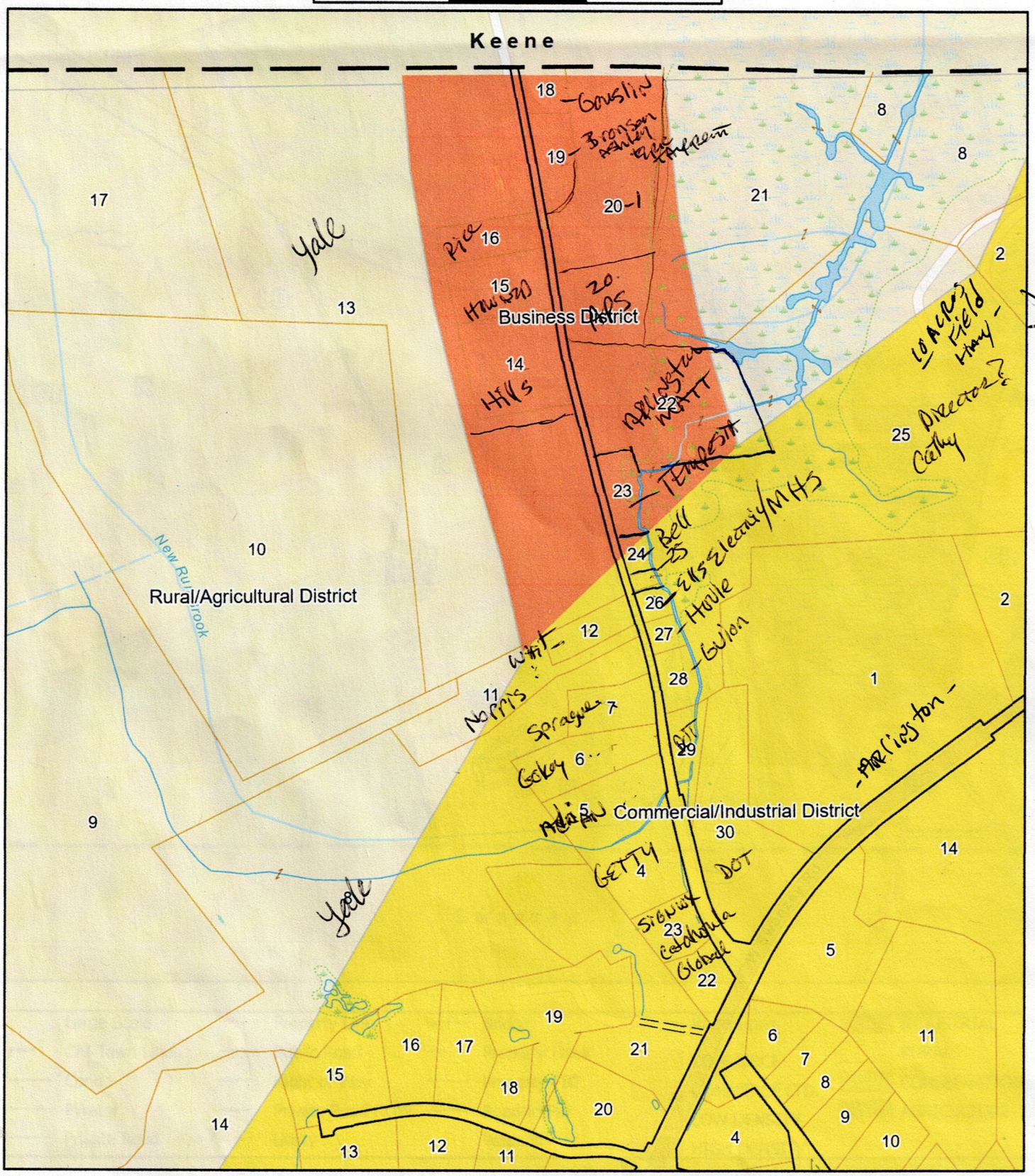
Town of Swanzey, NH

1 inch = 559 Feet

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September 26, 2024

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(13) TOTAL LOTS - FOUR ON WEST / REST ON EAST

7 & 8 Residential

(13) TOTAL LOTS

IS WHAT its zoned NOW -

Town of Swanzey, NH

November 13, 2025

1 inch = 300 Feet

0 300 600 900

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Planning Staff's Interpretation of Provided Map

Keene

Section of Map 203 Lot 25 to be rezoned to residence (equal to abutting lots). The rest stays as is.

Buffum Rd

W Swanzey Rd

LEGEND

Residence

Rural/Agricultural

No Change

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Article 2 To vote by ballot on the following amendments proposed by the Swanzey Planning Board to the Town of Swanzey Zoning Ordinance (new text in *italics*, deleted text in ~~strikethrough~~):

Amendment No. 1 Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board to replace Section VII of the Town of Swanzey Zoning Ordinance with a new Section VII, in order to amend the definition of the Wetlands Conservation District, establish revised provisions for permitted uses, and adopt a procedure for conditional uses?

The full language of this amendment is available for inspection at the Town Clerk's office.

Amendment No. 2 Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section III-AA, Article A.3 and A.6 to read as follows:

> **A. Attached** accessory dwelling units (AADU) shall be permitted as an accessory use in all zoning districts that permit single-family dwellings. One attached accessory dwelling unit shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without an attached accessory dwelling unit.
>
> ~~3. An interior door shall be provided between the principal dwelling unit and the attached accessory dwelling unit. A second means of egress from the AADU shall be provided.~~
>
> 6. Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the AADU. The principal dwelling unit shall provide two parking spaces; the AADU shall provide one parking space. ~~for each bedroom contained in the AADU.~~
>
> **Required by HB 577. If this fails, we need to insert technical note into ordinance.**

Amendment No. 3 Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section III-AA, Article B and B.6 to read as follows:

> **B. Detached** Accessory Dwelling Units (DADU) shall be permitted ~~by Special Exception only~~ in all zoning districts that permit single-family dwellings. Only one DADU shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without a ~~detached accessory dwelling unit~~ *DADU.*
>
> ~~Requirements/Limitations~~
> ~~In granting a Special Exception for a DADU, the Zoning Board of Adjustment must find that:~~
> 6. Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the DADU. The principal dwelling unit shall provide two parking spaces; the DADU shall provide one parking space. ~~for each bedroom contained in the DADU.~~
>
> **Required by HB 577. If this fails, we need to insert technical note into ordinance.**

Amendment No. 4 Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section IV, Article A.1.b to read as follows:

1. ~~PERMITTED USES~~ USES PERMITTED. In the Rural/Agricultural District, no buildings or premises shall be erected, altered or used and no land shall be used for any purposes except:

> b. ~~(Item moved to Section IV.A.2.j. Amended March 10, 1998)~~ *Two-family dwelling;*

Amend Section IV, Article A.2.g to read as follows:

2. In addition to the aforementioned permitted uses, the following are permitted after the issuance of a Special Exception by the Board of Adjustment:

> ~~g. Two-family dwelling. The Density requirement for a two-family dwelling shall be three and one-half (3-1/2) acres, unless connected to public sewer;~~

Amendment No. 5 Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section III, Article Q.1 to read as follows:

1. Off-street parking shall be provided as shown in the following table:

One-family dwelling & two-family dwelling	~~2 spaces per unit~~ *1 space per unit*
Multi-family dwelling	~~1.5 spaces for 1st bedroom plus 0.5 spaces for each additional bedroom~~ *1 space per unit*

Required by SB 284. If this fails, we need to insert technical note into ordinance.

Amendment No. 6 Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board, to amend the Swanzey Zoning Map as follows:

Rezone the following parcels by moving them to the Residence District:

Map 210, Lots 12, 13, 14.

Map 219, Lots 38, 39, 40, 41, 42, 43, 44, 46, 50, 51, 58, 59, 60, 61, 62, 63.

Map 220, Lots 56, 57, 64, 118, 121, 127, 133.

Town of Swanzey, NH

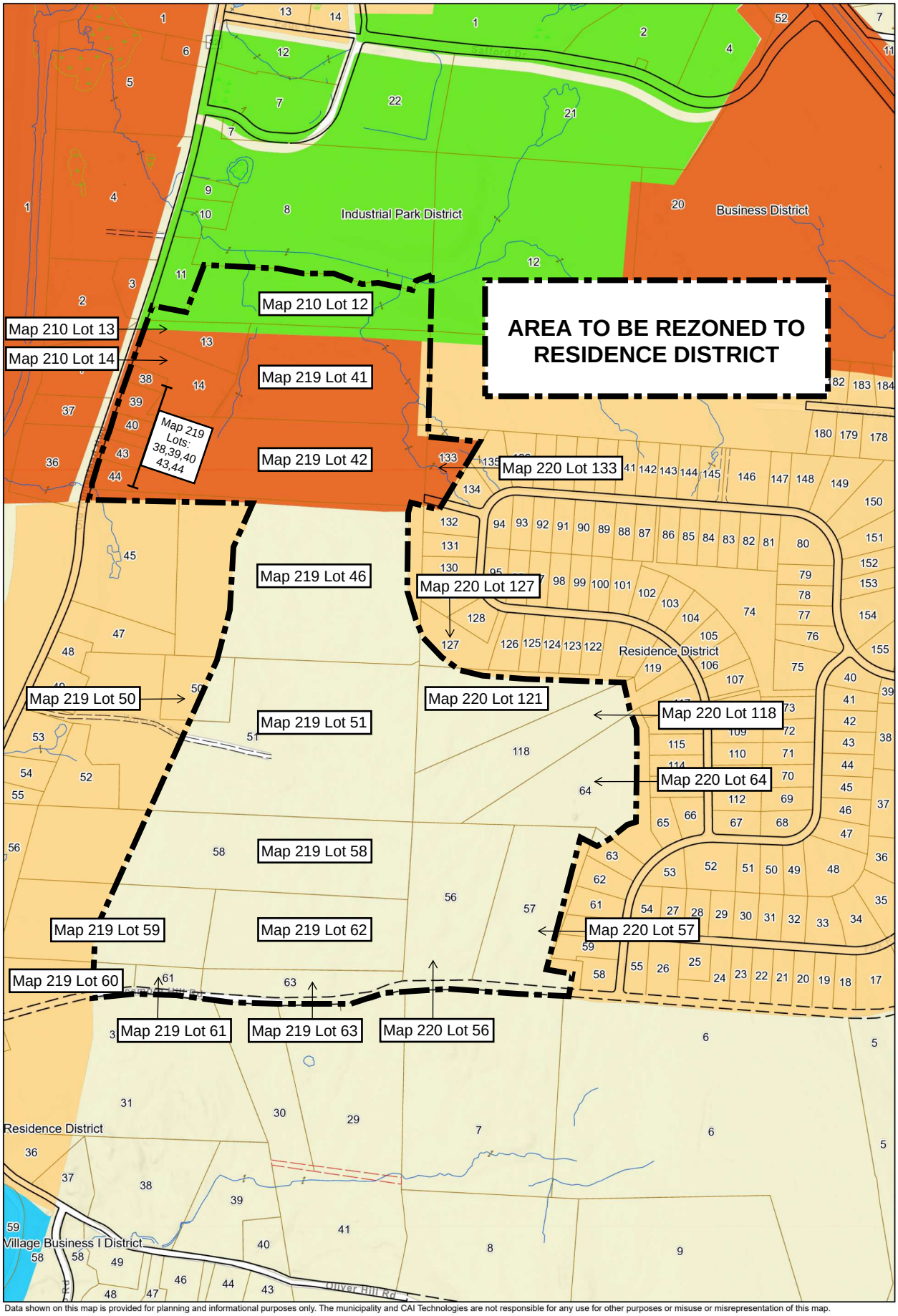
September 18, 2025

1 inch = 553 Feet

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TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
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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: December 11, 2025

RE: Site Plan Review Application #25-017 – Twinkle Town Parking Expansion – Tax Map 220 Lot 191

Summary:

Fieldstone Land Consultants have submitted a site plan review application on behalf of Paul Thomas for the proposed expansion of the parking area at 3 Arrowcrest Drive. The application includes the construction of a 5,400 square foot hard packed gravel parking lot on the northwestern portion of the property. The subject parcel is identified as Tax Map 220, Lot 191, and is in the Business District.

The applicant is seeking waivers to the following:

13. Landscape Plan

20. Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use.

21. Location and type of proposed sewage disposal system.

22. Architectural Plans.

Notice of the public hearing was mailed to abutting property owners on December 4. It was also posted in three public locations and on the Town's website on December 4, and published in the *Keene Sentinel* on December 13. Department Heads were notified of the application on December 1.

The 1.53 acre property is located on the west side of NH Route 12 at its intersection with Arrowcrest Drive. It has approximately 200 feet of frontage on NH Route 12 and 270 feet of frontage on Arrowcrest Drive. Access to the proposed parking area will be provided via the existing curb cut on Arrowcrest Drive. The plan proposes 20 parking spaces; however, it is unclear whether the existing parking area will remain. Additionally, no ADA-compliant spaces are shown on the site plan.

Applicable Ordinances and Regulations:

Off-Street Parking
Parking requirements for this type of use is not abundantly clear in our ordinance. Based on the chart in Section III, Article Q, we should measure the number of spaces needed as a "place of public assembly not measurable in terms of seats".

Place of public assembly not measurable in terms of seats	1 space per 500 square feet gross floor area

The existing buildings have a combined gross floor area of 2,254 square feet, meaning the number of proposed parking spaces exceeds the minimum required. However, the plan must include one van accessible ADA parking space, which is not currently shown.

Site Plan Review Regulations:

The Site Plan Review Regulations require the Planning Board to evaluate proposed developments across several categories, including parking and loading, access and traffic flow, lighting, landscaping and screening, stormwater management, utilities, and architectural design. Staff has reviewed the submitted plans and notes the following deficiencies. Except as noted below, staff finds the site plan to be in compliance with the Site Plan Review Regulations.

2. Off-street parking and loading requirements.

g. Landscaping in Parking Areas:

> **i.** Parking areas shall be landscaped with trees and shrubs to effectively reduce the visual impact of glare, headlights and parking lot lights from the public right-of-way and from adjacent properties.
>
> **ii.** A minimum of one (1) tree 3" in diameter required for every thirty (30) feet along the perimeter of the parking area where parking spaces are provided.

4. Illumination/Lighting

b. No light shall be used to illuminate any sign except steady white light. Sign lighting shall be installed and arranged so as not to reflect or cause glare upon abutting properties, highways or roads.

c. Moving, fluttering, blinking or flashing lights or signs shall not be permitted.

d. Outdoor lighting shall be restricted to that which is necessary for advertising, safety, and security of the development.

e. Fixtures and locations must be approved by the Board.

Staff Comments:

1. Provide one van accessible ADA space.
2. Ensure walkways from parking lot to ice cream stand / seating areas are ADA accessible.
3. Landscaping might be needed to comply with the *landscaping in parking areas* standards found within the Site Plan Review Regulations. See deficiencies above.
4. More information is needed on the proposed pole mounted lighting. See deficiencies above.
5. All local, State, and Federal Permits as required

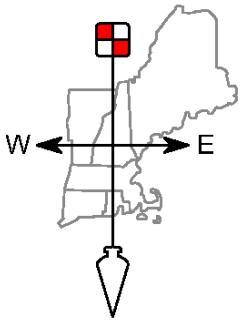
Conservation Commission Comments:

1. We request that the Planning Board postpone review so we can discuss at our January 6 meeting.

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: November 26, 2025

Re: 3 ARROWCREST DRIVE
Site Plan Applications
Tax Map Parcel 220, LOT 191, 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	5/26/25		Site Plan Application & Checklist
1			Abutters List & Labels
1			Letter of Authorization (Owner & Applicant)
4	5/26/25		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:
Hi Adam, We are submitting an application for an expansion to the parking lot behind the Twinkle Town business. If you have any questions or need any additional information, please let me know. Thank you,

John Noonan

Project No. 1744.02

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:
PAUL F. THOMAS
3 ARROWCREST DRIVE, SWANZEY, NH 03446

Preferred Telephone: (603) 352-6784 Email: twinkletownminigolf@yahoo.com

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

Preferred Telephone: _____ Email: _____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
CHAD E. BRANON - FIELDSTONE LAND CONSULTANTS, PLLC
45 ROXBURY STREET, KEENE, NH 03431

Preferred Telephone: 603-672-5456 Email: CEBRANON@FIELDSTONELANDCONSULTANTS.COM

4. Street Address of Proposed Project: 3 ARROWCREST DRIVE

5. Zoning District(s): BUSINESS DISTRICT (B) Tax Map# 220 Lot#(s) 191

6. Proposed Permitted Use (Per Zoning): COMMERCIAL BUSINESS
USE REMAINS THE SAME. PROPOSAL IS FOR THE EXPANSION OF AN EXISTING GRAVEL PARKING LOT TO THE REAR OF
THE EXISTING BUSINESS (TWINKLE TOWN MINI GOLF & ICE CREAM CONCESSION STAND)

7. Project Name: TWINKLE TOWN - PARKING LOT EXPANSION

8. Area of Lot in Square Feet and Acres: 66,653 S.F. (1.53 ACRES)

9. Traffic Volume on Adjacent Major Streets: 9,238 TRIPS PER NHDOT (RT. 12)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 40 TRIPS

11. Gross Floor Area of Existing Buildings (Square Feet): 2,254 SF footprint (2,613 SF interior size)

12. Gross Floor Area of Additions (Square Feet): 0 (NONE PROPOSED)

13. Gross Floor Area of New Buildings (Square Feet): 0 (NONE PROPOSED)

14. Total Number of Employees: 2-3 Employees

15. Hours of Operation: 10 AM - 8 PM (no winter hours)

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.

11/26/25 _____ _____

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.

11/26/25 _____

Date Signature

I hereby authorize FIELDSTONE LAND CONSULTANTS to act as my agent and represent me before the Swanzey Planning Board.

Signed (Owner): see LOA Date: 11/26/25

Signed (Agent): _____ Date: 11/26/25

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'.	✔		
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.		✔	No change
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.	✔		
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.		✔	N/A

FIELDSTONE
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www.FieldstoneLandConsultants.com

Date: 11/26/25

FLC#1744.02 / CJC

List of Abutters
Tax Map 220 Lot Number 191
Swanzey, New Hampshire

Map 220 Lot 174
Schilaifer LV Tr, Genevieve D
%Paul & Rene' Westland PO Box 288
Swanzey, NH 03446

Map 220 Lot 190
Broadvest Corp
PO Box 10048
Swanzey, NH 03446

Map 220 Lot 193
Wilson, Clifford G & Fay I
350 Monadnock Hwy
Swanzey, NH 03446

Map 220 Lot 194
JMK Rev Trust Kendall, James M, Trustee
140 Anchor Dr.
Verno beach, FL 32963

Map 220 Lot 172, 173, 191, 192 (Applicant)
Thomas, Paul F & Kattareeya
Nancy J Sranton & David M. THO
3 Arrowcrest Dr.
Swanzey, NH 03446

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

Date; 11/26/25

FLC#1744.02 / CJC

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Swanzey, NH 03446

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140 Anchor Dr.
Verno beach, FL 32963

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Swanzey, NH 03446

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

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3 Arrowcrest Dr.
Swanzey, NH 03446

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

November 25, 2025

RE: Paul F. Thomas
Marcy Hill Road, Arrowcrest Drive & 373 Monadnock Highway - Swanzey, NH
Tax Map 220 Lots 171, 173 & 191

To Whom It May Concern:

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

Very truly yours,

Owner:

Signature: Paul Thomas Print: PAUL THOMAS Date 11/26/25

SHEET INDEX

PAGE	SHEET	TITLE
1	SP-1	SITE PLAN
2	EX-1	EXISTING CONDITIONS PLAN
3	DT-1	CONSTRUCTION DETAILS

LEGEND:

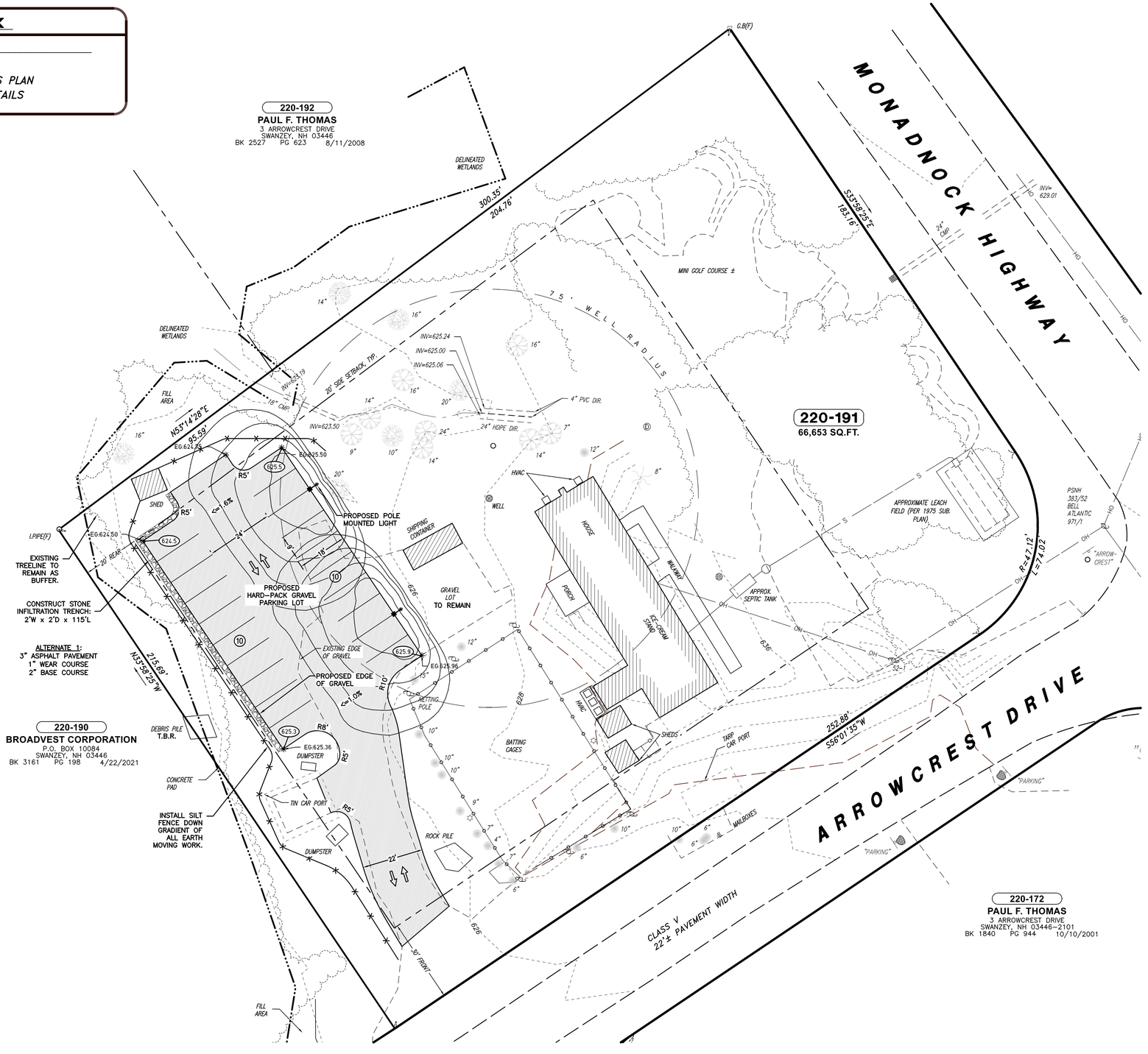
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 480 — 10' CONTOUR INTERVAL
- 482 — 2' CONTOUR INTERVAL
- STOCKADE FENCE
- CHAIN-LINK FENCE
- WIRE FENCE
- CULVERT
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- (D) DRAIN MAN-HOLE
- SEWER CLEAN-OUT
- WATER SHUT-OFF
- (W) WELL
- L.F. LEACH FIELD
- ROCK / BOULDER
- I.PIPE(F) IRON PIPE FOUND
- N.H.C.B.[*] NH CONCRETE BOUND PER REF. PLAN 3
- UTILITY POLE & GUY WIRE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- DOUBLE SIGN POST
- SINGLE SIGN POST
- 16-20-29 TAX MAP & LOT NUMBER
- EXISTING BUILDING

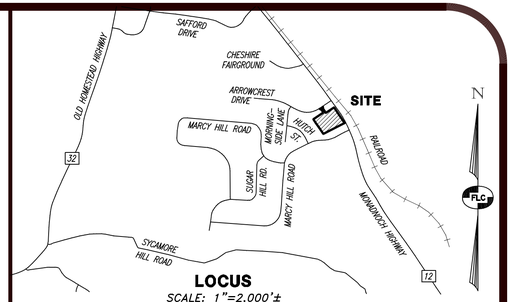
NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY

22B	COLTON GRAVELLY SANDY LOAM 3 TO 8% SLOPES
79C	PERU FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
395	CHOCORUA MUCKY PEAT
495	OSSIPEE MUCKY PEAT





LOCUS

SCALE: 1"=2,000'±

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 220 LOT 191 IS PAUL F. THOMAS, 3 ARROWCREST DRIVE, SWANZEY, NH 03446. DEED REFERENCE TO LOT 220-171 IS BK.3253 PG.811 DATED JULY 26, 2023, LOT 220-173 IS BK.1538 PG.883, DATED OCTOBER 25, AND LOT 220-191 IS BK.3136 PG.1126 DATED NOVEMBER 6, 2020 RECORDED IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED PARKING LOT AND SITE IMPROVEMENTS ON TAX MAP 220 LOT 191.
3. THE TOTAL AREA OF TAX MAP 220 LOT 191 IS 1.53 ACRES WITH 183.16 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 326.90 FT OF FRONTAGE ALONG ARROWCREST DRIVE.
4. ZONING FOR THE PARCEL IS THE BUSINESS (B) DISTRICT.

BUSINESS DISTRICT (B)	REQUIRED
MIN. LOT AREA	1 ACRE
MIN. LOT FRONTAGE	125 FT
MIN. FRONT SETBACK FEEDER ROAD	30 FT
MIN. FRONT SETBACK	30 FT (ROUTE 12)
MIN. SIDE SETBACK	20 FT
MIN. REAR SETBACK	20 FT
ABUTTING RES. DWELLING	50 FT

5. EXISTING IMPROVEMENTS & 2 FT CONTOUR TOPOGRAHY SHOWN ARE THE RESULT OF A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025. LOT LINES DEPICTED HEREON ARE SHOWN PER PHYSICAL EVIDENCE RECOVERED, CURRENT DEEDS AND THE REFERENCE PLAN NOTED HEREON. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
7. SUBJECT PARCELS ARE OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 33005C0288E, EFFECTIVE DATE 5/23/2006.
8. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A STRATIFIED DRIFT AQUIFER PER THE U.S. GEOLOGICAL SURVEY WATER-RESOURCES INVESTIGATIONS REPORT 92-4013 FOR THE GEOHYDROLOGY AND WATER QUALITY OF STRATIFIED-DRIFT AQUIFERS IN THE LOWER CONNECTICUT RIVER BASIN, SOUTHWESTERN NEW HAMPSHIRE BY BY RICHARD BRIDGE MOORE, CAROLE D. JOHNSON, AND ELLEN M. DOUGLAS. TRANSMISSIVITY IS LESS THAN 2000 FEET SQ./DAY.
9. PORTIONS OF THE PROPERTY ARE SUBJECT TO THE WETLANDS CONSERVATION OVERLAY DISTRICT. NO LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE FEET TO ANY DESIGNATED WETLAND. NO WETLAND IMPACTS ARE ASSOCIATED WITH THIS PROPOSAL.
10. THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS NOTED. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

GRAPHIC SCALE

20' 10' 0 20' 40' 60'

IMPERIAL: 1"=20'

REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE PLAN

TAX MAP 220 LOT 191

(3 ARROWCREST DRIVE)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PAUL F. THOMAS

3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 20' NOVEMBER 26, 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: 1744SP02.dwg	PROJ. NO. 1744.02	SHEET: SP-1	PAGE NO. 1 OF 3

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
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- L.PIPE(F) IRON PIPE FOUND
- N.H.C.B.[*] NH CONCRETE BOUND PER REF. PLAN 3
- UTILITY POLE & GUY WIRE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- DOUBLE SIGN POST
- SINGLE SIGN POST
- 220-173 TAX MAP & LOT NUMBER
- EXISTING BUILDING

220-192
PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446
BK 2527 PG 623 8/11/2008
(RESIDENTIAL)

220-191
66,653 SQ.FT.

220-190
BROADVEST CORPORATION
P.O. BOX 10084
SWANZEY, NH 03446
BK 3161 PG 198 4/22/2021
(UNMANAGED/VACANT)

220-172
PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446-2101
BK 1840 PG 944 10/10/2001
(COMMERCIAL USE)

220-173
7.150 ACRES
311,468 SQ.FT.

220-171
2.993 AC.
130,391 SQ.FT.

220-174
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998
(RESIDENTIAL)

220-175
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998
(RESIDENTIAL)

220-168
HILLARY A. & MARK A. ROULEAU
14 HUTCH STREET
SWANZEY, NH 03446
BK 2850 PG 686 11/27/2013
(RESIDENTIAL)

220-169
ANDREW J. WILDER
18 HUTCH STREET
SWANZEY, NH 03446
BK 3056 PG 322 2/20/2019
(RESIDENTIAL)

220-194
JMK REVOCABLE TRUST
140 ANCHOR DRIVE
VERO BEACH, FL 32963
BK 3108 PG 618 4/21/2020
(MONADNOCK HIGHWAY)
(VACANT LAND)

MONADNOCK HIGHWAY
ARROWCREST DRIVE
MARCY HILL ROAD
STICKNEY HILL RD.
SYCAMORE HILL ROAD
MONADNOCK HIGHWAY
MINI GOLF COURSE ±
SHED
SHIPPING CONTAINER
HOUSE #373
WELL
GAZEBO
GARAGE
BARN
GRAVEL DRIVEWAY
PORCH
TIN CAR PORT
DUMPSTER
BATTING CAGES
SHEDS
TARP CAR PORT
HALFBOXES
CONCRETE PAD
DEBRIS PILE
ROCK PILE
FILL AREA
"DEAD END"
"STOP"
"PARKING"
"SWANZEY IMPORT AUTO SALES"
HOUSE 2 STRY.
SATELLITE DISH
GRAVEL AREA
HOUSE 1STRY.
SHED
"ARROW-CREST"
"30 MPH"
"STOP AHEAD"
GRAVEL DRIVE
MINIMUM BUILDING SETBACK (TYP.)
LAND-SCAPING SUPPLIES
FILL PILE
GARAGE
DELINEATED WETLANDS
LOG STORAGE AREA
STOR-AGE
METAL CONTAINER
CANOPY
CRUSHED STONE
LOAM PILE
GARAGE 1STRY. TIMBER
LEACH FIELD ±
FORKLIFT ATTACHMENTS
LOGS
(RENTER REMOVING) LOAM
(RENTER REMOVING) TILLERS, ATVS, PALLETS
BENCHES AND PALLETS
(RENTER REMOVING)
SHIPPING CONTAINER
W/F BUILDING
SIGN PEDESTAL
RET. WALL
CONC. BLOCKS
SIGN
"T" INTER-SECTION
METER, FP452-1
METER, PSNH 383/56-1
"RTE 12 MILE 15"
CLASS I - TIER 2 32' PAVEMENT WIDTH - ASSUMED ARDD R.O.W.
N. H. ROUTE 12
22B
495
395
79C
DELINEATED WETLANDS
MATCHLINE
SHEET-2
SHEET-1
ZONELINE
CLASS V 22'± PAVEMENT WIDTH
N56°03'34"E 110.00'
S33°56'26"E 105.00'
N33°56'26"W 524.80'
N56°03'34"E 317.71'
N33°05'55"W 125.47'
N33°08'16"W 180.00'
S62°51'54"W 629.70'
S33°56'26"E 497.00'
S27°29'05"E 62.32'
S24°37'10"E 118.13'
N53°58'25"W 215.69'
S33°58'25"E 183.16'
N53°14'58"E 95.59'
N56°01'55"W 252.86'
Δ=89°59'33" L=47.12' R=30.00'
Δ=13°30'26" L=35.32' R=150.00'
R=471.02'
L=471.02'
R=47.12'
INV= 629.01'
INV= 625.52'
INV= 624.39'
INV= 623.50'
INV= 625.24
INV= 625.05
INV= 623.19
INV= 619.30'
INV= 619.48'
INV= 620.85'
INV= 619.49'
INV= 622.81'
PSNH 383/52 BELL ATLANTIC 971/1
PSNH 383/555 FP452.5
PSNH 383/55
PSNH 383/57
PSNH 383/53-2 VZ 9010/3
PSNH 58 451 NETCO
NETCO 123/453 PSNH 383/535
NETCO 452
353/53 NETTCO 9010/1
83/3-1 NETTCO 9010/2
BELL ATL 1-1
NH GRID MERIDIAN
1.5°±

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 22B COLTON GRAVELLY SANDY LOAM 3 TO 8% SLOPES
- 79C PERU FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
- 395 CHOCORUA MUCKY PEAT
- 495 OSSIPEE MUCKY PEAT

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCE PLANS

CERTIFICATION:

WETLANDS WERE DELINEATED IN THE FIELD IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2023.

DATE: 11/26/25

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

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025."

DATE: 11/26/25

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

SAYFORD DRIVE
CHESHIRE FAIRGROUND
OLD HANCESTER HIGHWAY
ARROWCREST DRIVE
SITE
MARCY HILL ROAD
MORNING-SIDE LANE
HUTCH
STICKNEY HILL RD.
MARCY HILL ROAD
RAILROAD
MONADNOCK HIGHWAY
SYCAMORE HILL ROAD
32
12
91

LOCUS
SCALE: 1"=2,000'±

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 220 LOT 171 AND TAX MAP 220 LOT 173 IS PAUL F. THOMAS, 3 ARROWCREST DRIVE, SWANZEY, NH 03446. TAX MAP 220 LOT 191 IS DAVID M. THOMAS REVOCABLE TRUST OF 2017, 3 ARROWCREST DRIVE, SWANZEY, NH 03446.

   DEED REFERENCE TO LOT 220-171 IS BK.3253 PG.811 DATED JULY 26, 2023, LOT 220-173 IS BK.1538 PG.883, DATED OCTOBER 25, 1995 AND LOT 220-191 IS BK.3136 PG.1126 DATED NOVEMBER 6, 2020 RECORDED IN THE C.C.R.D.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 220 LOT 171, TAX MAP 220 LOT 173, AND TAX MAP 220 LOT 191.

3. THE TOTAL AREA OF EACH LOT IS AS FOLLOWS:

   A. TAX MAP 220 LOT 173 IS 7.15 ACRES WITH 110.00 FT. OF FRONTAGE ALONG ARROWCREST DRIVE AND 497.00 FT. OF FRONTAGE ALONG NH ROUTE 12 PER REFERENCE PLAN NO. 1 NOTED HEREON.
   B. TAX MAP 220 LOT 171 IS 2.99 ACRES WITH 180.45 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 964.02 FT ALONG MARCY HILL ROAD.
   C. TAX MAP 220 LOT 191 IS 1.53 ACRES WITH 183.16 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 326.90 FT OF FRONTAGE ALONG ARROWCREST DRIVE.

4. ZONING FOR THE PARCEL IS THE BUSINESS (B) DISTRICT.

BUSINESS DISTRICT (B)	REQUIRED
MIN. LOT AREA	1 ACRE
MIN. LOT FRONTAGE	125 FT
MIN. FRONT SETBACK FEEDER ROAD	30 FT
MIN. FRONT SETBACK	30 FT (ROUTE 12)
MIN. SIDE SETBACK	20 FT
MIN. REAR SETBACK	20 FT
ABUTTING RES. DWELLING	50 FT

5. EXISTING IMPROVEMENTS & 2 FT CONTOUR TOPOGRAHY SHOWN ARE THE RESULT OF A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025. LOT LINES DEPICTED HEREON ARE SHOWN PER PHYSICAL EVIDENCE RECOVERED, CURRENT DEEDS AND THE REFERENCE PLAN NOTED HEREON. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.

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

7. SUBJECT PARCELS ARE OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 33005C0288E, EFFECTIVE DATE 5/23/2006.

8. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A STRATIFIED DRIFT AQUIFER PER THE U.S. GEOLOGICAL SURVEY WATER-RESOURCES INVESTIGATIONS REPORT 92-4013 FOR THE GEOHYDROLOGY AND WATER QUALITY OF STRATIFIED-DRIFT AQUIFERS IN THE LOWER CONNECTICUT RIVER BASIN, SOUTHWESTERN NEW HAMPSHIRE BY BY RICHARD BRIDGE MOORE, CAROLE D. JOHNSON, AND ELLEN M. DOUGLAS. TRANSMISSIVITY IS LESS THAN 2000 FEET SQ./DAY.

9. PORTIONS OF THE PROPERTY ARE SUBJECT TO THE WETLANDS CONSERVATION OVERLAY DISTRICT. NO LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE FEET TO ANY DESIGNATED WETLAND.

10. THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS NOTED. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN

TAX MAP 220 LOT 171, 173, & 191
(MARCY HILL ROAD, 373 MONADNOCK HIGHWAY, & 3 ARROWCREST DRIVE)
SWANZEY, NEW HAMPSHIRE

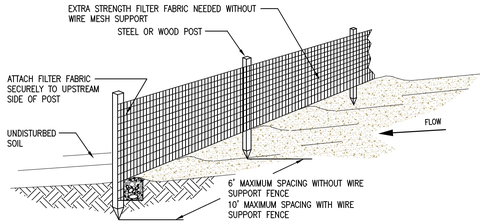
PREPARED FOR & LAND OF:

PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

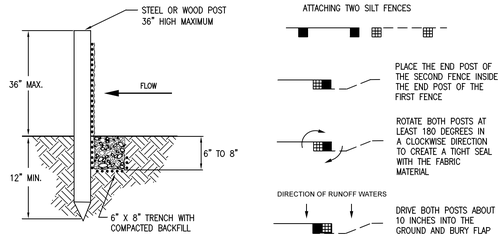
SCALE: 1" = 50' SEPTEMBER 26, 2025

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



PERSPECTIVE VIEW



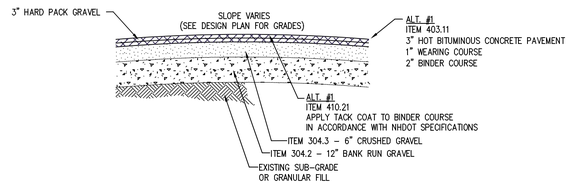
SECTION VIEW

ATTACHING TWO SILT FENCES

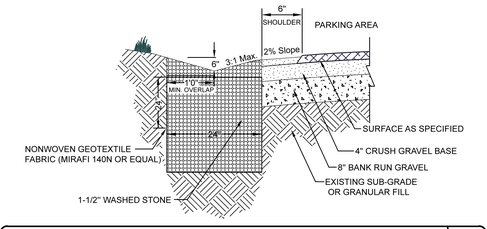
NOTES:

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.

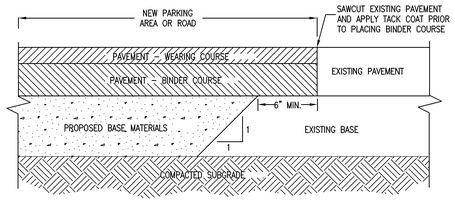
SILT FENCE	1 DT - 1



PARKING LOT SECTION	2 DT - 1

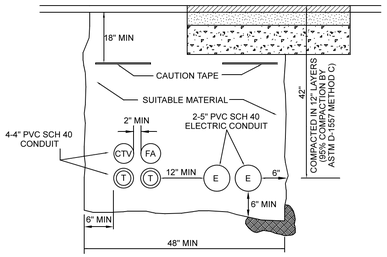


STONE DRAIN / LEACHING TRENCH	3 DT - 1



NOTE:
1. SEE ROADWAY FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

PAVEMENT MATCH	4 DT - 1



NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.

TYPICAL UTILITY TRENCH	5 DT - 1

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 – KNOW WHAT'S BELOW

811 DigSafe MA. ME. NH. RI VT

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSTRUCTION DETAILS

TAX MAP 220 LOT 191
(3 ARROWCREST DRIVE)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 20' NOVEMBER 26, 2025

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

W E

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

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: December 15, 2025

RE: Site Plan Review Application #25-018 – Paul Thomas Storage Structure – Tax Map 220 Lot 173

Summary:

Fieldstone Land Consultants have submitted a site plan review application on behalf of Paul Thomas for the construction of a storage structure at 373 Monadnock Highway. The application includes the construction of a 5,000 square foot building to be used for the storage of maintenance equipment for Tax Map 220 Lots 191 (Twinkle Town) and 173. The subject parcel is identified as Tax Map 220, Lot 173, and is in the Business District.

The 7.2-acre property is located on the west side of NH Route 12 at its intersection with Arrowcrest Drive. It has adequate frontage both *before* and *after* the proposed subdivision and boundary line adjustment. The proposed building will be used to store equipment for maintaining Lot 173 and will therefore function as an accessory use. Water and septic service are not proposed for this structure; however, underground electric service will be installed.

The applicant is not seeking any waivers.

Notice of the public hearing was mailed to abutting property owners on December 4. It was also posted in three public locations and on the Town's website on December 4, and published in the *Keene Sentinel* on December 13. Department Heads were notified of the application on December 1.

Applicable Ordinances and Regulations:

Section III, Article T

No building or structure in any district shall be greater than forty-five (45) feet.

Section V, Article B.1.s

Uses Permitted

s. Accessory uses which are clearly incidental to the uses permitted herein. (Amended March 8, 2022)

Site Plan Review Regulations:

The Site Plan Review Regulations require the Planning Board to evaluate proposed developments across several categories, including parking and loading, access and traffic flow, lighting, landscaping and screening, stormwater management, utilities, and architectural design. Except as noted below, staff finds the site plan to be in compliance with the Site Plan Review Regulations.

12. Architectural Plans. No permit shall be granted for a commercial, industrial or multi-family building unless an architectural plan drawn to scale meets all of the requirements of the Planning Board. Specifications shall have been filed with and approved by the Planning Board.

a. The Architectural Plans shall, at a minimum, indicate the following:
   i. Floor plan(s);
   ii. Building elevations (all four sides);
   iii. The shape of the building, including rooflines which, in the opinion of the Planning Board, must be in accord with other buildings in the neighborhood;
   iv. The style of windows and doors to be installed on the building;
   v. The type of building material to be used on the exterior of the building, including color renderings; and
   vi. The Board may request details, and other plans (axonometric, details, etc.) should they believe that it is in the best interests of the community in the review of the project.

b. The evaluation of the following appearance factors will govern the Planning Board's decisions on whether the proposed building designs are acceptable:

   i. Building materials and color considerations;
   ii. Harmony and compatibility of project compared to existing site and neighborhood; neighborhood shall be defined as the area within a one-half mile radius of the proposed site, regardless of the zoning district;
   iii. Lighting design (only lighting visible from the exterior of the building); and
   iv. Retention, alteration, or removal of existing structures and site features.

Staff Comments:

1. More detailed architectural plans must be submitted. These plans must adhere to the Site Plan Review Regulations.
2. All local, State, and Federal Permits as required

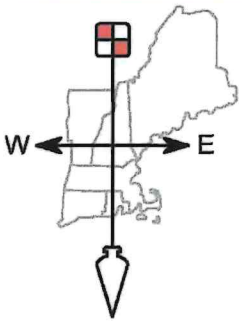
Conservation Commission Comments:

1. We request that the Planning Board postpone review so we can discuss at our January 6 meeting.

Attachments:

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

LETTER OF TRANSMITTAL



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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: November 26, 2025

Re: Paul F. Thomas - 373 Monadnock Highway
Site Plan Application - Storage Building Development
Tax Map Parcel 220-171 & 220-173 - 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			Site Plan Application & Checklist
1			Abutters List & Labels
1			Letter of Authorization
1			Architectural Rendering
4			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:
Hello Adam, we are submitting the above listed items for the next Planning Board meeting. Please let me know if you need any additional submission materials or have any questions.
Thank you,

Charlie Ritchie

Chuck L. Ritchie, E.I.T.

Project No. 1744.01

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:
   Paul F. Thomas
   3 Arrowcrest Drive, Swanzey, NH 03446
   Preferred Telephone:_____ Email:_____
2. Name and address of applicant (if different):
   Same as owner
   Preferred Telephone:_____ Email:_____
3. Name and address of surveyor or other professional whose name and seal appear on the plat:
   Chad Branon, P.E. & Michael Ploof, LLS (Fieldstone Land Consultants, PLLC)
   206 Elm Street, Milford, NH 03055
   Preferred Telephone: (603) 672-5456 Email: cebranon@fieldstonelandconsultants.com
4. Street Address of Proposed Project: 373 Monadnock Highway, Swanzey, NH 03446
5. Zoning District(s): Business District Tax Map# 220 Lot#(s) 171 & 173
6. Proposed Permitted Use (Per Zoning): Storage Building
7. Project Name: Storage Building Development
8. Area of Lot in Square Feet and Acres: 441,859 SF (10.14 Acres)
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: 35 Trips
11. Gross Floor Area of Existing Buildings (Square Feet): 1,271 SF
12. Gross Floor Area of Additions (Square Feet): N/A
13. Gross Floor Area of New Buildings (Square Feet): 5,000 SF
14. Total Number of Employees: None (storage building)
15. Hours of Operation: None Specified (storage building)

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.

11/26/2025 Charlie Rothe (Agent)
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.

11/26/2025 Charlie Rothe (Agent)
Date Signature

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

Signed (Owner): *See attached letter of Authorization* Date: _____

Signed (Agent): Charlie Rothe Date: 11/26/2025

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

PLAT SUBMISSION CHECKLIST

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

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

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

Date: 11/26/25

FLC#1744.00 / CLR1

List of Abutters
Tax Map 220 Lot 173 & 191
Swanzey, New Hampshire

Map 220 Lot 170, 171, 172, 191 & 192
Paul F. Thomas
3 Arrowcrest Drive
Swanzey, NH 03446

Map 220 Lot 05
Black Belt LLC
59 Bonanno CT
Methuen, MA 01844

Map 220 Lot 06
Kretschmar Revocable Trust
Gerald H. & Caroline J.
34 Marcy Hill Road
Swanzey, NH 03446

Map 220 Lot 10
Wendell G. & Bette Ingalls Page
64 Marcy Hill Road
Swanzey, NH 03446

Map 220 Lot 168
Hillary A. & Mark A. Rouleau
14 Hutch Street
Swanzey, NH 03446

Map 220 Lot 169
Andrew J. Wilder
18 Hutch Street
Swanzey, NH 03446

Map 220 Lot 170
Keith A. & Heidi A. Helenius Promisel
22 Hutch Street
Swanzey, NH 03446

Map 220 Lot 174 & 175
Genevieve D. Schlaifer Living Trust
Paul & Rene Westland
PO Box 228
Keene, NH 03431

Map 220 Lot 190
Broadvest Corp
PO Box 10084
Swanzey, NH 03446

Map 220 Lot 193
Clifford G. & Fay I. Wilson
350 Monadnock HWY
Swanzey, NH 03446

Map 220 Lot 194
JMK Revocable Trust
James M. Kendall, Trustee
140 Anchor Drive
Vero Beach, FL 32963

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

Chad Branon
Fw: Paul Thomas - St... • Open message
1744.01_PB_LOA-OWNER.pdf
File 1 of 3

November 25, 2025

RE: Paul F. Thomas
Marcy Hill Road, Arrowcrest Drive & 373 Monadnock Highway - Swanzey, NH
Tax Map 220 Lots 171, 173 & 191

To Whom It May Concern:

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

Very truly yours,

Owner:

Signature: Paul Thomas Print: PAUL THOMAS Date 11/26/25



SITE DEVELOPMENT PLANS

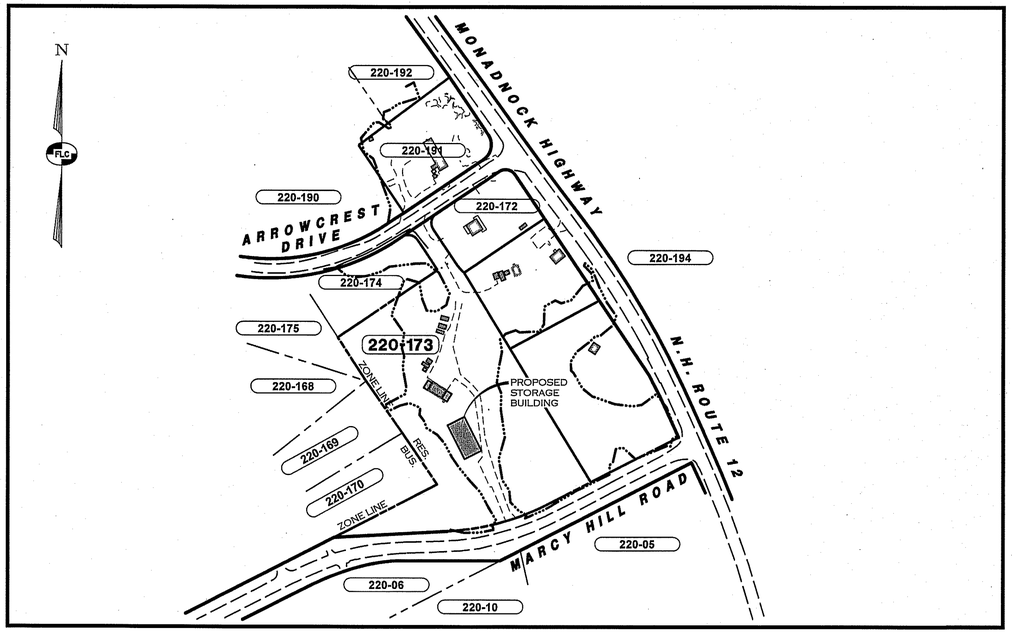
STORAGE BUILDING DEVELOPMENT

- TAX MAP 220 LOTS 171 & 173 -

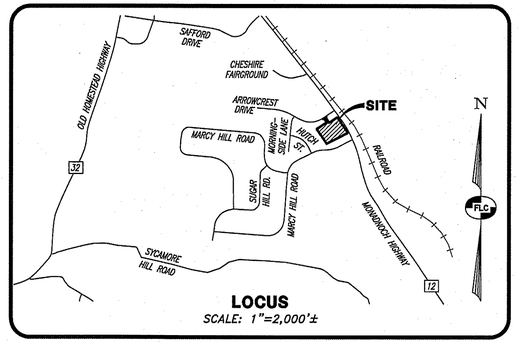
(373 MONADNOCK HIGHWAY & MARCY HILL ROAD)

SWANZEY, NEW HAMPSHIRE

NOVEMBER 25, 2025



SCALE: 1"=200'



LOCUS
SCALE: 1"=2,000'±

SHEET INDEX

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

PREPARED FOR AND LAND OF:

PAUL F. THOMAS

3 ARROWCREST ROAD
EAST SWANZEY, NH 03446

OWNER'S SIGNATURE:_____ DATE:_____

APPROVED BY THE SWANZEY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____

_____

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.

811 DigSafe MA·ME·NH·RI·VT

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

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

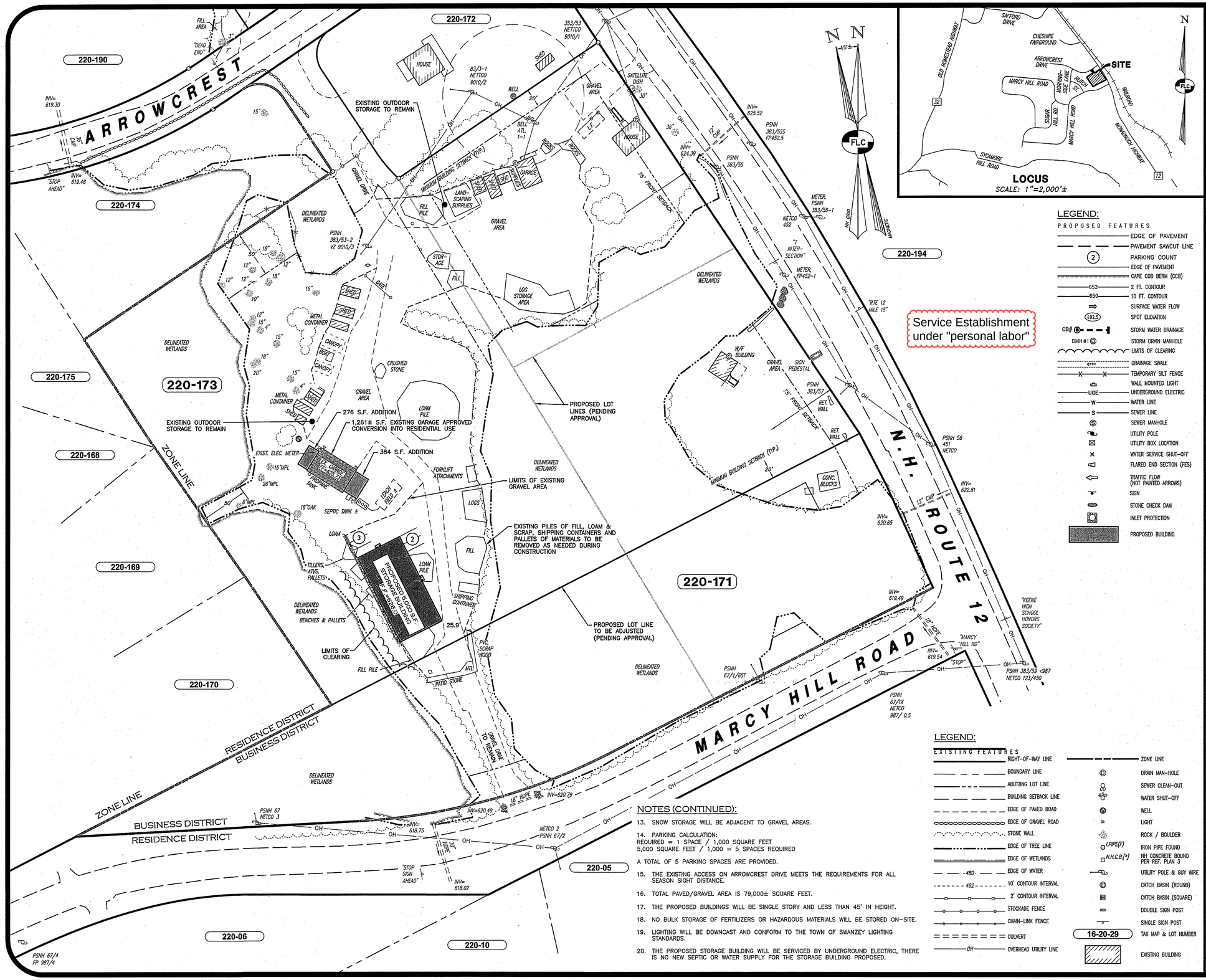
W E

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

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

FILE: 1744CV01.dwg | PROJ. NO. 1744.01 | SHEET: CV-1



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 220 LOT 171 AND TAX MAP 220 LOT 173 IS PAUL F. THOMAS, 3 ARROWCREST DRIVE, SWANZEY, NH 03446. DEED REFERENCE TO LOT 220-171 IS BK.3253 PG.811 DATED JULY 28, 2023 AND LOT 220-173 IS BK.1538 PG.883, DATED OCTOBER 25 DATED NOVEMBER 6, 2020 RECORDED IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ALONG WITH THE EXISTING CONDITIONS FOR TAX MAP 220 LOT 171 AND TAX MAP 220 LOT 173.
3. THE TOTAL AREA OF EACH LOT IS AS FOLLOWS:
   A. TAX MAP 220 LOT 173 IS 7.15 ACRES WITH 110.00 FT. OF FRONTAGE ALONG ARROWCREST DRIVE AND 497.00 FT. OF FRONTAGE ALONG NH ROUTE 12 PER REFERENCE PLAN NO. 1 NOTED HEREON.
   B. TAX MAP 220 LOT 171 IS 2.99 ACRES WITH 180.45 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 963.99 FT ALONG MARCY HILL ROAD.
4. ZONING FOR THE PARCEL IS THE BUSINESS (B) DISTRICT.

BUSINESS DISTRICT (B)	REQUIRED
MIN. LOT AREA	1 ACRE
MIN. LOT FRONTAGE	125 FT
MIN. FRONT SETBACK FEEDER ROAD	30 FT
MIN. FRONT SETBACK	75 FT (ROUTE 12)
MIN. SIDE SETBACK	20 FT
MIN. REAR SETBACK	20 FT
ABUTTING RES. DWELLING	50 FT

5. EXISTING IMPROVEMENTS & 2 FT CONTOUR TOPOGRAPHY SHOWN ARE THE RESULT OF A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025. LOT LINES DEPICTED HEREON ARE SHOWN PER PHYSICAL EVIDENCE RECOVERED, CURRENT DEEDS AND THE REFERENCE PLAN NOTED HEREON. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
7. SUBJECT PARCELS ARE OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 33005C0288E, EFFECTIVE DATE 5/23/2006.
8. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A STRATIFIED DRIFT AQUIFER PER THE U.S. GEOLOGICAL SURVEY WATER-RESOURCES INVESTIGATIONS REPORT 92-4013 FOR THE GEOHYDROLOGY AND WATER QUALITY OF STRATIFIED-DRIFT AQUIFERS IN THE LOWER CONNECTICUT RIVER BASIN, SOUTHWESTERN NEW HAMPSHIRE BY BY RICHARD BRIDGE MOORE, CAROLE D. JOHNSON, AND ELLEN M. DOUGLAS. TRANSMISSIVITY IS LESS THAN 2000 FEET SQ./DAY.
9. PORTIONS OF THE PROPERTY ARE SUBJECT TO THE WETLANDS CONSERVATION OVERLAY DISTRICT. NO LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE FEET TO ANY DESIGNATED WETLAND.
10. THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS NOTED. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
11. PARCELS 220-191 AND 220-173 ARE SUBJECT TO THE EASEMENTS HEREBY RESERVED TO THE CITY OF KEENE AND THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AS DESCRIBED IN VOL.569 PG.140 AND VOL.574 PG.282 RECORDED IN THE C.C.R.D. SUBJECT TO RIGHTS OF THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TEL & TEL. IN VOL.894 PG.68 RECORDED IN THE C.C.R.D.
12. PARCEL 220-171 IS SUBJECT TO THE CONDITION STATED IN REFERENCE PLAN #3, THAT THE PROPERTY IS TO BE RESERVED AS PERMANENT GREEN SPACE.

Service Establishment under "personal labor"

LEGEND:

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVEMENT SAWCUT LINE
- (2) PARKING COUNT
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- 652 2 FT. CONTOUR
- 650 10 FT. CONTOUR
- SURFACE WATER FLOW
- (492.5) SPOT ELEVATION
- CB# STORM WATER DRAINAGE
- DMH #1 STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- DRAINAGE SWALE
- TEMPORARY SILT FENCE
- WALL MOUNTED LIGHT
- UGE UNDERGROUND ELECTRIC
- W WATER LINE
- S SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

NOTES (CONTINUED):

13. SNOW STORAGE WILL BE ADJACENT TO GRAVEL AREAS.
14. PARKING CALCULATION:
    REQUIRED = 1 SPACE / 1,000 SQUARE FEET
    5,000 SQUARE FEET / 1,000 = 5 SPACES REQUIRED
    A TOTAL OF 5 PARKING SPACES ARE PROVIDED.
15. THE EXISTING ACCESS ON ARROWCREST DRIVE MEETS THE REQUIREMENTS FOR ALL SEASON SIGHT DISTANCE.
16. TOTAL PAVED/GRAVEL AREA IS 79,000± SQUARE FEET.
17. THE PROPOSED BUILDINGS WILL BE SINGLE STORY AND LESS THAN 45' IN HEIGHT.
18. NO BULK STORAGE OF FERTILIZERS OR HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
19. LIGHTING WILL BE DOWNCAST AND CONFORM TO THE TOWN OF SWANZEY LIGHTING STANDARDS.
20. THE PROPOSED STORAGE BUILDING WILL BE SERVICED BY UNDERGROUND ELECTRIC, THERE IS NO NEW SEPTIC OR WATER SUPPLY FOR THE STORAGE BUILDING PROPOSED.

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- 480 EDGE OF WATER
- 482 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- STOCKADE FENCE
- CHAIN-LINK FENCE
- CULVERT
- OH OVERHEAD UTILITY LINE
- ZONE LINE
- DRAIN MAN-HOLE
- SEWER CLEAN-OUT
- WATER SHUT-OFF
- W WELL
- LIGHT
- ROCK / BOULDER
- I.PIPE(F) IRON PIPE FOUND
- N.H.C.B.(*) NH CONCRETE BOUND PER REF. PLAN 3
- UTILITY POLE & GUY WIRE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- DOUBLE SIGN POST
- SINGLE SIGN POST
- 16-20-29 TAX MAP & LOT NUMBER
- EXISTING BUILDING

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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OR DIAL 811
IT'S SMART, IT'S FREE, IT'S THE LAW
811 DigSafe MA ME NH RI VT

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

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

SITE LAYOUT PLAN

TAX MAP 220 LOTS 171 & 173
373 MONADNOCK HIGHWAY & MARCY HILL ROAD
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 50' NOVEMBER 26, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
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FILE: 1744EX01.dwg	PROJ. NO. 1744.01	SHEET: SP-1

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 630 — 10' CONTOUR INTERVAL
- 626 — 2' CONTOUR INTERVAL
- STOCKADE FENCE
- CHAIN-LINK FENCE
- WIRE FENCE
- CULVERT
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- DRAIN MAN-HOLE
- SEWER CLEAN-OUT
- WATER SHUT-OFF
- WELL
- L.F. LEACH FIELD
- ROCK / BOULDER
- L.PIPE(F) IRON PIPE FOUND
- N.H.C.B.[*] NH CONCRETE BOUND PER REF. PLAN 3
- UTILITY POLE & GUY WIRE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- DOUBLE SIGN POST
- SINGLE SIGN POST
- 220-173 TAX MAP & LOT NUMBER
- EXISTING BUILDING

220-192
PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446
BK 2527 PG 623 8/11/2008
(RESIDENTIAL)

220-191
66,653 SQ.FT.

220-190
BROADVEST CORPORATION
P.O. BOX 10084
SWANZEY, NH 03446
BK 3161 PG 198 4/22/2021
(UNMANAGED/VACANT)

220-172
PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446-2101
BK 1840 PG 944 10/10/2001
(COMMERCIAL USE)

220-173
7.150 ACRES
311,468 SQ.FT.

220-171
2.993 AC.
130,391 SQ.FT.

220-174
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998
(RESIDENTIAL)

220-175
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998
(RESIDENTIAL)

220-168
HILLARY A. & MARK A. ROULEAU
14 HUTCH STREET
SWANZEY, NH 03446
BK 2850 PG 686 11/27/2013
(RESIDENTIAL)

220-169
ANDREW J. WILDER
18 HUTCH STREET
SWANZEY, NH 03446
BK 3056 PG 322 2/20/2019
(RESIDENTIAL)

220-194
JMK REVOCABLE TRUST
140 ANCHOR DRIVE
VERO BEACH, FL 32963
BK 3108 PG 618 4/21/2020
(MONADNOCK HIGHWAY)
(VACANT LAND)

MONADNOCK HIGHWAY
ARROWCREST DRIVE
MARCY HILL ROAD
STICKNEY HILL RD.
SYCAMORE HILL ROAD
MONADNOCK HIGHWAY
MINI GOLF COURSE ±
SHED
SHIPPING CONTAINER
HOUSE #373
WELL
GAZEBO
GARAGE
BARN
GRAVEL DRIVEWAY
PORCH
TIN CAR PORT
DUMPSTER
BATTING CAGES
SHEDS
TARP CAR PORT
HALFBOXES
CONCRETE PAD
DEBRIS PILE
ROCK PILE
FILL AREA
"DEAD END"
"STOP"
"PARKING"
"SWANZEY IMPORT AUTO SALES"
HOUSE 2 STRY.
SATELLITE DISH
GRAVEL AREA
HOUSE 1STRY.
SHED
"ARROW-CREST"
"30 MPH"
"STOP AHEAD"
GRAVEL DRIVE
MINIMUM BUILDING SETBACK (TYP.)
LAND-SCAPING SUPPLIES
FILL PILE
GARAGE
DELINEATED WETLANDS
LOG STORAGE AREA
STOR-AGE
METAL CONTAINER
CANOPY
CRUSHED STONE
LOAM PILE
GARAGE 1STRY. TIMBER
LEACH FIELD ±
FORKLIFT ATTACHMENTS
LOGS
(RENTER REMOVING) LOAM
(RENTER REMOVING) TILLERS, ATVS, PALLETS
BENCHES AND PALLETS
(RENTER REMOVING)
SHIPPING CONTAINER
W/F BUILDING
SIGN PEDESTAL
RET. WALL
CONC. BLOCKS
SIGN
"T" INTER-SECTION
METER, FP452-1
METER, PSNH 383/56-1
"RTE 12 MILE 15"
CLASS I - TIER 2 32' PAVEMENT WIDTH - ASSUMED ARDD R.O.W.
N. H. ROUTE 12
22B
495
395
79C
DELINEATED WETLANDS
MATCHLINE
SHEET-2
SHEET-1
ZONELINE
CLASS V 22'± PAVEMENT WIDTH
N56°03'34"E 110.00'
S33°56'26"E 105.00'
N33°56'26"W 524.80'
N56°03'34"E 317.71'
N33°05'55"W 125.47'
N33°08'16"W 180.00'
S62°51'54"W 629.70'
S33°56'26"E 497.00'
S27°29'05"E 62.32'
S24°37'10"E 118.13'
N53°58'25"W 215.69'
S33°58'25"E 183.16'
N53°14'58"E 95.59'
N56°01'55"W 252.86'
Δ=89°59'33" L=47.12' R=30.00'
Δ=13°30'26" L=35.32' R=150.00'
R=471.02'
L=471.02'
R=47.12'
INV= 629.01'
INV= 625.52'
INV= 624.39'
INV= 623.50'
INV= 625.24
INV= 625.05
INV= 623.19
INV= 619.30'
INV= 619.48'
INV= 620.85'
INV= 619.49'
INV= 622.81'
PSNH 383/52 BELL ATLANTIC 971/1
PSNH 383/555 FP452.5
PSNH 383/55
PSNH 383/57
PSNH 383/53-2 VZ 9010/3
PSNH 58 451 NETCO
NETCO 123/453 PSNH 383/535
NETCO 452
353/53 NETTCO 9010/1
83/3-1 NETTCO 9010/2
BELL ATL 1-1
NH GRID MERIDIAN
1.5°±

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 22B COLTON GRAVELLY SANDY LOAM 3 TO 8% SLOPES
- 79C PERU FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
- 395 CHOCORUA MUCKY PEAT
- 495 OSSIPEE MUCKY PEAT

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCE PLANS

CERTIFICATION:

WETLANDS WERE DELINEATED IN THE FIELD IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2023.

DATE: 11/26/25

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

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025."

DATE: 11/26/25

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

SAYFORD DRIVE
CHESHIRE FAIRGROUND
OLD HANCESTER HIGHWAY
ARROWCREST DRIVE
SITE
MARCY HILL ROAD
MORNING-SIDE LANE
HUTCH
STICKNEY HILL RD.
MARCY HILL ROAD
RAILROAD
MONADNOCK HIGHWAY
SYCAMORE HILL ROAD
32
12
91

LOCUS
SCALE: 1"=2,000'±

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 220 LOT 171 AND TAX MAP 220 LOT 173 IS PAUL F. THOMAS, 3 ARROWCREST DRIVE, SWANZEY, NH 03446. TAX MAP 220 LOT 191 IS DAVID M. THOMAS REVOCABLE TRUST OF 2017, 3 ARROWCREST DRIVE, SWANZEY, NH 03446.

   DEED REFERENCE TO LOT 220-171 IS BK.3253 PG.811 DATED JULY 26, 2023, LOT 220-173 IS BK.1538 PG.883, DATED OCTOBER 25, 1995 AND LOT 220-191 IS BK.3136 PG.1126 DATED NOVEMBER 6, 2020 RECORDED IN THE C.C.R.D.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 220 LOT 171, TAX MAP 220 LOT 173, AND TAX MAP 220 LOT 191.

3. THE TOTAL AREA OF EACH LOT IS AS FOLLOWS:

   A. TAX MAP 220 LOT 173 IS 7.15 ACRES WITH 110.00 FT. OF FRONTAGE ALONG ARROWCREST DRIVE AND 497.00 FT. OF FRONTAGE ALONG NH ROUTE 12 PER REFERENCE PLAN NO. 1 NOTED HEREON.
   B. TAX MAP 220 LOT 171 IS 2.99 ACRES WITH 180.45 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 964.02 FT ALONG MARCY HILL ROAD.
   C. TAX MAP 220 LOT 191 IS 1.53 ACRES WITH 183.16 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 326.90 FT OF FRONTAGE ALONG ARROWCREST DRIVE.

4. ZONING FOR THE PARCEL IS THE BUSINESS (B) DISTRICT.

BUSINESS DISTRICT (B)	REQUIRED
MIN. LOT AREA	1 ACRE
MIN. LOT FRONTAGE	125 FT
MIN. FRONT SETBACK FEEDER ROAD	30 FT
MIN. FRONT SETBACK	30 FT (ROUTE 12)
MIN. SIDE SETBACK	20 FT
MIN. REAR SETBACK	20 FT
ABUTTING RES. DWELLING	50 FT

5. EXISTING IMPROVEMENTS & 2 FT CONTOUR TOPOGRAHY SHOWN ARE THE RESULT OF A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025. LOT LINES DEPICTED HEREON ARE SHOWN PER PHYSICAL EVIDENCE RECOVERED, CURRENT DEEDS AND THE REFERENCE PLAN NOTED HEREON. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.

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

7. SUBJECT PARCELS ARE OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 33005C0288E, EFFECTIVE DATE 5/23/2006.

8. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A STRATIFIED DRIFT AQUIFER PER THE U.S. GEOLOGICAL SURVEY WATER-RESOURCES INVESTIGATIONS REPORT 92-4013 FOR THE GEOHYDROLOGY AND WATER QUALITY OF STRATIFIED-DRIFT AQUIFERS IN THE LOWER CONNECTICUT RIVER BASIN, SOUTHWESTERN NEW HAMPSHIRE BY BY RICHARD BRIDGE MOORE, CAROLE D. JOHNSON, AND ELLEN M. DOUGLAS. TRANSMISSIVITY IS LESS THAN 2000 FEET SQ./DAY.

9. PORTIONS OF THE PROPERTY ARE SUBJECT TO THE WETLANDS CONSERVATION OVERLAY DISTRICT. NO LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE FEET TO ANY DESIGNATED WETLAND.

10. THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS NOTED. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN

TAX MAP 220 LOT 171, 173, & 191
(MARCY HILL ROAD, 373 MONADNOCK HIGHWAY, & 3 ARROWCREST DRIVE)
SWANZEY, NEW HAMPSHIRE

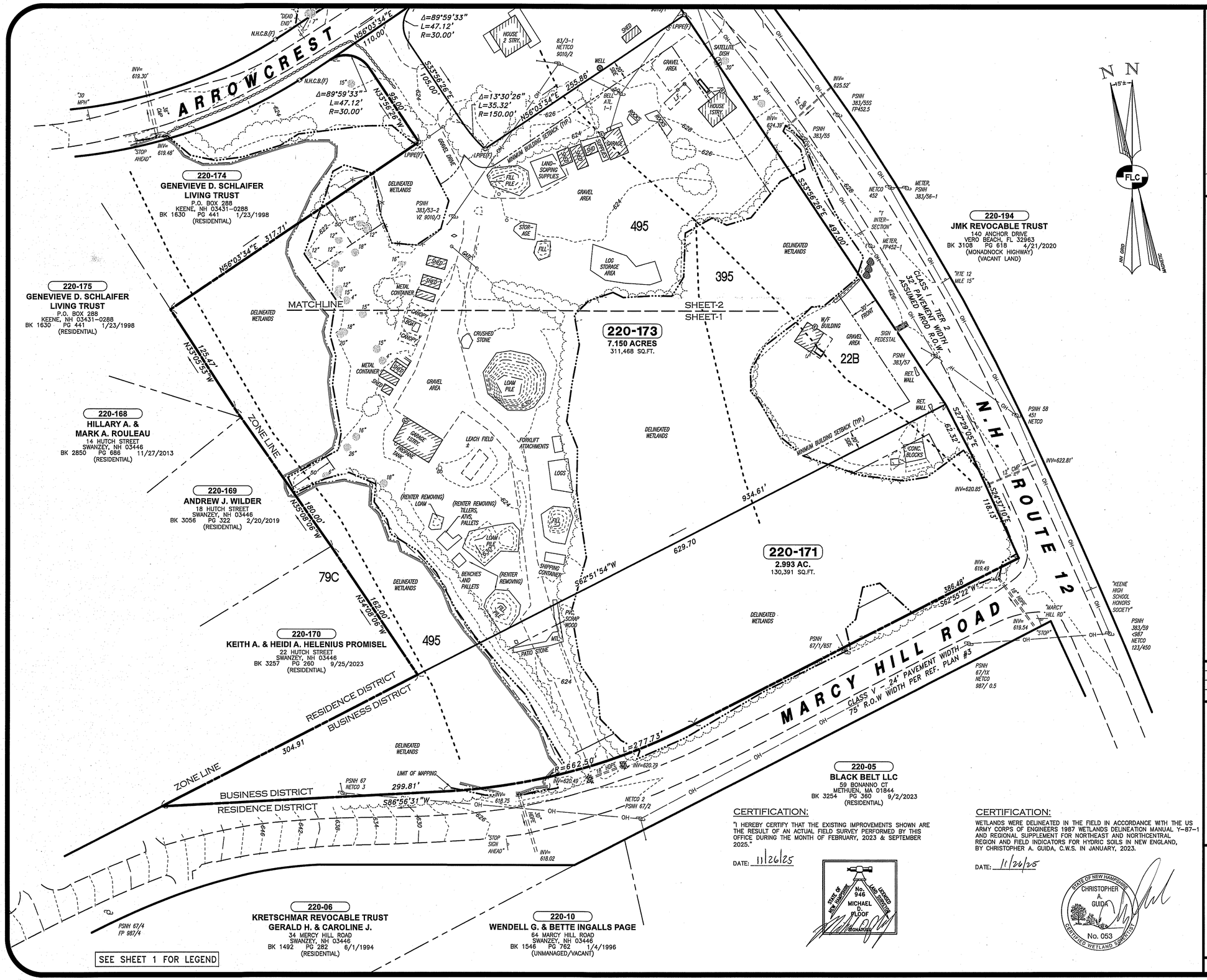
PREPARED FOR & LAND OF:

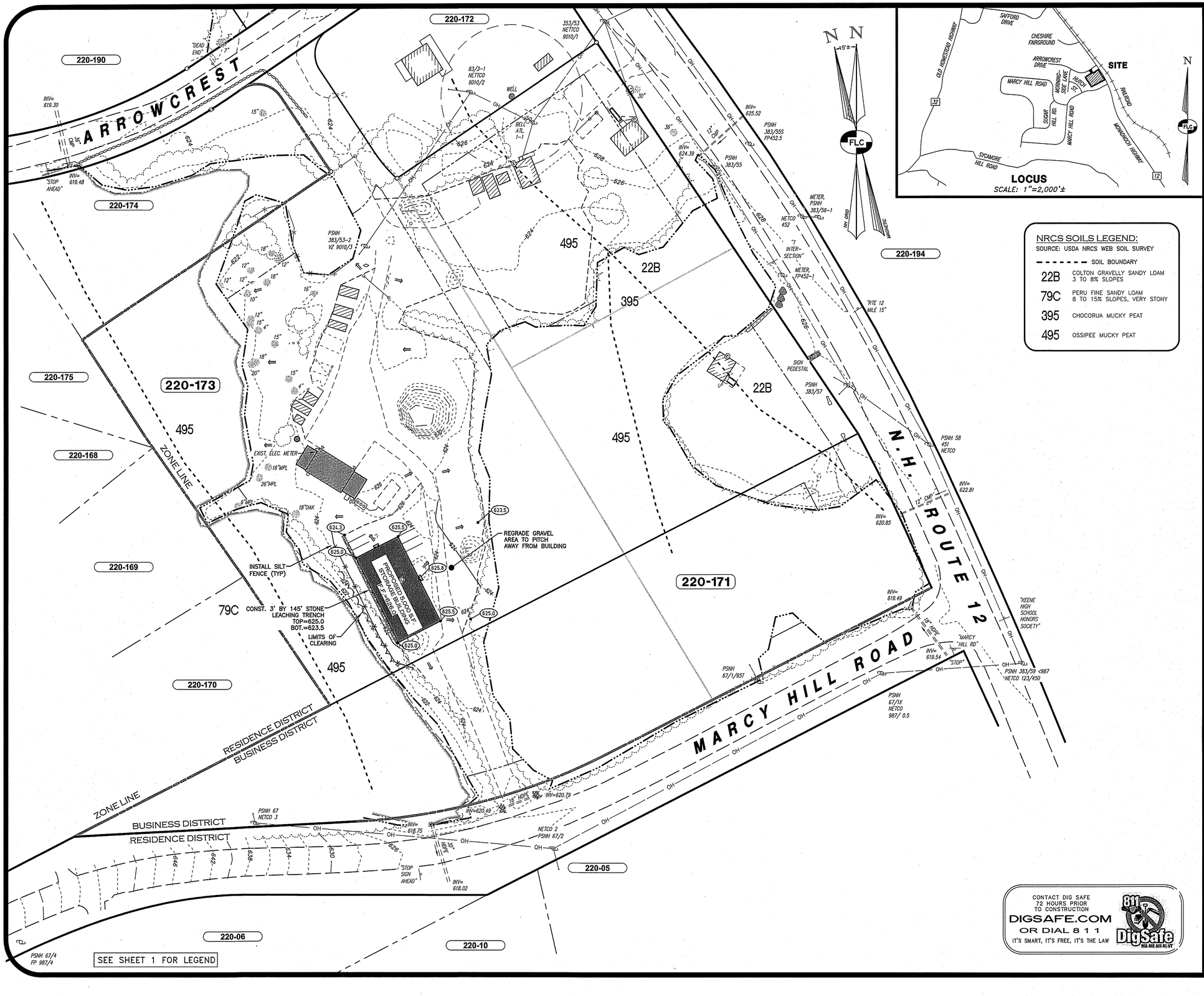
PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 50' SEPTEMBER 26, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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ARROWCREST
MARCY HILL ROAD
ROUTE 12
N.H.
MATCHLINE
SHEET-2
SHEET-1
220-173
7.150 ACRES
311,468 SQ.FT.
220-171
2.993 AC.
130,391 SQ.FT.
220-174
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998
(RESIDENTIAL)
220-175
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998
(RESIDENTIAL)
220-168
HILLARY A. & MARK A. ROULEAU
14 HUTCH STREET
SWANZEY, NH 03446
BK 2850 PG 686 11/27/2013
(RESIDENTIAL)
220-169
ANDREW J. WILDER
18 HUTCH STREET
SWANZEY, NH 03446
BK 3056 PG 322 2/20/2019
(RESIDENTIAL)
220-170
KEITH A. & HEIDI A. HELENIUS PROMISEL
22 HUTCH STREET
SWANZEY, NH 03446
BK 3257 PG 260 9/25/2023
(RESIDENTIAL)
220-194
JMK REVOCABLE TRUST
140 ANCHOR DRIVE
VERO BEACH, FL 32963
BK 3108 PG 618 4/21/2020
(MONADNOCK HIGHWAY)
(VACANT LAND)
220-05
BLACK BELT LLC
59 BONANNO CT
METHUEN, MA 01844
BK 3254 PG 360 9/2/2023
(RESIDENTIAL)
220-06
KRETSCHMAR REVOCABLE TRUST
GERALD H. & CAROLINE J.
34 MERCY HILL ROAD
SWANZEY, NH 03446
BK 1492 PG 282 6/1/1994
(RESIDENTIAL)
220-10
WENDELL G. & BETTE INGALLS PAGE
64 MARCY HILL ROAD
SWANZEY, NH 03446
BK 1546 PG 762 1/4/1996
(UNMANAGED/VACANT)
ZONE LINE
RESIDENCE DISTRICT
BUSINESS DISTRICT
DELINEATED WETLANDS
GRAVEL AREA
LOG STORAGE AREA
LOAM PILE
FILL PILE
LEACH FIELD ±
FORKLIFT ATTACHMENTS
LOGS
SHIPPING CONTAINER
BENCHES AND PALLETS
(RENTER REMOVING) LOAM
(RENTER REMOVING) TILLERS, ATV'S, PALLETS
(RENTER REMOVING)
PATIO STONE
PVC SCRAP WOOD
MTL.
CRUSHED STONE
METAL CONTAINER
GARAGE WITH 1 PROPANE TANK
HOUSE 2 STRY.
HOUSE 1STRY.
SATELLITE DISH
WELL
BELL ATL 1-7
BARN
SHED
GARAGE
SHED
LAND-SCAPING SUPPLIES
FILL PILE
STOR-AGE
GATE
W/F BUILDING
SIGN PEDESTAL
RET. WALL
CONC. BLOCKS
MINIMUM BUILDING SETBACK (TYP.)
CLASS I - TIER 2 - 32' PAVEMENT WIDTH - ASSUMED 4ROD R.O.W.
CLASS V - 24' PAVEMENT WIDTH - 75' R.O.W WIDTH PER REF. PLAN #3
"STOP AHEAD"
"STOP"
"STOP SIGN AHEAD"
"DEAD END"
"30 MPH"
"RTE 12 MILE 15"
"KEENE HIGH SCHOOL HONORS SOCIETY"
"MARCY HILL RD"
N56°03'34"E 110.00'
Δ=89°59'33" L=47.12' R=30.00'
S33°56'26"E 105.00'
N33°56'26"W 95.00'
Δ=89°59'33" L=47.12' R=30.00'
Δ=13°30'26" L=35.32' R=150.00'
N56°03'34"E 255.86'
S33°56'26"E 497.00'
N56°03'34"E 317.71'
N33°05'53"W 125.47'
N35°08'06"W 180.00'
N34°08'06"W 162.00'
S62°51'54"W 629.70'
S62°55'22"W 386.48'
S27°29'05"E 62.32'
S24°37'10"E 118.13'
934.61'
304.91'
299.81'
S86°56'31"W
R=662.50' L=277.73'
495
395
22B
79C
INV= 619.30'
INV= 619.48'
INV= 625.52'
INV= 624.39'
INV= 620.85'
INV= 622.81'
INV= 620.49'
INV= 618.75'
INV= 620.79'
INV= 618.02'
INV= 619.49'
INV= 619.54'
PSNH 383/555 FP452.5
PSNH 383/55
PSNH 383/53-2 VZ 9010/3
PSNH 58 451 NETCO
PSNH 383/57
PSNH 67/1/65T
PSNH 67/1X NETCO 987/ 0.5
PSNH 383/59 <387 NETCO 123/450
NETCO 452
METER, PSNH 383/56-1
METER, FP452-1
83/3-1 NETCO 9010/2
PSNH 67/4 FP 987/4
NETCO 2 PSNH 67/2
METAL CONTAINER
SHED
CANOPY
BOAT
GAZEBO
SHED
SHED
SHED



NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- - - - - - -	SOIL BOUNDARY
22B	COLTON GRAVELLY SANDY LOAM 3 TO 8% SLOPES
79C	PERU FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
395	CHOCORUA MUCKY PEAT
495	OSSIPEE MUCKY PEAT

CONSTRUCTION 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, LATEST EDITION 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. 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.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SWANZEY FIRE DEPARTMENT REGULATIONS
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.

SEE SHEET SP-1 FOR LEGEND

GRAPHIC SCALE

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

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

GRADING & DRAINAGE PLAN

TAX MAP 220 LOTS 171 & 173

373 MONADNOCK HIGHWAY & MARCY HILL ROAD

SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PAUL F. THOMAS

3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 50' NOVEMBER 26, 2025

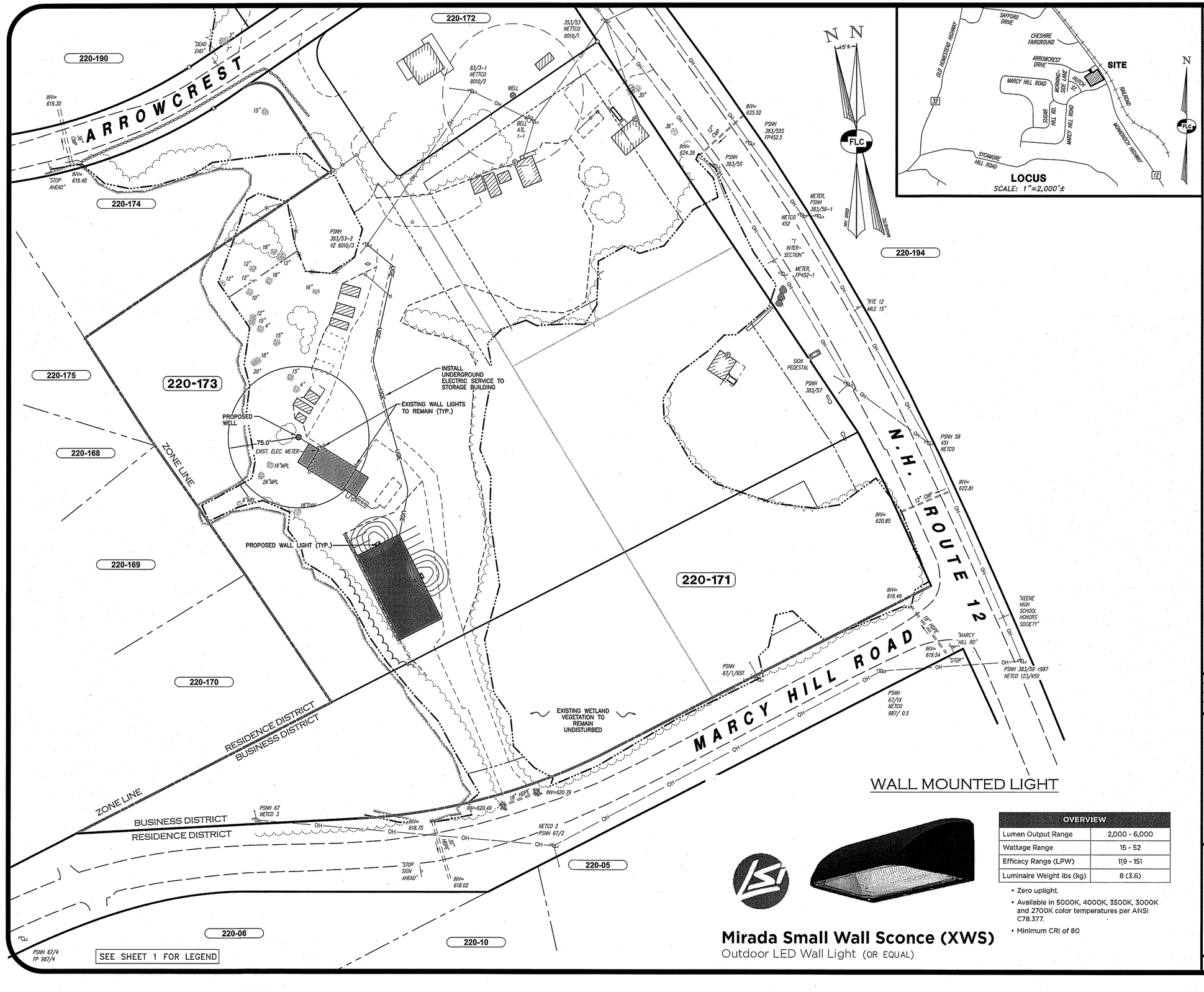
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
IT'S SMART, IT'S FREE, IT'S THE LAW

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns

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: 1744EX01.dwg	PROJ. NO. 1744.01	SHEET: GR-1



LIGHTING 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.
4. LIGHTING FIXTURES PROVIDED BY EXPOSURE 2 LIGHTING.

LANDSCAPING CALCULATIONS:

LANDSCAPE STRIPS BETWEEN BUILDINGS AND STREETS:
MINIMUM OF 1 SHADE TREE (3" CALIPER) PLANTED OR RETAINED PER 30 FEET OF FRONTAGE
-FRONTAGE = 1,751 FEET / 30 FEET = 58 SHADE TREES REQUIRED

GREATER THAN 58 SHADE TREES ARE RETAINED ALONG THE RIGHT OF WAY.

LANDSCAPING IN PARKING AREAS
A MINIMUM OF ONE (1) TREE 3" IN DIAMETER REQUIRED FOR EVERY THIRTY (30) FEET ALONG THE PERIMETER OF THE PARKING AREA WHERE PARKING SPACES ARE PROVIDED.
-PERIMETER PARKING = 45 FEET / 30 FEET = 2 TREES

GREATER THAN 2 SHADE TREES ARE RETAINED ALONG THE PERIMETER OF THE PARKING AREA.

LANDSCAPING REQUIREMENTS ARE MET THROUGH PRESERVATION OF EXISTING VEGETATION

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
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OR DIAL 8 1 1
IT'S SMART, IT'S FREE, IT'S THE LAW
811 DigSafe MA.ME.NH.RI.VT

SEE SHEET GR-1 FOR CONSTRUCTION NOTES
SEE SHEET SP-1 FOR LEGEND

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

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

UTILITY, LIGHTING & LANDSCAPING PLAN

TAX MAP 220 LOTS 171 & 173
373 MONADNOCK HIGHWAY & MARCY HILL ROAD
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 50' NOVEMBER 26, 2025

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs
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FILE: 1744EX01.dwg | PROJ. NO. 1744.01 | SHEET: UT-1

WALL MOUNTED LIGHT

Mirada Small Wall Sconce (XWS)
Outdoor LED Wall Light (OR EQUAL)

OVERVIEW	
Lumen Output Range	2,000 - 6,000
Wattage Range	15 - 52
Efficacy Range (LPW)	119 - 151
Luminaire Weight lbs (kg)	8 (3.6)

- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

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

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.

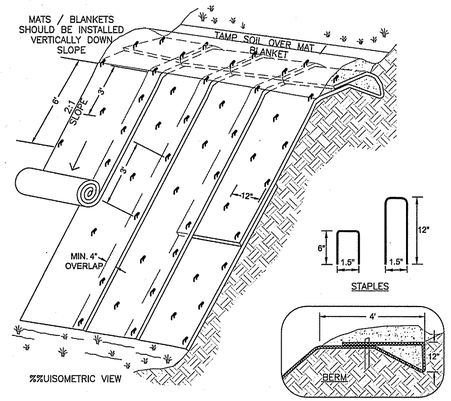
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

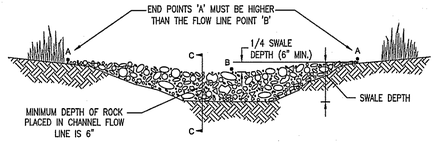


%%UISOMETRIC VIEW

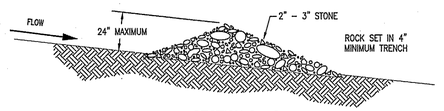
NOTES:

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.

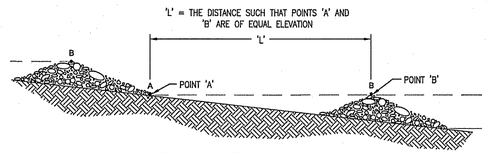
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C – C

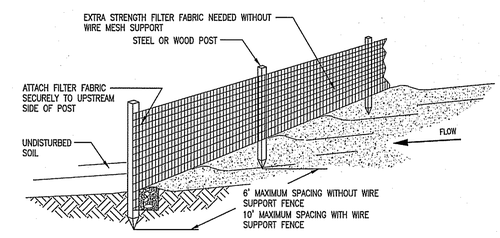


PROFILE – CHECK DAM SPACING

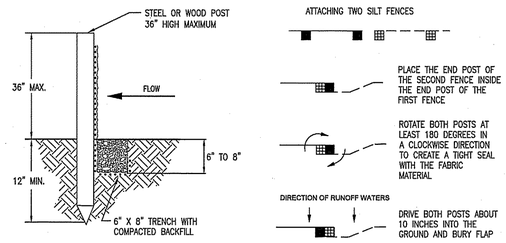
NOTES:

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

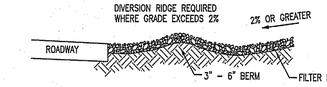


SECTION VIEW — ATTACHING TWO SILT FENCES

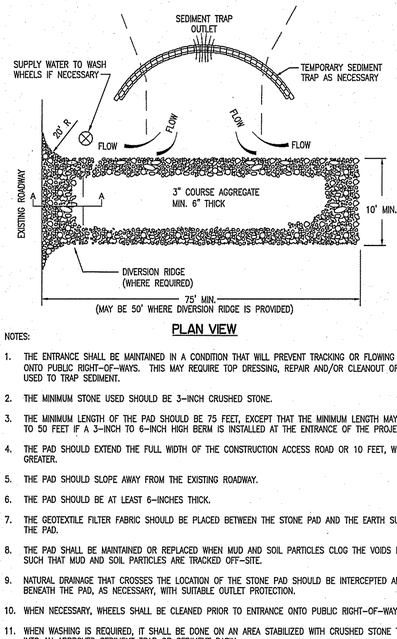
NOTES:

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

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 – KNOW WHAT'S BELOW
811 DigSafe MA-ME-NH-RI-VT

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

EROSION CONTROL DETAILS

TAX MAP 220 LOTS 171 & 173
373 MONADNOCK HIGHWAY & MARCY HILL ROAD
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1"=20' NOVEMBER 26, 2025

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

W E

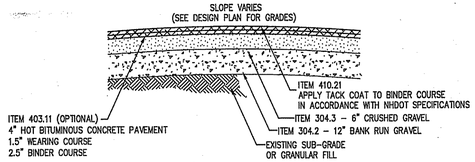
FIELDSTONE
LAND CONSULTANTS, PLLC

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

FILE: 1744DT01.DWG | PROJ. NO. 1774.01 | SHEET: DT–1

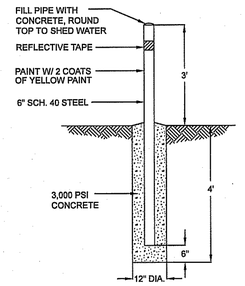
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN 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**

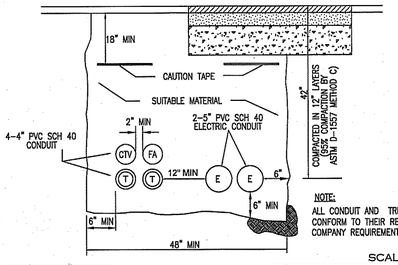
PARKING SECTION | 2 | DT-2



OR APPROVED EQUAL

SCALE: N.T.S.

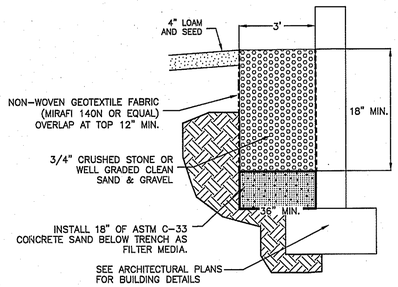
BOLLARD | 3 | DT-2



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

SCALE: N.T.S.

TYPICAL UTILITY TRENCH | 4 | DT-2



SCALE: N.T.S.

STONE DRIP EDGE TRENCH | 5 | DT-2

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

811 DigSafe MA-ME-NH-RI-VT

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

CONSTRUCTION DETAILS

TAX MAP 220 LOTS 171 & 173
373 MONADNOCK HIGHWAY & MARCY HILL ROAD
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

PAUL F. THOMAS

3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1"=20' NOVEMBER 26, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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FILE: 1744DT01.DWG | PROJ. NO. 1774.01 | SHEET: DT-2

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: December 15, 2025

RE: Planning Board 25-019 – Subdivision Application – Tax Map 220 Lots 171 & 173

Proposal:

Fieldstone Land Consultants have submitted a 3-lot subdivision & boundary line adjustment application on behalf of Paul Thomas for the property located at 373 Monadnock Highway and shown at Tax Map 220, Lots 171 & 173. The subject property is located in the Business District.

Notice of the public hearing was mailed to abutting property owners on December 4. It was also posted in three public locations and on the Town's website on December 4, and published in the *Keene Sentinel* on December 13. Department Heads were notified of the application on December 1.

Applicable Ordinances and Regulations:

The minimum lot size within the Business District is 1 acre with 125 feet of frontage on a Town maintained road. For all zones, the minimum lot size requirement excludes land classified as wetlands or having steep slopes of 25 percent or greater. Portions of all lots in this proposal are classified as wetlands.

Map 220, Lot 171

This lot currently spans 2.9 acres, the majority of which have been officially delineated as wetlands. The plan involves abandoning the north lot line. The proposed new Lot 171, which will incorporate the current location of Blueberry Hill Sheds, will consist of 2.58 acres, with 0.74 acres of that area being contiguous dry land. Per note #13, this is a non-conforming lot; however, the proposed lot line adjustment will make it more conforming by increasing the amount of contiguous dry land. The newly configured Lot 171 will feature 260 feet of frontage along Marcy Hill Road and 420 feet of frontage along NH Route 12.

Map 220, Lot 173

This lot currently spans 7.15 acres, with a large portion officially delineated as wetlands. The proposed new Lot 173 will consist of 6.08 acres, with 2.84 acres of that being contiguous dry land. The newly configured Lot 173 will feature 702 feet of frontage along Marcy Hill Road and 110 feet of frontage along Arrowcrest Drive. This lot has a two-family residence and multiple accessory structures, none of which are becoming non-conforming due to this subdivision. There is also a proposal for a new accessory storage structure.

Map 220, Lot 173-1
This proposed lot is currently encompassed within the existing Lot 173, which spans 7.15 acres. The proposed new Lot 173-1 will have 1.48 acres, with 1.26 acres being contiguous dry land. The newly configured Lot 173-1 will feature 260 feet of frontage along NH Route 12. This lot has a single-family home and multiple accessory structures, none of which are becoming non-conforming due to this subdivision.

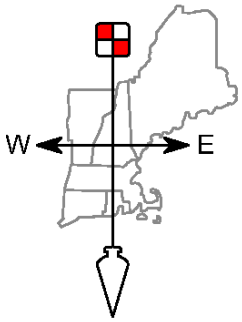
Staff Review and Recommendation

No concerns have been provided by Department Heads at this time. Based on its review, staff believes the Subdivision & Boundary Line Adjustment application is complete.

Attachments

A. Subdivision Application
B. Subdivision 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: December 1, 2025

Re: Paul F. Thomas
Lot Line Adjustment & Subdivision Plan
Tax Map Parcel 220-171 & 220-173 - 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			Lot line Adjustment & Subdivision Application & Checklist
1			Full Size Lot Line Adjustment & Subdivision Plan (22”x34”)
			Electronic Copy of all submittals above

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:
Hello Adam, please see attached signed application and revised Lot Line Adjustment and Subdivision Plan with continuous upland area noted for each lot. Please let me know if you need anything else or have any questions.
Thank you,

Charlie Ritchie

Chuck L. Ritchie, E.I.T.

Project No. 1744.01

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

SUBDIVISION APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

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

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

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

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

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

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

TYPE OF APPLICATION:

- [x] Lot Line Adjustment
- [x] Minor Subdivision
- [ ] Technical Subdivision
- [ ] Major Subdivision

1. Name and address of owner(s) of record:
   Paul F. Thomas
   3 Arrowcrest Drive, Swanzey, NH 03446
   Preferred Telephone:_____ Email:_____

2. Name and address of applicant (if different):
   _____
   _____
   Preferred Telephone:_____ Email:_____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
   Chad Branon (Fieldstone Land Consultants)
   45 Roxbury Street, Keene, NH 03431
   Preferred Telephone: 603-672-5456 Email: cebranon@fieldstonelandconsultants.com

4. Street Address of Proposed Subdivision: 373 Monadnock Highway, Swanzey, NH 03446

5. Zoning District(s): Business District Tax Map 220 Lot(s) 173 &171

6. Purpose of the Application: Adjust the property lines between parcels 220-171 & 220-173, and subdivide new parcel configuration of parcel 220-173 into two proposed lots.

7. Number of lots and/or units for which approval is sought. (Unsubdivided land must be counted as a lot.) 3 Lots _____ Units

8. NH Department of Environmental Services Subdivision (Septic) Approval #:
   TBD (Proposed lot 220-173-1)

The following items must be submitted with the application:

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

The following affidavits must be signed and dated:

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

12/1/2025 Charlie Ritchie (Agent)
Date Signature

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

12/1/2025 Charlie Ritchie (Agent)
Date Signature

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

Signed (Owner): *See attached letter of Authorization* Date: _____

Signed (Agent): _____ Date: _____

FEE SCHEDULE

1. Minor Subdivision: A subdivision of land of not more than three (3) lots with no potential for resubdivision that fronts on a existing street and requires no new streets, utilities, or other municipal improvements. Filing Fee: $60.00 plus $20.00 per lot (x 3). $ 120

2. Major Subdivision: Any subdivision not classified as a Minor Subdivision.

   Filing Fee: $60.00 plus $20.00 per lot (x____) and $10.00 per lot (x____) for Fire Department and Code Review. $ 0

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

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

Total Application Filing Fees: $ XXXXX

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

PLAT SUBMISSION CHECKLIST

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

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

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- - - - - -	SOIL BOUNDARY
22B	COLTON GRAVELLY SANDY LOAM 3 TO 8% SLOPES
79C	PERU FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
395	CHOCORUA MUCKY PEAT
495	OSSIPEE MUCKY PEAT

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 480 — 10' CONTOUR INTERVAL
- 482 — 2' CONTOUR INTERVAL
- STOCKADE FENCE
- CHAIN-LINK FENCE
- WIRE FENCE
- CULVERT
- OH — OVERHEAD UTILITY LINE
- ZONE LINE
- DRAIN MAN-HOLE
- SEWER CLEAN-OUT
- WATER SHUT-OFF
- WELL
- L.F. LEACH FIELD
- ROCK / BOULDER
- L/PIPE(F) IRON PIPE FOUND
- N.H.C.B.[*] NH CONCRETE BOUND PER REF. PLAN 3
- UTILITY POLE & GUY WIRE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- DOUBLE SIGN POST
- SINGLE SIGN POST
- 16-20-29 TAX MAP & LOT NUMBER
- EXISTING BUILDING

CERTIFICATION:

WETLANDS WERE DELINEATED IN THE FIELD IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2023.

DATE: 12-1-25

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

GRAPHIC SCALE

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

220-191
DAVID M. THOMAS REV.TRUST
114 CADY LANE
SPOFFORD, NH 03462
BK 3136 PG 1126 11/10/2020

220-190
BROADVEST CORPORATION
P.O. BOX 10084
SWANZEY, NH 03446
BK 3161 PG 198 4/22/2021

220-172
PAUL F. THOMAS
3 ARROWCREST DRIVE
SWANZEY, NH 03446-2101
BK 1840 PG 944 10/10/2001

220-174
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998

220-175
GENEVIEVE D. SCHLAIFER LIVING TRUST
P.O. BOX 288
KEENE, NH 03431-0288
BK 1630 PG 441 1/23/1998

220-168
HILLARY A. & MARK A. ROULEAU
14 HUTCH STREET
SWANZEY, NH 03446
BK 2850 PG 686 11/27/2013

220-169
ANDREW J. WILDER
18 HUTCH STREET
SWANZEY, NH 03446
BK 3056 PG 322 2/20/2019

220-170
KEITH A. & HEIDI A. HELENIUS PROMISEL
22 HUTCH STREET
SWANZEY, NH 03446
BK 3257 PG 260 9/25/2023

ADDITIONAL ABUTTER INFO.

220-06
KRETSCHMAR REVOCABLE TRUST GERALD H. & CAROLINE J.
34 MERCY HILL ROAD
SWANZEY, NH 03446
BK 1492 PG 282 6/1/1994

220-10
WENDELL G. & BETTE INGALLS PAGE
64 MARCY HILL ROAD
SWANZEY, NH 03446
BK 1090 PG 626 4/24/1985

220-194
JMK REVOCABLE TRUST
140 ANCHOR DRIVE
VERO BEACH, FL 32963
BK 3108 PG 618 4/21/2020
(MONADNOCK HIGHWAY)
(VACANT LAND)

220-05
BLACK BELT LLC
59 BONANNO CT
METHUEN, MA 01844
BK 3254 PG 360 9/2/2023

ARROWCREST DRIVE — CLASS V — 22± PAVEMENT WIDTH

MONADNOCK HIGHWAY — CLASS I - TIER 2 — 32' PAVEMENT WIDTH — ASSUMED 4 ROD R.O.W.

MARCY HILL ROAD — CLASS V — 24' PAVEMENT WIDTH — 75' R.O.W WIDTH PER REF. PLAN #3

ROUTE 12 — N.H.

N56°03'34"E 110.00'
Δ=89°59'33" L=47.12' R=30.00'
S33°56'26"E 105.00'
Δ=13°30'26" L=35.32' R=150.00'
N56°03'34"E 255.86'
N33°56'26"W 95.00'
Δ=89°59'33" L=47.12' R=30.00'
N56°03'34"E 317.71'
N33°05'53"W 125.47'
N33°05'06"W 180.00'
N33°08'06"W 162.00'
N62°51'54"E 304.91'
S86°56'31"W 299.81'
S62°51'54"W 629.70'
S37°22'29"E 410.85'
S33°56'26"E 497.00'
N61°40'41"E 267.63'
S37°22'29"E 234.16'
S62°55'22"W 386.48'
S27°29'05"E 62.32'
S24°37'10"E 118.13'
L=277.73' R=662.50'
934.61' LOT LINE TO BE ABANDONED
260.13' 30' FRONT SETBACK
260.46'
126.02'
236.67'
304.91'

PROPOSED **220-173-1** 1.482 ACRES 64,568 SQ.FT. (54,963 SQ.FT. CONTIGUOUS LAND) 1.26 Acres

FORMER **220-173** 7.150 ACRES 311,468 SQ.FT.

REVISED **220-173** 6.084 AC. 265,000 SQ.FT. (123,579 SQ.FT. CONTIGUOUS LAND) 2.84 Acres

REVISED **220-171** 2.578 ACRES 112,290 SQ.FT. (32,155 SQ.FT. CONTIGUOUS LAND) SEE NOTE #13 0.74 Acres

FORMER **220-171** 2.993 ACRES 130,393 SQ.FT.

DELINEATED WETLANDS — GRAVEL AREA — STORAGE — FILL — LOG STORAGE AREA — LOAM PILE — CRUSHED STONE — LEACH FIELD ± — FORKLIFT ATTACHMENTS — LOGS — (RENTER REMOVING) LOAM — (RENTER REMOVING) TILLERS, AXES, PALLETS — BENCHES AND PALLETS — (RENTER REMOVING) — SHIPPING CONTAINER — PVC SCRAP WOOD — PATIO STONE — LAND-SCAPING SUPPLIES — MINIMUM BUILDING SETBACK (TYP.) — GRAVEL DRIVE — HOUSE — SHED — GARAGE — WELL — SATELLITE DISH — L.F. — ROCKS — BELL ATL. 1-1 — 83/3-1 NETCO 9010/2 — 353/53 NETCO 9010/1 — <301 NETCO 123/453 PSNH 383/53S — "SWANZEY IMPORT AUTO SALES" — "PARKING" — "STOP" — "DEAD END" — "30 MPH" — "STOP AHEAD" — "RTE 12 MILE 15" — "MARCY HILL RD" — "STOP" — W/F BUILDING — SIGN PEDESTAL — RET. WALL — CONC. BLOCKS — METER, PSNH 383/56-1 — METER, FP452-1 — "T" INTER-SECTION — NETCO 452 — PSNH 383/55 FP452.5 — PSNH 383/55 — PSNH 383/57 — PSNH 67/1 NETCO 987/ 0.5 — PSNH 67/1X NETCO — PSNH 58 451 NETCO — PSNH 67/1 NETCO 2 PSNH 67/2 — PSNH 67 NETCO 3 — LIMIT OF MAPPING — 18" HDPE — 12" CMP — 30" CMP — 15" — 24" — 36" — INV= 619.30 — INV= 619.48 — INV= 624.39 — INV= 625.52 — INV= 620.85 — INV= 622.81 — INV= 619.49 — INV= 619.54 — INV= 618.75 — INV= 620.49 — INV= 620.79 — INV= 618.02

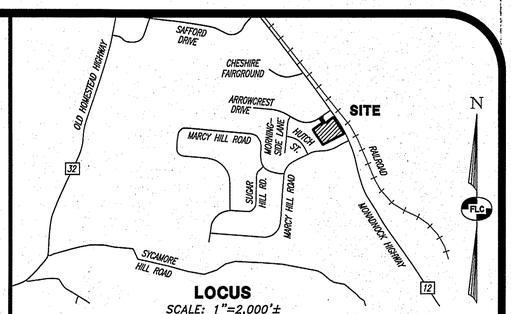
ZONE LINE — BUSINESS DISTRICT — RESIDENCE DISTRICT

79C — 495 — 395 — 22B

N.N.C.B.(F) — L/PIPE(F) — N.H.C.B.(F)

REFERENCE PLANS:

1. "FOX PROFESIONAL / BUSINESS CENTER – SUBDIVISION OF COMMERCIAL AREA B OF ARROWCREST SUBDIVISION – RT. 12 N. SWANZEY N.H. – BY PAKO HOMES, INC. – SUBDIVISION PLAN" SCALE: 1"=50', DATED JUNE 5, 1975, PREPARED BY ARMAND R. PAQUETTE AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 33 PAGE 72.
2. "ARROW CREST – SUBDIVISION – RT 12 N. SWANZEY N.H." SCALE: 1"=100', DATED: 10/3/1974, PREPARED BY PAKO HOMES, INC. AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 31 PAGE 64.
3. "G.W. STONE & SON, INC. – 800 PARK AVENUE KEENE, NEW HAMPSHIRE – MARK HILL PARK – SWANZEY, NEW HAMPSHIRE – 210 ACRES" SCALE: 1"=100', DATED: JANUARY 6, 1972, REVISED ON 1/13/1972, PREPARED BY R.K PIPER, SURVEYOR AND RECORDED IN THE C.C.R.D IN PLAN BOOK 23 PAGE 42.



LOCUS
SCALE: 1"=2,000'±

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 220 LOT 171 AND TAX MAP 220 LOT 171 IS PAUL F. THOMAS, 3 ARROWCREST DRIVE, SWANZEY, NH 03446. DEED REFERENCE TO LOT 220-171 IS BK.3253 PG.811 DATED JULY 26, 2023, LOT 220-173 IS BK.1538 PG.883, DATED OCTOBER 25, 1995 AND RECORDED IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN PARCELS 220-171 & 220-173 AND SUBDIVIDE PARCEL 220-173 INTO TWO PROPOSED NEW LOTS AS SHOWN HEREON.
3. THE TOTAL AREA OF EACH LOT IS AS FOLLOWS:
   A. TAX MAP 220 LOT 173 IS 7.15 ACRES WITH 110.00 FT. OF FRONTAGE ALONG ARROWCREST DRIVE AND 497.00 FT. OF FRONTAGE ALONG NH ROUTE 12 PER REFERENCE PLAN NO. 1 NOTED HEREON.
   B. TAX MAP 220 LOT 171 IS 2.99 ACRES WITH 180.45 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 964.02 FT ALONG MARCY HILL ROAD.
4. ZONING FOR THE PARCEL IS THE BUSINESS (B) DISTRICT.

BUSINESS DISTRICT (B)	REQUIRED
MIN. LOT AREA	1 ACRE
MIN. LOT FRONTAGE	125 FT
MIN. FRONT SETBACK FEEDER ROAD	30 FT
MIN. FRONT SETBACK	30 FT (ROUTE 12)
MIN. SIDE SETBACK	20 FT
MIN. REAR SETBACK	20 FT
ABUTTING RES. DWELLING	50 FT

5. EXISTING IMPROVEMENTS & 2 FT CONTOUR TOPOGRAPHY SHOWN ARE THE RESULT OF A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025. LOT LINES DEPICTED HEREON ARE SHOWN PER PHYSICAL EVIDENCE RECOVERED, CURRENT DEEDS AND THE REFERENCE PLAN NOTED HEREON. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD88 PER A GPS CORS SOLUTION.
7. SUBJECT PARCELS ARE OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 33005C0288E, EFFECTIVE DATE 5/23/2006.
8. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A STRATIFIED DRIFT AQUIFER PER THE U.S. GEOLOGICAL SURVEY WATER-RESOURCES INVESTIGATIONS REPORT 92-4013 FOR THE GEOHYDROLOGY AND WATER QUALITY OF STRATIFIED-DRIFT AQUIFERS IN THE LOWER CONNECTICUT RIVER BASIN, SOUTHWESTERN NEW HAMPSHIRE BY BY RICHARD BRIDGE MOORE, CAROLE D. JOHNSON, AND ELLEN M. DOUGLAS. TRANSMISSIVITY IS LESS THAN 2000 FEET SQ./DAY.
9. PORTIONS OF THE PROPERTY ARE SUBJECT TO THE WETLANDS CONSERVATION OVERLAY DISTRICT. NO LEACH FIELD OR DRY WELL MAY BE LOCATED CLOSER THAN ONE HUNDRED TWENTY FIVE FEET TO ANY DESIGNATED WETLAND.
10. THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS NOTED. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
11. PARCELS 220-191 AND 220-173 ARE SUBJECT TO THE EASEMENTS HEREBY RESERVED TO THE CITY OF KEENE AND THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AS DESCRIBED IN VOL.589 PG.140 AND VOL.574 PG.282 RECORDED IN THE C.C.R.D. SUBJECT TO RIGHTS OF THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TEL & TEL. IN VOL.894 PG.68 RECORDED IN THE C.C.R.D, SUBJECT TO COVENANTS FOR FOX PROFESSIONAL/BUSINESS CENTER IN VOL.902 PG.531 RECORDED IN THE C.C.R.D, SUBJECT TO THE RIGHT TO DRAW WATER IN COMMON WITH OTHERS FROM A WELL ON OTHER LAND NOW OR FORMERLY OF PAKO HOMES, INC. AND SUBJECT TO THE TERMS AND CONDITIONS IN THE REVISED SUBDIVISION APPROVAL SEE VOL.31 PG.64 DATED SEPTEMBER 29, 1977 AND RECORDED IN THE C.C.R.D.
12. PARCEL 220-171 MAY BE SUBJECT TO CONDITIONS STATED IN REFERENCE PLAN #3 AND VOL. 3253 PG.811 DATED: 7/26/2023.
13. PARCEL 220-171 IS CURRENTLY A PRE-EXISTING NON-CONFORMING LOT. THE PROPOSED LOT LINE ADJUSTMENT WILL INCREASE THE CONTIGUOUS LAND MAKING THE LOT MORE CONFORMING.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2023 & SEPTEMBER 2025."

DATE: 12/1/25

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/1/25	ADD CONTIGUOUS AREAS TO LOTS		CDF	MDP

LOT LINE ADJUSTMENT & SUBDIVISION PLAN

TAX MAP 220 LOT 171 & 173
(MARCY HILL ROAD, 373 MONADNOCK HIGHWAY)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 50' NOVEMBER 10, 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: 1744SB01A.dwg	PROJ. NO. 1744.01	SHEET: SB-1	PAGE NO. 1 OF 1

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

PLANNING BOARD
MEETING SCHEDULE & APPLICATION DEADLINES
(AS OF DECEMBER 4, 2025)

Regular Meeting Dates	Application Deadlines – 1 PM
January 8, 2026	December 18, 2025
January 22, 2026	January 1, 2026
February 12, 2026	January 22, 2026
February 26, 2026	February 5, 2026
March 12, 2026	February 19, 2026
March 26, 2026	March 5, 2026
April 9, 2026	March 19, 2026
April 23, 2026	April 2, 2026
May 14, 2026	April 23, 2026
May 28, 2026	May 7, 2026
June 11, 2026	May 21, 2026
June 25, 2026	June 4, 2026
July 9, 2026	June 18, 2026
July 23, 2026	July 2, 2026
August 13, 2026	July 23, 2026
August 27, 2026	August 6, 2026
September 10, 2026	August 20, 2026
September 24, 2026	September 3, 2026
October 8, 2026	September 17, 2026
October 22, 2026	October 1, 2026
November 5, 2026	October 15, 2026
November 19, 2026	October 29, 2026
December 3, 2026	November 12, 2026
December 17, 2026	November 24, 2026

The Planning Board meets at 6:00 P.M. at Whitcomb Hall in West Swanzey on the **second and fourth Thursday of every month, except in November and December when meetings are held on the first and third Thursday due to holidays, or unless otherwise noticed**. The schedule above reflects the regular meeting dates of the Board. The application deadline accommodates the timeframe for noticing public hearings and for staff to review for completeness. Special meetings may be called by the Board Chair with a 24-hour notice. **Notices of all public hearings are posted in the *Keene Sentinel*, on the Town's website, at Town Hall, and at both Post Office locations.**