TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Swanzey Planning Board Meeting Agenda
May 22, 2025
6:00 PM

The regular meeting of the Swanzey Planning Board will be held on **Thursday, May 22, 2025, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The public may access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

A. May 8, 2025

3) Public Hearings

4) Discussions/Other Business

A. John Lesser Site Plan Modification

B. New Tenant Application – Da Brothers Contracting – 93 Monadnock Hwy

C. Discussion with EDAC – Cathy Bergstrom

D. Other business as required

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – May 8, 2025
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall. Members present: Scott Self, Richard Lane, Victoria Ames, Michael York, Brandon Self, Stacey Goodale, Kristen Reynolds, Jane Johnson, and Selectman James Tempesta. Also present was Town Planner Adam Paquette. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Mark Scalera

Others Present:
Chad Brannon from Fieldstone

MINUTES:
- The meeting minutes of April 24, 2025 were considered. **Motion** was made by Lane to approve the meeting minutes. There was a second by Ames. No further discussion. ***Motion passed.***

Regional Impact: The members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by York that the hanger project has regional impact. There was a discussion by Board members. Proper notice was given regarding this impact with the City of Keene. No second was given. Motion left unresolved.

APPLICATIONS AND PUBLIC HEARING(S):

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

PB 25-005: Site Plan Review – Fieldstone Land Consultants have submitted a site plan review application on behalf of Avanru Development Group for a 10,000 square foot hanger on the north side of Dillant-Hopkins Airport, east of the existing parking lot on the south side of Airport Road.
- Self reads the agenda item and welcomes Chad Brannon to introduce the project.
- Brannon goes through the checklist and waivers requested.

- Lane asks for clarification on the existing and proposed septic. Self states that the question will be answered during the presentation and it may be impossible to attach to existing septic along Airport Rd.
- Self asks for a consensus on completion of the application.
- **Motion** made by York to accept the application as complete. Second by B. Self. All in favor. ***Motion passed.***
- **Public hearing opened.**
- Brannon starts the presentation by going through the site plan.
- Brannon explains that they allocated an area for septic because they are not able to tie into the septic along Airport Rd.
- The hanger will be for recreation and corporate use.
- Branon explains the external permits that will be required. He hopes the board will consider making these external processes conditions of approval.
- Lane asks where the hazardous material for aircraft maintenance will be stored. Brannon states that they will be complying with all rules and regulations regarding hazardous materials storage.
- Dave Hickling, airport director, states that they have to comply with the airport stormwater protection plan, which is part of the lease with the City of Keene.
- Ames asks how the scale compares to other hangers on the property. Hickling explains that this hanger is larger than most along Old Homestead, but not the largest on site.
- Ames asks how many planes can fit within the hanger and Hickling states there would be no large aircraft, but could accommodate a helicopter.
- Lane asks about potential future projects and the applicant states this is the only proposal currently.
- Brannon explains the lighting is wall mounted, full cut-off.
- The applicant starts to go over the hanger renderings which shows the building to scale. The height will be 33' to top of peak.
- Brannon passes out smaller plans that show different angles of the structure.
- Bob Goodrich asks if the building is sprinkled. Hickling explains that the building may be sprinkled, but is not an FDA requirement until the hanger reaches 12,000 square feet.
- Mark Fielder asks to see the plan more clearly and Brannon shows him.
- Mark Fielder shares his experience with helicopters hovering low to the ground. His concern will be the traffic around the hanger.
- Fielder shares more about his negative experiences with helicopters.
- Self speaks with Fielder regarding his concerns.
- Fielder continues to voice concerns about development in this area on airport property.
- Ames clarifies that the proposed use is essentially a large garage. Hickling states the current lease is for Avanru's use and they cannot sublet it. They could sublet once they start driving revenue, which could likely happen. However, all that amounts to is more aircraft storage.
- Brannon explains that there may only be two aircrafts in the hanger. He confirms that there is an opportunity for Avanru to rent the space as long as he goes through the proper channels.
- **The public hearing is closed.**
- B. Self makes a motion to approve the site plan. Second by York. Conditions are as follows:
    - FAA approval prior to building permit.
    - Septic approval prior to building permit.
    - Height certification prior to building permit.

- Airport director approval prior to building permit.

All in favor. ***Motion passes***

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

- Brannon goes through the checklist and waivers requested.
- Motion made by York that the application is complete. Second by B. Self. All in favor. ***Motion passed.***
- B.Self makes a **motion** to approve the requested waivers. Lane seconds. All in favor. ***Motion passed.***
- **Public hearing opened.**
- Brannon starts to go over the provided plan set. Sheets included are:
  - Cover sheet
  - Site layout plan
  - Existing conditions
  - Grading and drainage plan
  - Utility plan
  - Lighting plan
  - Landscaping and utility plan
  - Erosion control notes
  - Construction details
  - Construction details
- Brannon explains that the site will take electronics and break them down into their base components. There will be no water used in the breakdown of components. He explains it's a clean operation and there will be no outside work.
- All of the site work will be completed if approved, although only one building will be built to start.
- Building #2 will be the only component of phase 2 of development.
- Parking on the north side has been reduced. Total parking spaces have been reduced to 25 total.
- Final architectural plans will be submitted as part of the building permit.
- Goodale explains that the paved surfaces setback is not being met. Brannon explains that they can make the rear paved area gravel if needed.
- Ames states that this site should be screened from residential properties. Brannon states they can work on that requirement prior to permit.
- Johnson asks about where the recycled material will be going. Brannon explains that EAI will be storing the material inside and selling it.
- Goodale asks if anything in the components could be considered hazardous. Brannon states he doesn't know for sure, but if there are hazardous materials, they will be disposed of in accordance with all rules/regulations.
- Brannon states the business is focused on recovering precious metals out of computers, printers, etc.
- The board and the applicant discuss the logistics of transporting the materials to and from the site.
- Lane asks about access into the building. Brannon answers by showing the locations on the site plan.
- Lane asks about site security and Brannon answers that the owners would consider it if needed.

DRAFT

- Johnson asks about employee numbers and Brannon answers they would have 3-10 employees.
- Reynolds asks if any site work will be withheld pending the second building being built. Brannon states all of the site improvements will be made in anticipation of the second structure.
- Self asks about the water infrastructure going to the site, referencing the utility plan. Brannon and Self speak about the water improvements. Brannon states the building could be sprinklered, but the structure is under the requirement for sprinklers.
- The building will have no floor drains.
- Johnson talks about the conservation commission comments. She asks if there is any danger to the people working in the building.
- Brannon states he is not aware of any concerns. He states there will be no bi-product created because of the recycling. He asks for a condition stating that relevant state permits are obtained.
- Tempesta asks about the sewer hookup. Brannon states there are no stubs for this portion of the property. The lot was not subdivided when these stubs were placed, but with the recent subdivision, a new hookup is needed. The applicant must cut the road for the sewer hookup.
- Ames asks about where a fence would be located in relation to the current tree line. Brannon draws on the site plan a possible location.
- Brannon goes over the propane tank location.
- Bob Goodrich inquires about the Conservation Commission comments. The Board answers that they have addressed the concerns during the presentation.
- Conditions:
    - 6' fence screening neighboring residential areas
    - 50' pavement setback with access road exempt
    - No external storage
    - All relevant state and local permits
- York makes a motion to approve with the above conditions. B.Self seconds. No further discussion. All in favor. ***Motion passed.***

Joint Meetings:

Joint meeting with conservation commission to discuss wetland conservation district changes. The Board proposes the second meeting of June.

Economic development advisory committee wants to meet with the Planning Board. Paquette will ask EDAC if May 22 works for the majority of their members.

Wetland Conservation District Handout:

Paquette states there is a revision of the wetland conservation district for Planning Board to review. He gives the Board a handout for them to review.

Parking Concerns:

Tempesta asks about parking for businesses under construction. Self states conditions have been set in the past regarding parking being completely on site. Tempesta asks how to address this in the future. The Board discusses it could be addressed on a case-by-case basis.

Fire Station Update:

The fire station building contract was awarded and the Planning Board should be seeing a site plan soon. Self and Tempesta speak about the design of the building.

Other Business:

York gives an update on state legislative business. The Board discusses the implications of these potential bills.

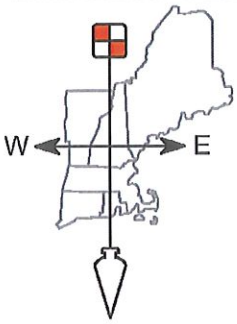
ADJOURNMENT
Motion to adjourn was made by Lane**.** There was a second to the motion by B.Self with no further discussion. All were in favor. ***Motion passed.*** Adjournment occurred at 7:51 p.m.

Next Meeting: May 22, 2025

Respectfully Submitted,
Adam Paquette, Town Planner

DRAFT

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

Date: April 29, 2025

Re: Lesser's 4 Season Services
Commercial Development - Landscaping Business
Tax Map 109, Lot 63 - NH Route 10 & West Street

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 Modification Application
1			Letter of Authorization
1			Project Statement Letter
1			Abutters List and Labels
4			Site Plan Set – Full Size
1			Site Plan Set – Half Size

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 the above listed items for a Site Plan Modification for the Planning Board. Please let me know if you need anything else or have any questions. Thank you,

John Noonan

John Noonan, Project Manager

Project No. 3456.00

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

SITE PLAN MODIFICATION FORM AND CHECKLIST

General Requirements	
☑	Project statement that **clearly describes the proposed modifications to the site**
☑	An updated copy of the **originally approved site plan** that **clearly shows the proposed modifications**
☑	An Amendment History Box that briefly describes the proposed changes **Example of an Amendment History Box:** See revision block on right hand side of plan sheets. Approval Date(s) Changes to plan *<list date(s)>* *<list changes to plan>*

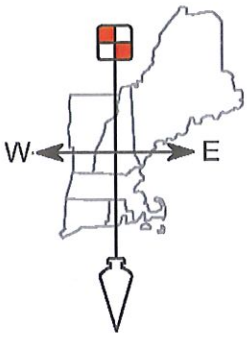
Site Plan Modifications are changes which result in minimal impact to the overall site layout and adjacent properties. The Planning Board, at their discretion, may determine if modifications can be processed as a Site Plan Modification at a regular meeting or require a public hearing. They may also re-classify any Site Plan Modification as a Site Plan Review.

PLANNING BOARD REVIEW

☐	APPROVAL	☐	DENIAL

Planning Board Chair / Vice Chair: _____ Date: _____

Conditions / Reasons / Rationale:



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

April 28, 2025

RE: Lesser's 4 Season Services – Site Plan Application
NH Route 10 & West Street - Swanzey, NH
Tax Map 73 Lot 12-2

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 and Applicant:

Signature: _____ Print: Jonathan Lesser Date 4/28/25

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

May 1, 2025

RE: Lesser's 4 Season Services
Site Plan Modification Application
NH Route 10 & West Street - Swanzey, NH
Tax Map 109 Lot 63

Swanzey Planning Board:

On behalf of our client, Jonathan Lesser, we are hereby submitting this letter as a project statement to outline the revisions made to an approved Site Plan. The project was originally approved on May 11, 2023 by the Planning Board to allow for multi-family apartments and a landscaping business, "Lesser's 4 Season Services". The applicant has changed the scope of the project to include only the landscaping business and omit the apartments.

We are hereby submitting a Site Plan Modification application based on the following revisions to the approved site plan:

1. The apartments have been removed from the plan.
2. The landscaping building has been reduced from the approved 7,200 SF to 6,000 SF.
3. The parking has been revised for the landscaping business and parking for the apartments removed.
4. The number of bins for landscaping storage was increased by eight (8) for 22 bins total.
5. Some landscaping moved based on parking lot revisions, total counts remained the same as the approved plan.
6. Total parking spaces is now 17, approved was 22 spaces.
7. Please note that the stormwater management and utilities did not change.

Thank you for the consideration in approving these modifications to the site plan. The applicant is looking to continue with construction as soon as possible.

Kind regards,
Fieldstone Land Consultants

John Noonan, Project Manager

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

April 28, 2025

FLC#3456.00 / CJC

List of Abutters
Tax Map 109 Lot Number 63
Swanzey, New Hampshire

Map 109 Lot 63
Lessers Investments, LLC
39 Central Square
Keene, NH 03431

Map 109 Lot 31
Jason Horne
79 George Street, Apt. 3
Keene, NH 03431

Map 109 Lot 37
Kevin J. & Judith A. Welch
704 W Swanzey Rd, P.O. Box 222
West Swanzey, NH 03469

Map 109 Lot 39
Sonya A. Whitney
52 West Street
Swanzey, NH 03446

Map 109 Lot 40
Jean L Murphy LIV Trust
54 West Street P.O. Box 276
Swanzey, NH 03446

Map 109 Lot 61
Mark E. Perry
70 California St
Swanzey, NH 03446

Map 109 Lot 62
Brennan J Geiss
53 West St, #A
Swanzey. NH 03446

Map 109 Lot 64
Scott W MacPhail
32 Hackler Dr
Swanzey, NH 03446

Map 109 Lot 66
SCS Housing, Inc.
P.O. Box 603
Keene, NH 03431

Map 109 Lot 68
West Swanzey Real Estate Holdin
23 West St
Swanzey, NH 03446

(Applicant)
Jonathan Lesser
61 Felt Road
Keene, NH 03431

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

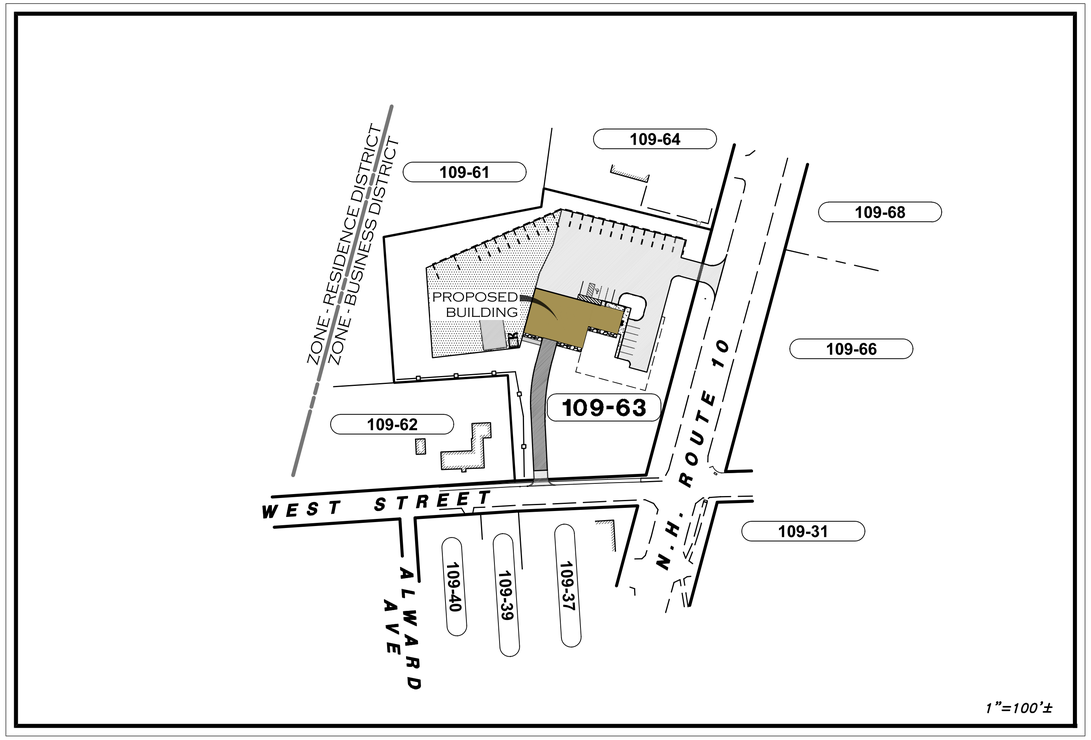
SITE DEVELOPMENT PLANS

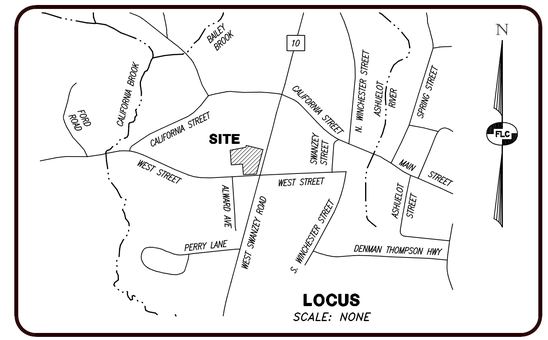
- TAX MAP 109 LOT 63

LESSER'S 4 SEASON SERVICES

NH ROUTE 10
SWANZEY, NH

FEBRUARY 28, 2023
LAST REVISED: APRIL 28, 2025





SHEET INDEX

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

PREPARED FOR:

JONATHAN LESSER
61 FELT ROAD
KEENE, NH 03431

LAND OF:

LESSERS INVESTMENTS, LLC
39 CENTRAL SQUARE
KEENE, NH 03431

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 UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
811

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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

APPROVED BY THE SWANZEY PLANNING BOARD

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
E	4/28/25	REV'S PER CLIENTS REQUEST		CJC	JEN
D	5/3/23	REV'S PER PLANNING BOARD & CONS COM MEETINGS		JEN	CEB
C	4/26/23	REV'S PER ZONING BOARD APPROVAL		JEN	CEB
B	4/11/23	REV'S PER ZONING & CLIENT REVIEW		CLR	CEB
A	4/4/23	REVS PER CLIENT & STAFF REVIEW COMMENTS		CLR	CEB

FILE: 3456CV00E.dwg | PROJ. NO. 3456.00 | SHEET: CV-1 | PAGE NO. 1 OF 9

LEGEND:

EXISTING FEATURES

- 73-12-2 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- GRANITE CURBING
- OH — OVERHEAD UTILITIES
- TREE / BRUSH LINE
- SCS SOIL LINE
- CONCRETE AREA
- N.H.C.B.(F) — NH CONRETE BOUND FOUND
- I.PIN(F) — IRON PIN FOUND
- (S) — SEWER MANHOLE
- LIGHT
- SINGLE POST SIGN
- WATER VALVE
- SHUT-OFF
- UTILITY POLE AND GUY WIRE
- EXISTING BUILDING

PROPOSED FEATURES

- TRAFFIC FLOW (NOT PAINTED ARROWS)
- (6) — NUMBER OF PARKING SPOTS
- CONCRETE WALKWAY
- GRAVEL AREA
- PAVED AREA
- EDGE OF PAVEMENT
- PROPOSED BUILDING

REFERENCE PLANS:

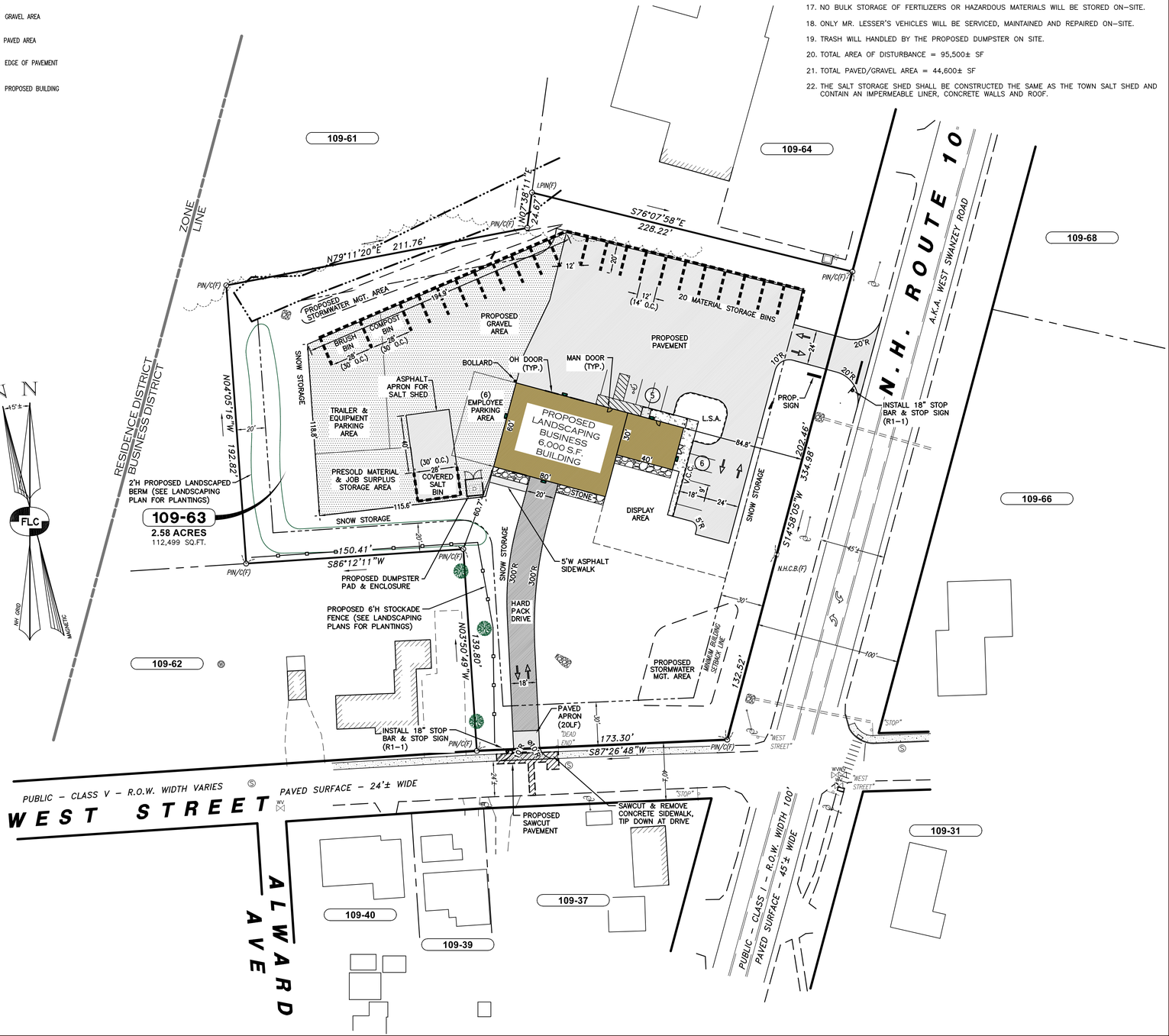
1. "PROPOSED 2 LOT SUBDIVISION – MAP 73 LOT 12–1 – 53 WEST STREET – WEST SWANZEY, NH 03469" SCALE: 1"=50', DATED JULY 1, 2022, LAST REVISED AUGUST 4, 2022, PREPARED BY CARDINAL SURVEYING & LAND PLANNING AND RECORDED IN THE C.C.R.D. AS PLAN NO. 22090.
2. "STATE OF NEW HAMPSHIRE – DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS – PLANS OF PROPOSED – FEDERAL AID SECONDARY PROJECT – NO. S–276(3) – NH NO. P–2030–A – DARTMOUTH COLLEGE ROAD – TOWN OF SWANZEY – COUNTY OF CHESHIRE" SCALE: 1"=50', DATED 4/8/1952, FOUND ON FILE AT THE NH DEPT. OF TRANSPORTATION.

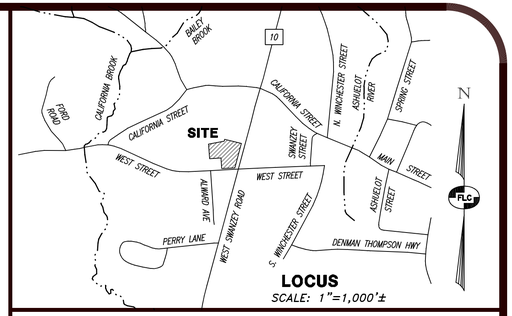
APPROVALS REQUIRED:

1. SWANZEY ZBA SPECIAL EXCEPTION (BULK STORAGE)
2. SWANZEY PLANNING BOARD
3. SWANZEY ACCESS PERMIT (DRIVEWAY)
4. SWANZEY SEWER DISCHARGE PERMIT
5. SWANZEY BUILDING PERMIT
6. NHDOT DRIVEWAY PERMIT

NOTES (CONTINUED):

12. THE HEIGHT OF THE PROPOSED BUILDINGS WILL BE 24'–6.25" TO THE PEAK OF THE BUILDING. THE SALT SHED WILL BE APPROXIMATELY 14' IN HEIGHT.
13. PARKING CALCULATION:
    TOTAL PARKING SPACES: 17 SPACES (INCLUDING 1 ADA COMPLIANT SPACE). 11 FOR CUSTOMERS. 6 FOR SEASON SERVICES EMPLOYEES.
14. THE PROPOSED DRIVEWAYS ON WEST STREET AND NH ROUTE 10 BOTH MEET THE REQUIREMENTS FOR ALL SEASON SIGHT DISTANCE.
15. MATERIAL STORAGE BINS WILL BE 4–6 FEET IN HEIGHT.
16. MATERIALS TO BE STORED ON–SITE WILL INCLUDED COLORED STONE OF VARIOUS SIZES, COLORED MULCH, SAWDUST, SAND, GRAVELS, LOAM, COMPOST AND SALT.
17. NO BULK STORAGE OF FERTILIZERS OR HAZARDOUS MATERIALS WILL BE STORED ON–SITE.
18. ONLY MR. LESSER'S VEHICLES WILL BE SERVICED, MAINTAINED AND REPAIRED ON–SITE.
19. TRASH WILL HANDLED BY THE PROPOSED DUMPSTER ON SITE.
20. TOTAL AREA OF DISTURBANCE = 95,500± SF
21. TOTAL PAVED/GRAVEL AREA = 44,600± SF
22. THE SALT STORAGE SHED SHALL BE CONSTRUCTED THE SAME AS THE TOWN SALT SHED AND CONTAIN AN IMPERMEABLE LINER, CONCRETE WALLS AND ROOF.





LOCUS
SCALE: 1"=1,000'±

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 109 LOT 63 IS LESSERS INVESTMENTS, LLC, 39 CENTRAL SQUARE, KEENE, NH 03431. SEE C.C.R.D. BK. 3222 PG. 1353 DATED 8/16/2022.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE PLAN FOR A LANDSCAPING BUSINESS FOR TAX MAP 109 LOT 63.
3. THE TOTAL AREA OF TAX MAP 109 LOT 63 IS 2.58 ACRES OR 112,499 SQ.FT. WITH 334.98 FT. OF FRONTAGE ALONG NH ROUTE 10 AND 173.30 FT. OF FRONTAGE ALONG WEST STREET.
4. ZONING FOR THE PARCEL IS THE BUSINESS DISTRICT (B):

REQUIREMENTS INCLUDE:	
LAND AREA	1 ACRE (EXCLUDING WET AND 25%+ SLOPES)
LOT FRONTAGE	125 FEET
FRONT SETBACK	30 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

5. THE BOUNDARY INFORMATION SHOWN IS PER THE REFERENCE PLAN NO. 1 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. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF NOVEMBER, 2022.
8. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
9. THE SITE IS CURRENTLY VACANT, WITH AVAILABILITY OF MUNICIPAL SEWER AND WEST SWANZEY WATER.
10. TAX MAP PARCEL 109–63 DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) CHESHIRE COUNTY, NEW HAMPSHIRE, TOWN OF SWANZEY, COMMUNITY NUMBER 33005, PANEL 33005C0402E, EFFECTIVE DATE MAY 23, 2006.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
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B	4/11/23	REV'S PER ZONING & CLIENT REVIEW		CLR	CEB
A	4/4/23	REV'S PER CLIENT AND STAFF REVIEW COMMENTS		CEB	CEB

SITE PLAN
TAX MAP 109 LOT 63
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

LAND OF:
LESSERS INVESTMENTS, LLC
39 CENTRAL SQUARE, KEENE, NH 03431

SCALE: 1" = 40' JANUARY 20, 2023

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
45 Roxbury Street, Keene, NH 03431
206 Elm Street, Milford, NH 03055
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MA ME NH RI VT

LEGEND:

- 73-12-2 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- GRANITE CURBING
- OH — OVERHEAD UTILITIES
- W — WATER LINE
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- 475 — 5' CONTOUR INTERVAL
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- SCS SOIL LINE
- CONCRETE AREA
- N.H.C.B.(F) — NH CONCRETE BOUND FOUND
- I.P.I.N.(F) — IRON PIN FOUND
- SEWER MANHOLE
- LIGHT
- SINGLE POST SIGN
- WATER VALVE
- SHUT-OFF
- UTILITY POLE AND GUY WIRE
- BUILDING

STRUCTURE DATA:

SMH 1153
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INV. OUT (E)=470.88'

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RIM=475.26'
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RIM=475.36'
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NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

- SCS SOIL LINE
- 26A — WINDSOR LOAMY SAND 0 TO 3 PERCENT SLOPES
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CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF NOVEMBER, 2022.

DATE: 4-29-25

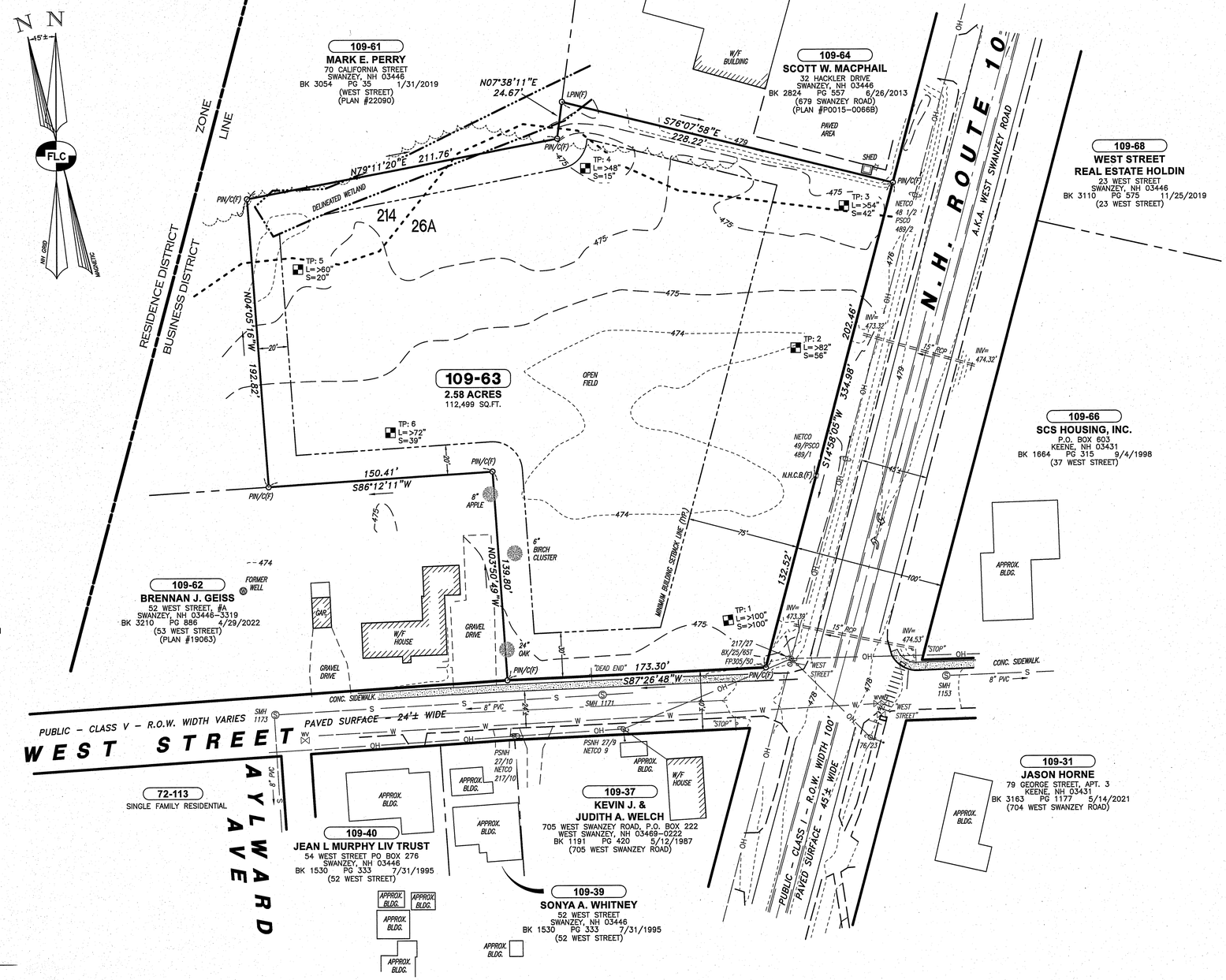
STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 946 MICHAEL D. BLOCH — SIGNATURE

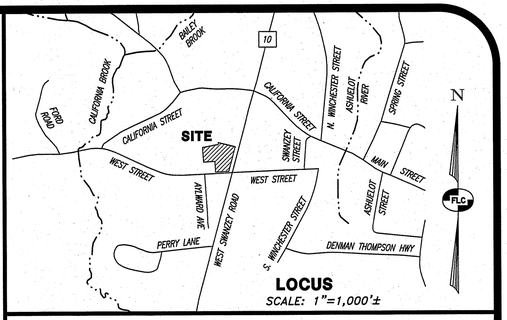
CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN NOVEMBER, 2022.

DATE: 4/29/25

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





REFERENCE PLANS:

1. "PROPOSED 2 LOT SUBDIVISION – MAP 73 LOT 12-1 – 53 WEST STREET – WEST SWANZEY, NH 03469" SCALE: 1"=50', DATED JULY 1, 2022, LAST REVISED AUGUST 4, 2022, PREPARED BY CARDINAL SURVEYING & LAND PLANNING AND RECORDED IN THE C.C.R.D. AS PLAN NO. 22090.
2. "STATE OF NEW HAMPSHIRE – DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS – PLANS OF PROPOSED – FEDERAL AID SECONDARY PROJECT – NO. S-276(3) – NH NO. P-2030-A – DARTMOUTH COLLEGE ROAD – TOWN OF SWANZEY – COUNTY OF CHESHIRE" SCALE: 1"=50', DATED 4/8/1952, FOUND ON FILE AT THE NH DEPT. OF TRANSPORTATION.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 109 LOT 63 IS LESSERS INVESTMENTS, LLC, 39 CENTRAL SQUARE, KEENE, NH 03431. SEE C.C.R.D. BK. 3222 PG. 1353 DATED 8/16/2022.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 109 LOT 63.
3. THE TOTAL AREA OF TAX MAP 109 LOT 63 IS 2.58 ACRES OR 112,499 SQ.FT. WITH 334.98 FT. OF FRONTAGE ALONG NH ROUTE 10 AND 173.30 FT. OF FRONTAGE ALONG WEST STREET.
4. ZONING FOR THE PARCEL IS THE BUSINESS DISTRICT (B):

	REQUIREMENTS INCLUDE:
LAND AREA	1 ACRE (EXCLUDING WET AND 25%+ SLOPES)
LOT FRONTAGE	125 FEET
FRONT SETBACK	30 FEET (75 FT. FROM ROUTE 10)
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

5. THE BOUNDARY INFORMATION SHOWN IS PER THE REFERENCE PLAN NO. 1 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. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF NOVEMBER, 2022.
8. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
9. THE SITE IS CURRENTLY VACANT, WITH AVAILABILITY OF MUNICIPAL WATER AND SEWER.
10. TAX MAP PARCEL 109-63 DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) CHESHIRE COUNTY, NEW HAMPSHIRE, TOWN OF SWANZEY, COMMUNITY NUMBER 33005, PANEL 33005C0402E, EFFECTIVE DATE MAY 23, 2006.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/28/25	REV'S PER CLIENTS REQUEST		CJC	MDP

EXISTING CONDITIONS PLAN

TAX MAP 109 LOT 63
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

LAND OF:
LESSERS INVESTMENTS, LLC
39 CENTRAL SQUARE, KEENE, NH 03431

SCALE: 1" = 40' DECEMBER 8, 2022

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FILE: 3456EX00A.dwg	PROJ. NO. 3456.00	SHEET: EX-1	PAGE NO. 3 OF 9

LEGEND:

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- PROPERTY LINE
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- EDGE OF PAVEMENT
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- LPIN(F) — IRON PIN FOUND
- SEWER MANHOLE
- LIGHT
- SINGLE POST SIGN
- WV — WATER VALVE
- SHUT-OFF
- UTILITY POLE AND GUY WIRE
- EXISTING BUILDING

PROPOSED FEATURES

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- 6 — NUMBER OF PARKING SPOTS
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- PAVED AREA
- EDGE OF PAVEMENT
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- UD — UNDER DRAIN LINE
- 282 — 2 FT. CONTOUR
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- CB# — STORM WATER DRAINAGE
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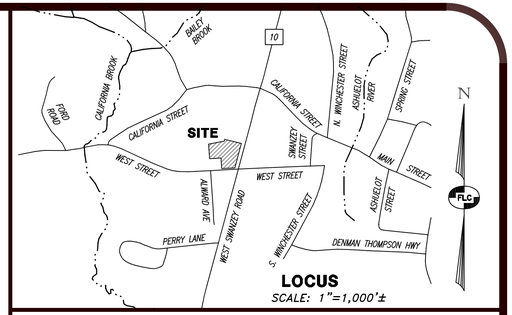
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LOCUS
SCALE: 1"=1,000'±

GENERAL 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 APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. 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 PUBLIC SERVICE OF NEW HAMPSHIRE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
12. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH THE TOWN OF SWANZEY SPECIFICATIONS.
13. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ALL RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
14. THE SOIL TYPES SHOWN ARE PER NRCS SOILS SURVEY. SEE NRCS SOILS LEGEND THIS SHEET.

GRAPHIC SCALE
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IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
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B	4/26/23	REV'S PER ZBA APPROVAL		JEN	CEB
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GRADING AND DRAINAGE PLAN

TAX MAP 109 LOT 63
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

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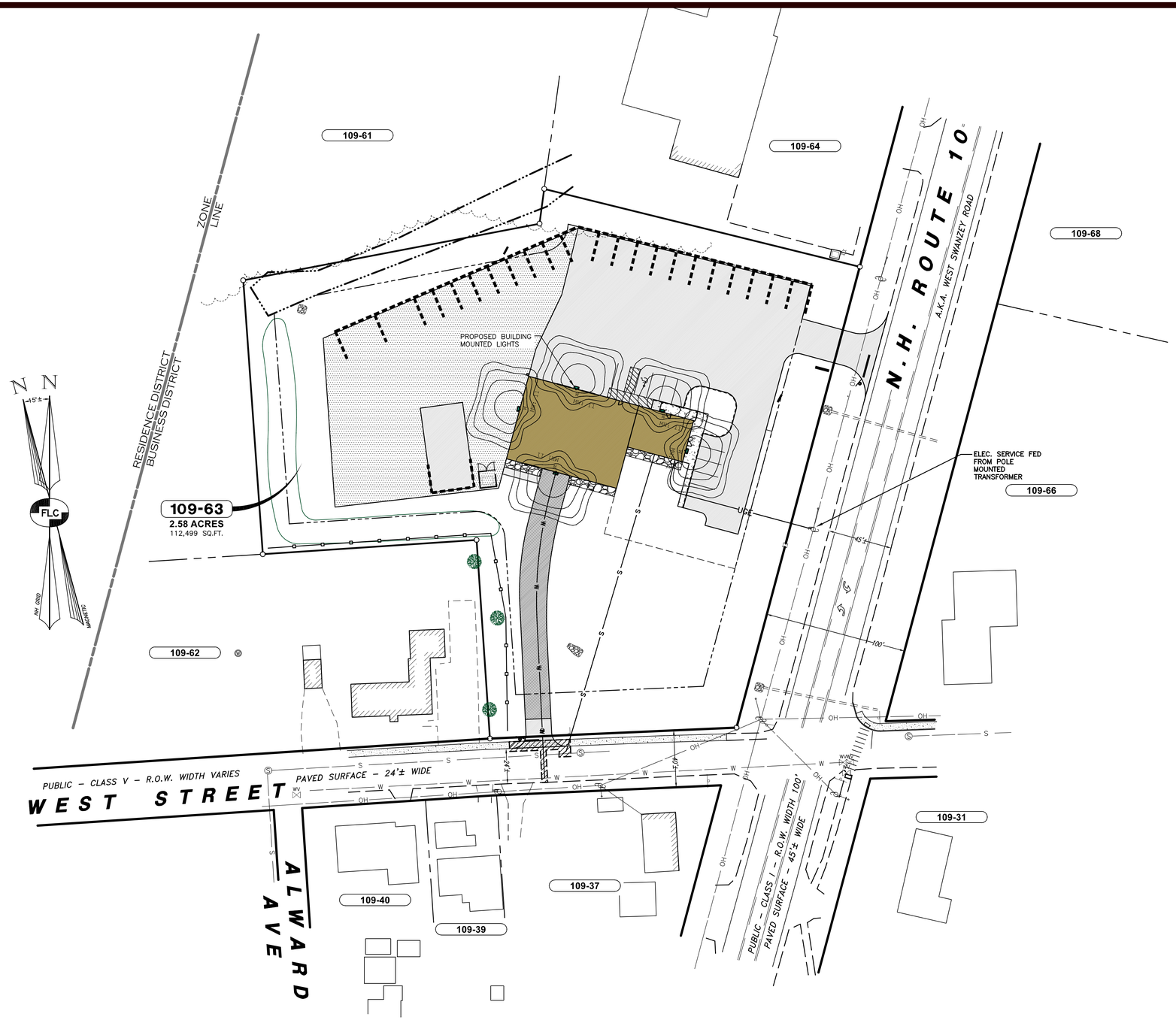
LAND OF:
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SCALE: 1" = 40' JANUARY 20, 2023

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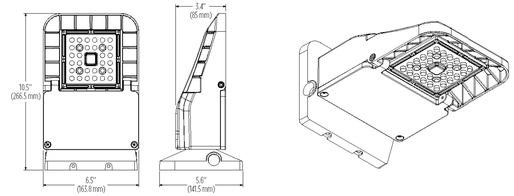
Small Commercial Wall (SSW)

LED Wall Light



PRODUCT DIMENSIONS

Back to Quick Li



PERFORMANCE

Back to Quick Links

Delivered Lumens[1]

Lumen Package	Distribution	CRI	4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
3L	FT	70	3,143	137	B1-U0-G1	3,224	140	B1-U0-G1	23
	5	70	3,173	139	B1-U0-G1	3,255	142	B1-U0-G1	

Electrical Data - Current Draw AMPS[2]

Lumen Package	Wattage	208V	240V	277V	347V	480V
3L	23	0.1	0.08	0.07	0.05	0.12

TYPICAL ORDER EXAMPLE: SSW LED 3L FT UNV DIM 40 BRZ

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature / Rendering	Finish
SSW - Small Commercial Wall	LED	3L - 3,000 lm	3 - Type 3 FT - Forward Throw Type 4	UNV - Universal Voltage (120-277V)	DIM - 0-10V Dimming[3]	40 - 4000K / 70 CRI 50 - 5000K / 70 CRI	BRZ - Bronze

GRAPHIC SCALE

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IMPERIAL: 1"=40'

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
	7	W	Single	SSW-LED-3L-FT-UNV-DIM-40-BRZ	LSI INDUSTRIES, INC.

REV.	DATE	DESCRIPTION	C/O	DR	CK
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LIGHTING PLAN

TAX MAP 109 LOT 63

(NH ROUTE 10 - WEST SWANZEY ROAD)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

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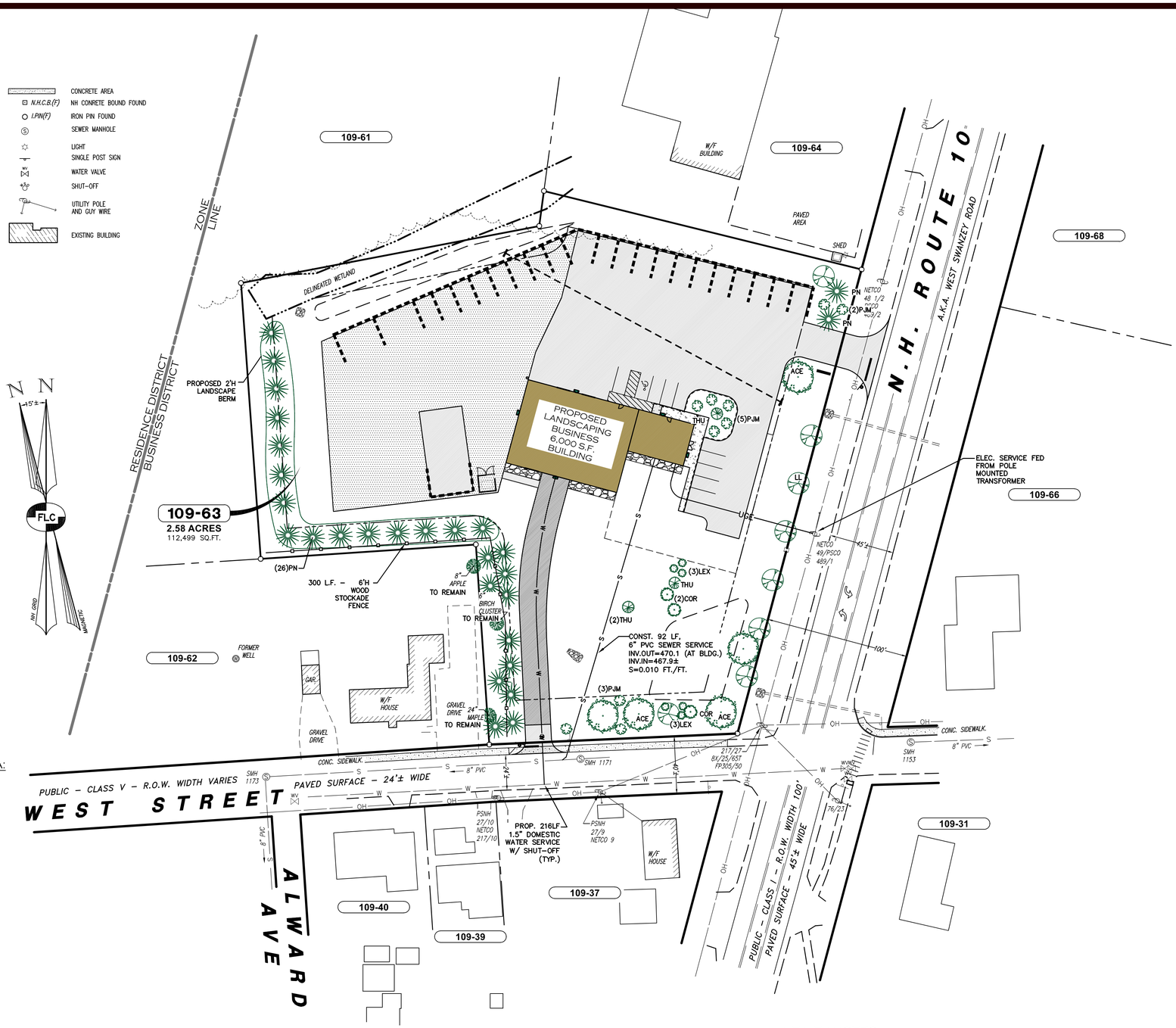
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INV. IN (E)=466.86'
INV. OUT (S)=466.77'

PLANT SYMBOLS PLANT LIST QTY.

ACE	ACER RUBRUM (RED MAPLE) (OR EQUAL)	(6) 3" CAL.
PN	PINUS NIGRA (AUSTRIAN PINE) (OR EQUAL)	(28) 5–6'H
LL	TILIA CORDATA 'GREENSPIRE' (LITTLELEAF LINDEN) (OR EQUAL)	(7) 3"± CAL.
PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON) (OR EQUAL)	(10) 18"–24"
COR	CORNUS SANGUINEA (WINTER FLAME DOGWOOD) (OR EQUAL)	(3) 3 GAL. 2'–3'
THU	THUJA OCCIDENTALIS (EASTERN ARBORVITAE) (OR EQUAL)	(2) 4'–5' B&B
LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY) (OR EQUAL)	(6) 2.5'–3'

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
3. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
4. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
8. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
9. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED ARES WITH A MINIMUM 6" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
10. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
11. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
12. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT ENTRANCE.
13. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
14. THE PROPOSED MIXED USE LOT ABUTS A SINGLE FAMILY RESIDENTIAL PROPERTY TO THE EAST. A LANDSCAPE BUFFER WITH STOCKADE FENCE AND EVERGREEN TREES IS PROPOSED BETWEEN THE DIFFERENT USES OF LAND.

LANDSCAPING CALCULATIONS:

LANDSCAPE STRIPS BETWEEN BUILDINGS AND STREETS:
MINIMUM OF 1 SHADE TREE (3" CALIPER) PER 40 FEET OF FRONTAGE
–TOTAL FRONTAGE = 508.28 FEET / 40 FEET = 12.7 SHADE TREES REQUIRED

A TOTAL OF 13 SHADE TREES ARE PROPOSED OR RETAINED WITHIN LANDSCAPE STRIP. (7 LITTLELEAF LINDEN, 6 RED MAPLE, 1 EXISTING 24" MAPLE)

LANDSCAPING BETWEEN ADJACENT BUILDINGS:
MINIMUM OF ONE (1) 3" DIAMETER TREE PER 200 SQUARE FEET OF GROUND AREA OF LANDSCAPED BUFFER.
–BUFFER AREA BETWEEN RESIDENTIAL USE & BUILDING = 5,350 SF / 200 = 26.75 TREES REQUIRED

A TOTAL OF 29 TREE ARE PROPOSED BETWEEN THE EXISTING RESIDENTIAL USE AND PROPOSED MIXED–USE BUILDING. THIS INCLUDES 3 EXISTING TREES PROPOSED TO REMAIN.

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

UTILITY NOTES:

1. IF THE BUILDING WILL REQUIRE SPRINKLERS: PRESSURE AND CAPACITY ARE NOT ADEQUATE FROM THE WEST SWANZEY WATER COMPANY SERVICE, A FIRE CISTERN TANK SHALL BE INSTALLED. THIS TANK AND FIRE SUPPRESSION SYSTEM SHALL BE DESIGNED BY OTHERS.
2. THE DOMESTIC WATER FOR THE COMMERCIAL USE SHALL BE PROVIDED BY THE WEST SWANZEY WATER COMPANY. IF THERE IS NOT ADEQUATE PRESSURE OR CAPACITY FOR THE DOMESTIC WATER USE, A PRIVATE WELL WILL BE INSTALLED ON SITE.
3. THE SEWER SERVICE FOR THE COMMERCIAL USE SHALL TIE INTO THE MUNICIPAL SEWER LINE IN WEST STREET.
4. THE ELECTRICAL SERVICE TO THE PROPERTY SHALL COMPLY WITH ALL EVERSOURCE REQUIREMENTS, AND MAY VARY FROM THE PLAN.

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REV.	DATE	DESCRIPTION	C/O	DR	CK
D	4/28/25	REV'S PER CLIENTS REQUEST		CJC	JEN
C	5/3/23	REV'S PER PB & CONS. COM. MEETING COMMENTS		JEN	CEB
B	4/26/23	REV'S PER ZBA APPROVAL		JEN	CEB
A	4/11/23	REV'S PER ZONING & CLIENT REVIEW		CLR	CEB

LANDSCAPING AND UTILITY PLAN

TAX MAP 109 LOT 63
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

LAND OF:
LESSERS INVESTMENTS, LLC
39 CENTRAL SQUARE, KEENE, NH 03431

SCALE: 1" = 40' JANUARY 20, 2023

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

1. 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. ALL RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL THE STORMWATER BMP'S ARE STABILIZED.

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 SC150BN, 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.
CREEPING RED FESCUE	0.92 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.58 LBS
REDTOP	0.12 LBS
**APPLICATION RATE TOTALS	2.8 LBS PER 1,000 SF**

PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREEPING RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	0.69 LBS
REDTOP	0.12 LBS
ALSIKE CLOVER	0.12 LBS
BIRDSFOOT TREFOIL	
**APPLICATION RATE TOTALS	*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 9 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 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES — 1 / DT - 1

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

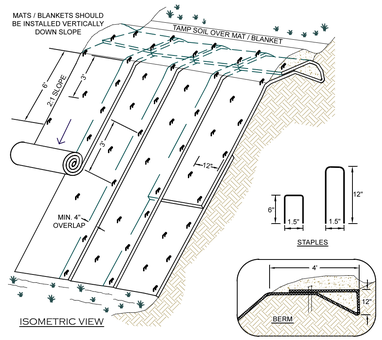
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER OCTOBER 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

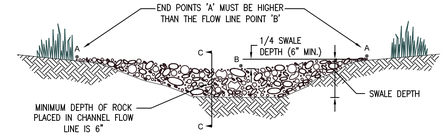


ISOMETRIC VIEW

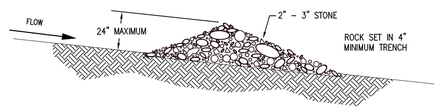
NOTES:

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 SC150BN 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.
10. THERE SHALL BE NO PLASTIC, OR MULTI–FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCH MATERIAL UTILIZED.
11. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

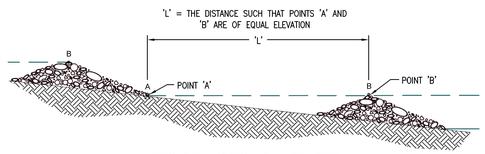
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT - 1



VIEW LOOKING UPSTREAM



SECTION C - C

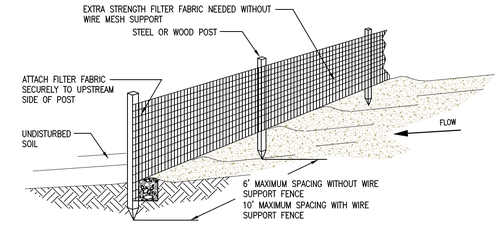


PROFILE - CHECK DAM SPACING

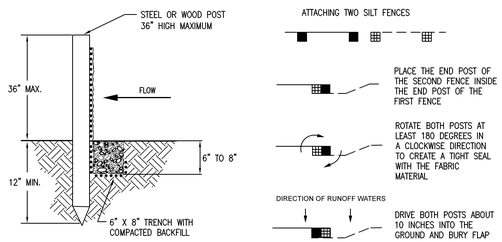
NOTES:

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

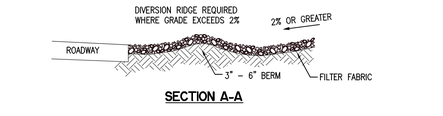


SECTION VIEW — ATTACHING TWO SILT FENCES

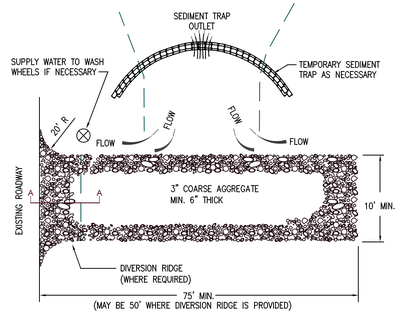
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAY.
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.

GRAVEL CONSTRUCTION EXIT — 7 / DT - 1

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/28/25	REVS PER CLIENTS REQUEST		CJC	JEN

EROSION CONTROL DETAILS
TAX MAP 109 LOT 63
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

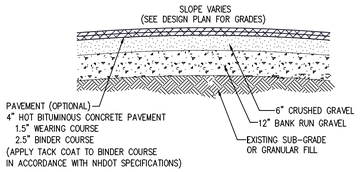
PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

SCALE: NOT TO SCALE — FEBRUARY 28. 2023

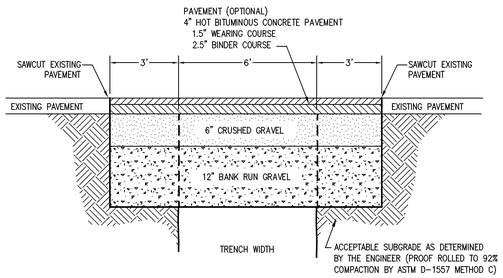
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206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

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

GENERAL CONSTRUCTION NOTES — 1 / DT-2

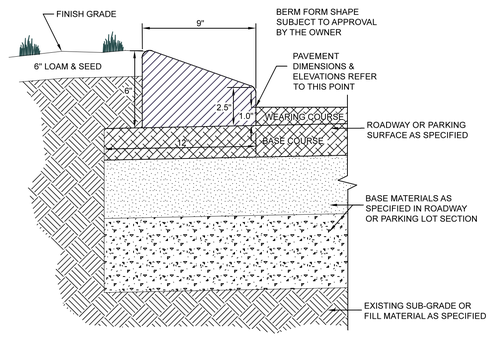


PAVEMENT SECTION — 2 / DT-2

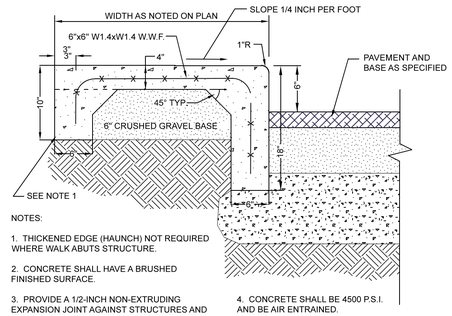


NOTE:
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

PAVEMENT TRENCH PATCH — 3 / DT-2



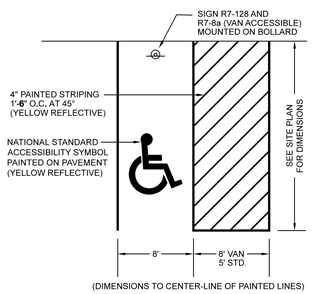
CURB - ASPHALT (CAPE COD BERM) — 4 / DT-2



NOTES:

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

SIDEWALK - CONCRETE (VERTICAL CONCRETE CURB) — 5 / DT-2

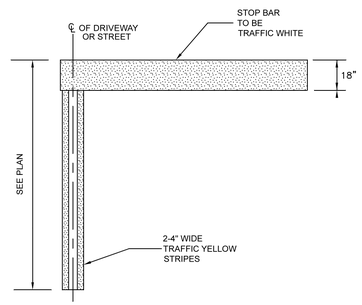


(DIMENSIONS TO CENTER-LINE OF PAINTED LINES)

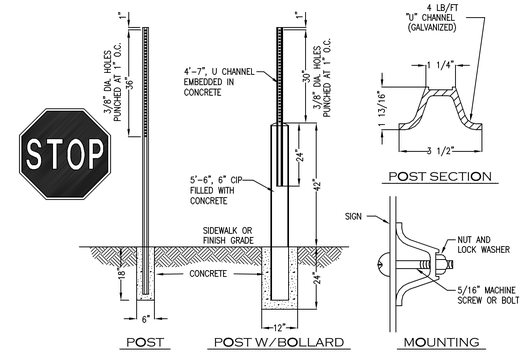
NOTES:

1. MAXIMUM SLOPE IN ANY DIRECTION IS 2.0% FOR HANDICAP SPACES.
2. SEE SITE PLAN FOR LOCATION OF HANDICAP SPACES AND TYPE OF HANDICAP RAMP TO BE USED.
3. HANDICAP SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND LOCATED 6'6" FROM ACCESS DRIVE, INTO PARKING SPACE.
4. THE HANDICAP SYMBOL SHALL HAVE A 5' x 5' CONTRASTING BACKGROUND, NORMALLY BLUE. A BACKGROUND IS NOT REQUIRED IF WHITE OR YELLOW SYMBOL IS ON BLACK ASPHALT.
5. A MINIMUM OF ONE IN EVERY EIGHT (1:8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FT WIDE AND SHALL BE DESIGNATED VAN ACCESSIBLE.

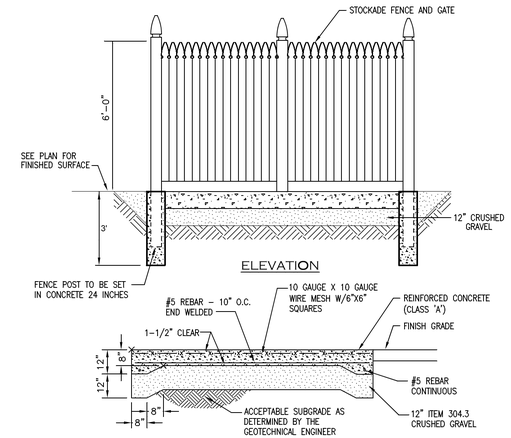
HANDICAP PARKING STALL LAYOUT — 6 / DT-2

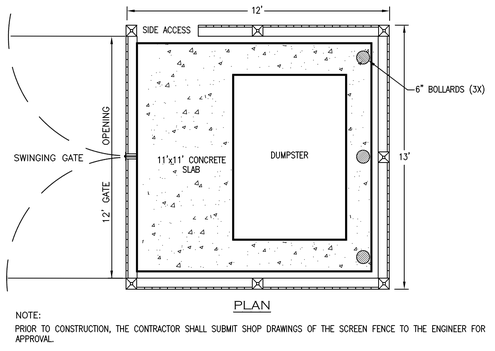


STOP BAR DETAIL — 7 / DT-2



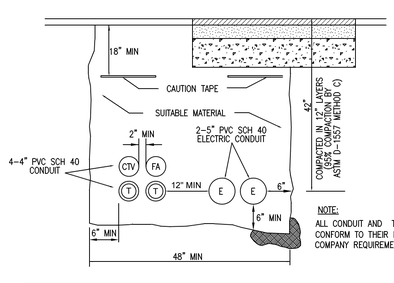
SIGN POST - STANDARD & W/BOLLARD — 8 / DT-2





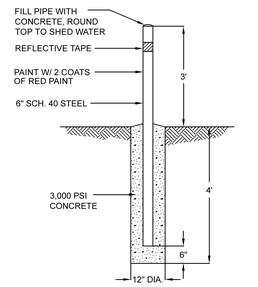
NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SCREEN FENCE TO THE ENGINEER FOR APPROVAL.

DUMPSTER ENCLOSURE — 9 / DT-2



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

TYPICAL UTILITY TRENCH — 10 / DT-2



BOLLARD — 11 / DT-2

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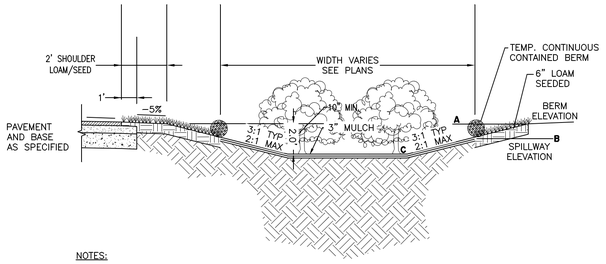
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/28/25	REV'S PER CLIENTS REQUEST		CJC	JEN

CONSTRUCTION DETAILS
TAX MAP 109 LOT 63
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

SCALE: NOT TO SCALE — FEBRUARY 28, 2023

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NOTES:

1. DO NOT PLACE RAIN GARDEN SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING DRAINAGE AREA(S) HAVE BEEN FULLY STABILIZED.
2. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION:

   A. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

   B. DO NOT COMPACT THE EXCAVATION.

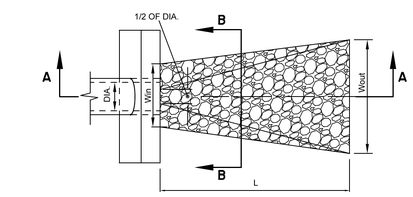
   C. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.

PLANTING LIST: PER RAIN GARDEN

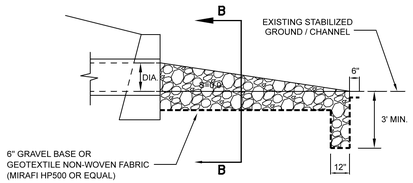
(LB)-Lowbush Blueberry- Vaccinium angustifolium 1-2'/ #2
(SL)-Sheep Laurel - Kalmia angustifolia Up to 4'/#2
(BF)-Blue Flag Iris - Iris versicolor 2-3'/#2
(CF)-Cardinal Flower - Lobelia cardinalis 2-4'/#2
(AS)-New England Aster - Aster novaeangliae Up to 5'/#2
(BE)-Black-eyed Susan- Rudbeckia hirta - 1-3' ht./#2

RAIN GARDEN INVERT INFORMATION				
GARDEN #	ELEVATION			
	A	B	C	D
1	474.2	473.5	471.5	472.5

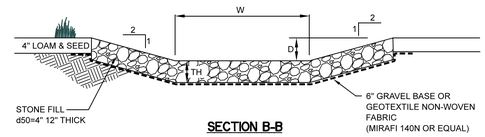
RAIN GARDEN TYPICAL SECTION — 1 / DT-3



PLAN VIEW

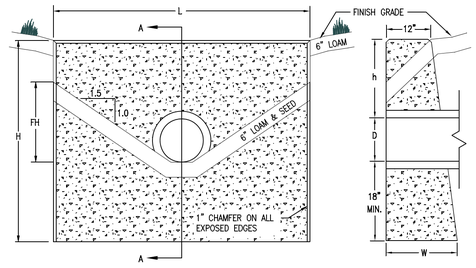


SECTION A-A



SECTION B-B

RIP-RAP OUTLET PROTECTION — 2 / DT-3

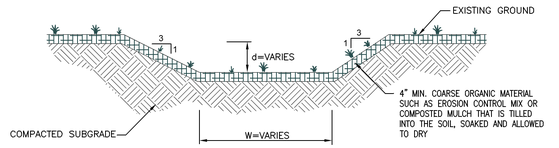


FRONT VIEW — SECTION A-A

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

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

HEADWALL - PRECAST CONCRETE (HW1) — 4 / DT-3



** SEE DESIGN PLANS FOR DIMENSIONS **

INFILTRATION BASIN CONSTRUCTION NOTES

1. REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
2. CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
3. ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
4. FILL BELOW THE BASIN AND/OR LEACHING TRENCHES SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
5. THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED USING ONE OF THE FOLLOWING METHODS:
   - 6" LAYER OF COURSE SAND OR 3/8" PEA GRAVEL;
   - GRASS TURF WITH A HIGH INFILTRATION RATE (HIGH SAND CONTENT) THAT CAN BE INUNDATED FOR OVER 72 HOURS;
   - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL , SOAKED, AND ALLOWED TO DRY.
6. DO NOT PLACE INFILTRATION BASINS/TRENCHES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

TYPICAL INFILTRATION BASIN SECTION — 7 / DT-3

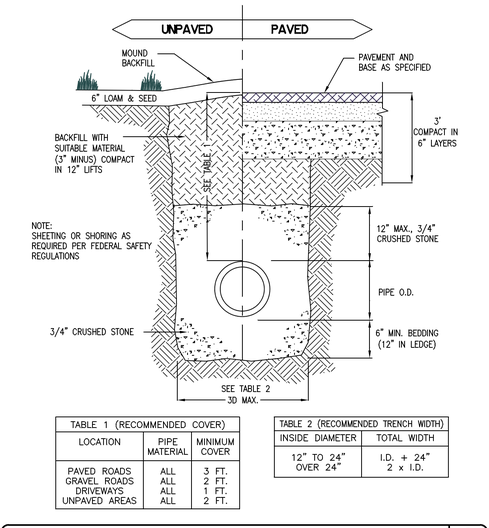
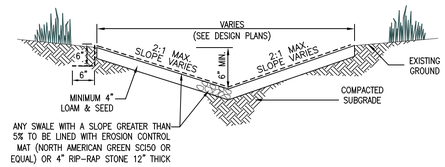


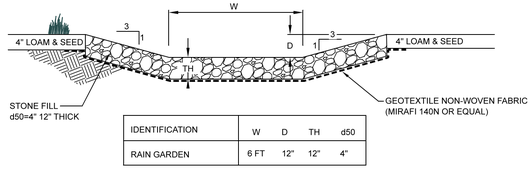
TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

DRAINAGE TRENCH (TYPICAL) — 3 / DT-3



TYPICAL SWALE DETAIL — 5 / DT-3



IDENTIFICATION	W	D	TH	d50
RAIN GARDEN	6 FT	12"	12"	4"

EMERGENCY SPILLWAY DETAIL — 6 / DT-3

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TO CONSTRUCTION
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CALL 811 - KNOW WHAT'S BELOW
811 DigSafe NH, ME, NH, RI, VT

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/28/25	REVS PER CLIENTS REQUEST		CJC	JEN

CONSTRUCTION DETAILS
TAX MAP 109 LOT 63
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

SCALE: NOT TO SCALE — FEBRUARY 28. 2023

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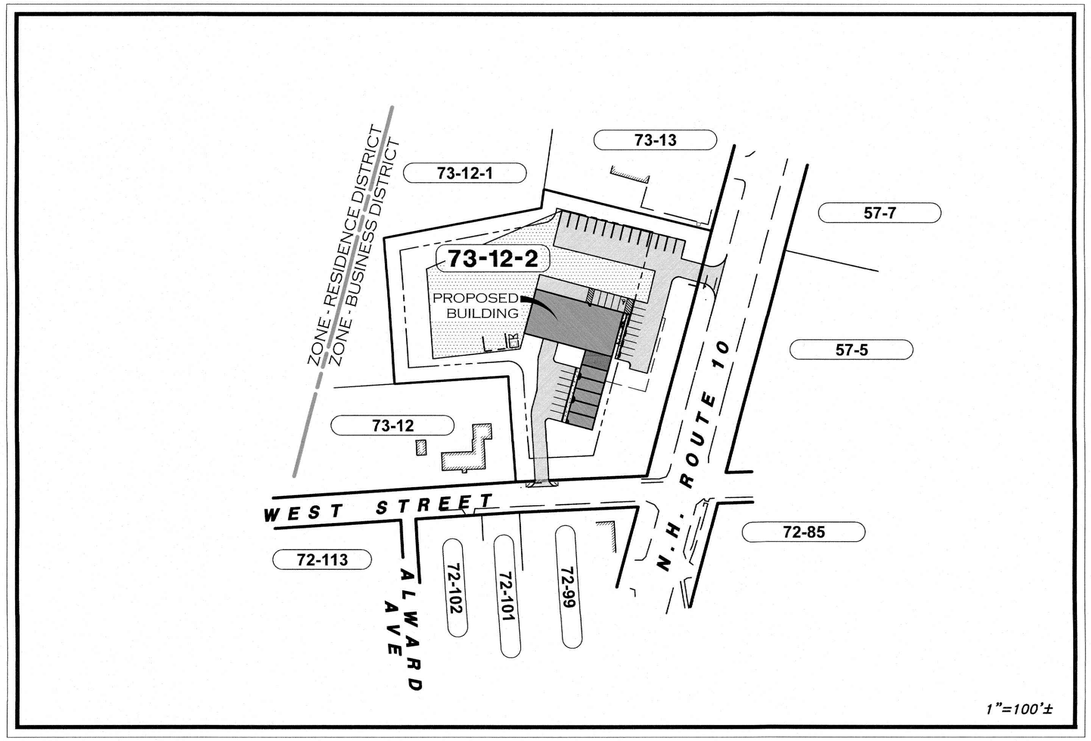
SITE DEVELOPMENT PLANS

- TAX MAP 73 LOT 12-2 -

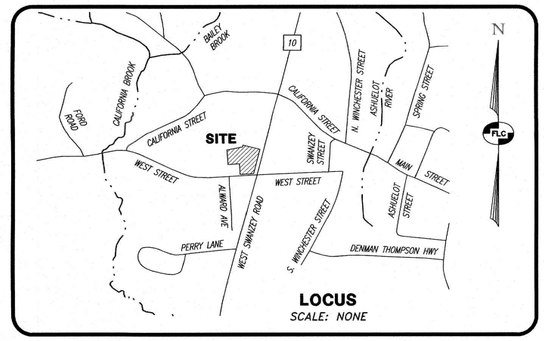
LESSER'S 4 SEASON SERVICES

NH ROUTE 10
SWANZEY, NH

FEBRUARY 28, 2023
LAST REVISED: MAY 3, 2023



1"=100'±



SHEET INDEX

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

PREPARED FOR:

JONATHAN LESSER
61 FELT ROAD
KEENE, NH 03431

LAND OF:

LESSERS INVESTMENTS, LLC
39 CENTRAL SQUARE
KEENE, NH 03431

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 UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

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STATE OF NEW HAMPSHIRE — CHAD E. BRANON No. 12191 — LICENSED PROFESSIONAL ENGINEER
5/3/2023

APPROVED BY THE SWANZEY PLANNING BOARD

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	5/3/23	REV'S PER PLANNING BOARD & CONS COM MEETINGS		JEN	CEB
C	4/26/23	REV'S PER ZONING BOARD APPROVAL		JEN	CEB
B	4/11/23	REV'S PER ZONING & CLIENT REVIEW		CLR	CEB
A	4/4/23	REVS PER CLIENT & STAFF REVIEW COMMENTS		CLR	CEB

FILE: 3456CV00C.dwg | PROJ. NO. 3456.00 | SHEET: CV-1 | PAGE NO. 1 OF 9

LEGEND:

EXISTING FEATURES

- 73-12-2 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- GRANITE CURBING
- OH — OVERHEAD UTILITIES
- TREE / BRUSH LINE
- SCS SOIL LINE
- CONCRETE AREA
- N.H.C.B.(F) — NH CONRETE BOUND FOUND
- I.PIN(F) — IRON PIN FOUND
- SEWER MANHOLE
- LIGHT
- SINGLE POST SIGN
- WV — WATER VALVE
- SHUT-OFF
- UTILITY POLE AND GUY WIRE
- EXISTING BUILDING

PROPOSED FEATURES

- TRAFFIC FLOW (NOT PAINTED ARROWS)
- (6) — NUMBER OF PARKING SPOTS
- WALKWAY
- GRAVEL AREA
- PAVED AREA
- EDGE OF PAVEMENT
- PROPOSED BUILDING

APPROVALS REQUIRED:

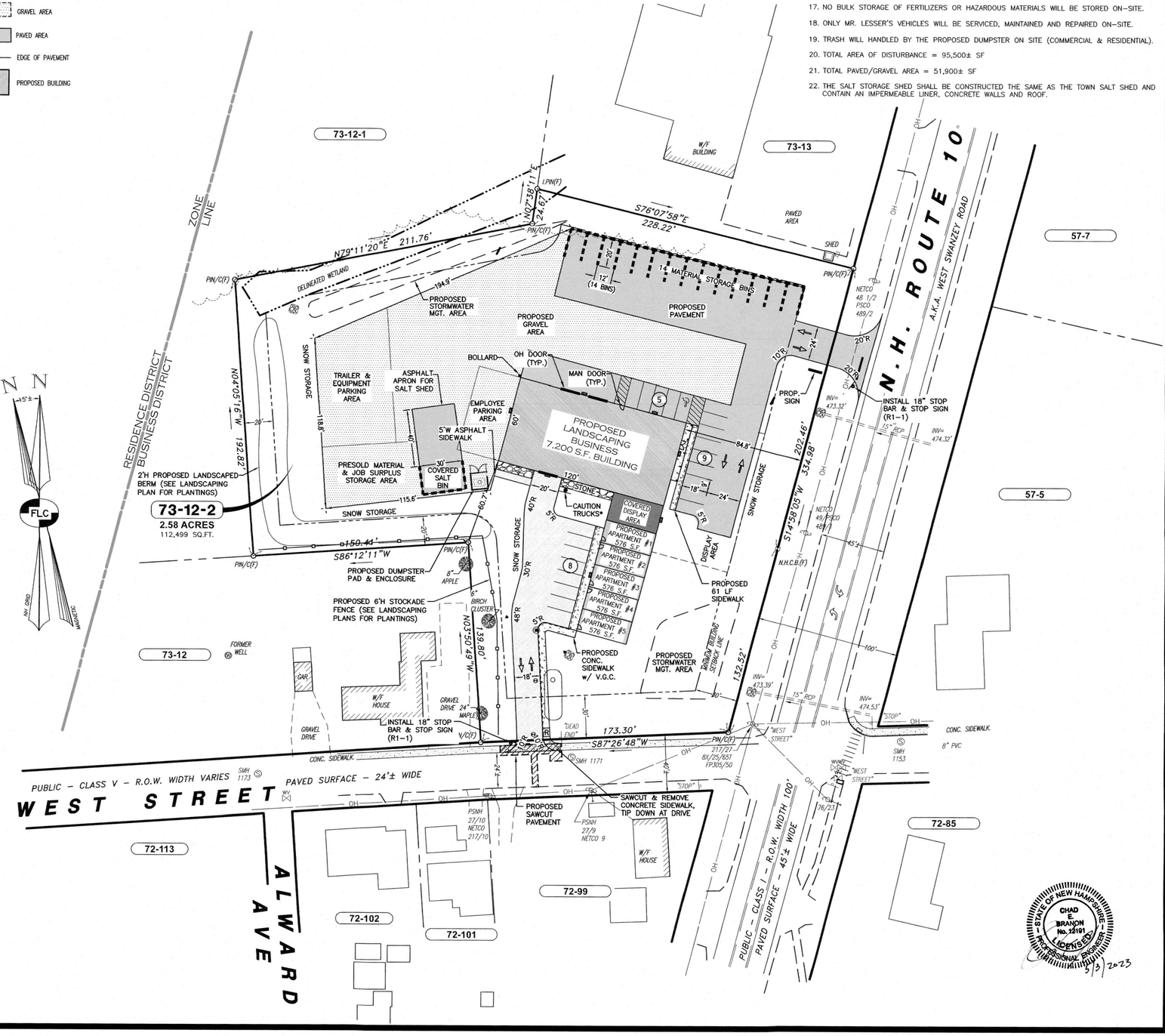
1. SWANZEY ZBA SPECIAL EXCEPTION (MULTI-FAMILY)
2. SWANZEY ZBA SPECIAL EXCEPTION (BULK STORAGE)
3. SWANZEY PLANNING BOARD
4. SWANZEY ACCESS PERMIT (DRIVEWAY)
5. SWANZEY SEWER DISCHARGE PERMIT
6. SWANZEY BUILDING PERMIT
7. NHDOT DRIVEWAY PERMIT

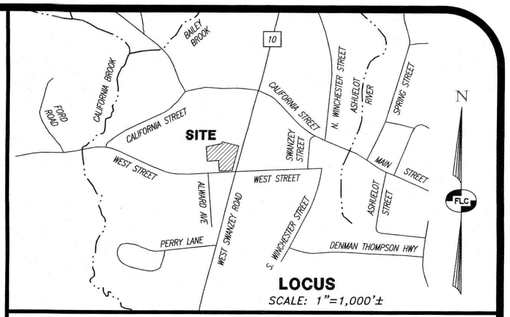
NOTES (CONTINUED):

12. THE HEIGHT OF THE PROPOSED BUILDINGS WILL BE 24'-6.25" TO THE PEAK OF THE BUILDING. THE SALT SHED WILL BE APPROXIMATELY 14' IN HEIGHT.
13. PARKING CALCULATION:

TOTAL PARKING SPACES: 22 SPACES (INCLUDING 1 ADA COMPLIANT SPACE). THERE ARE 8 PROPOSED SPACES FOR THE 5 APARTMENT UNITS AND THE REMAINING 14 FOR LESSER'S 4 SEASON SERVICES EMPLOYEES & CUSTOMERS.

14. THE PROPOSED DRIVEWAYS ON WEST STREET AND NH ROUTE 10 BOTH MEET THE REQUIREMENTS FOR ALL SEASON SIGHT DISTANCE.
15. MATERIAL STORAGE BINS WILL BE 4-6 FEET IN HEIGHT.
16. MATERIALS TO BE STORED ON-SITE WILL INCLUDED COLORED STONE OF VARIOUS SIZES, COLORED MULCH, SAWDUST, SAND, GRAVELS, LOAM, COMPOST AND SALT.
17. NO BULK STORAGE OF FERTILIZERS OR HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
18. ONLY MR. LESSER'S VEHICLES WILL BE SERVICED, MAINTAINED AND REPAIRED ON-SITE.
19. TRASH WILL HANDLED BY THE PROPOSED DUMPSTER ON SITE (COMMERCIAL & RESIDENTIAL).
20. TOTAL AREA OF DISTURBANCE = 95,500± SF
21. TOTAL PAVED/GRAVEL AREA = 51,900± SF
22. THE SALT STORAGE SHED SHALL BE CONSTRUCTED THE SAME AS THE TOWN SALT SHED AND CONTAIN AN IMPERMEABLE LINER, CONCRETE WALLS AND ROOF.





REFERENCE PLANS:

1. "PROPOSED 2 LOT SUBDIVISION – MAP 73 LOT 12-1 – 53 WEST STREET – WEST SWANZEY, NH 03469" SCALE: 1"=50', DATED JULY 1, 2022, LAST REVISED AUGUST 4, 2022, PREPARED BY CARDINAL SURVEYING & LAND PLANNING AND RECORDED IN THE C.C.R.D. AS PLAN NO. 22090.
2. "STATE OF NEW HAMPSHIRE – DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS – PLANS OF PROPOSED – FEDERAL AID SECONDARY PROJECT – NO. S-276(3) – NH NO. P-2030-A – DARTMOUTH COLLEGE ROAD – TOWN OF SWANZEY – COUNTY OF CHESHIRE" SCALE: 1"=50', DATED 4/8/1952, FOUND ON FILE AT THE NH DEPT. OF TRANSPORTATION.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 73 LOT 12-2 IS LESSERS INVESTMENTS, LLC, 39 CENTRAL SQUARE, KEENE, NH 03431. SEE C.C.R.D. BK. 3222 PG. 1353 DATED 8/16/2022.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE PLAN FOR A LANDSCAPING BUSINESS AND FIVE APARTMENTS FOR TAX MAP 73 LOT 12-2.
3. THE TOTAL AREA OF TAX MAP 73 LOT 12-2 IS 2.58 ACRES OR 112,499 SQ.FT. WITH 334.98 FT. OF FRONTAGE ALONG NH ROUTE 10 AND 173.30 FT. OF FRONTAGE ALONG WEST STREET.
4. ZONING FOR THE PARCEL IS THE BUSINESS DISTRICT (B):

	REQUIREMENTS INCLUDE:
LAND AREA	1 ACRE (EXCLUDING WET AND 25%+ SLOPES)
LOT FRONTAGE	125 FEET
FRONT SETBACK	30 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

5. THE BOUNDARY INFORMATION SHOWN IS PER THE REFERENCE PLAN NO. 1 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. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF NOVEMBER, 2022.
8. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
9. THE SITE IS CURRENTLY VACANT, WITH AVAILABILITY OF MUNICIPAL SEWER AND WEST SWANZEY WATER. IF PRESSURE AND VOLUME IS NOT ADEQUATE, A FIRE CISTERN TANK SHALL BE INSTALLED FOR THE FIRE SUPPRESSION OF THE APARTMENTS.
10. TAX MAP PARCEL 73-12-2 DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) CHESHIRE COUNTY, NEW HAMPSHIRE, TOWN OF SWANZEY, COMMUNITY NUMBER 33005, PANEL 33005C0402E, EFFECTIVE DATE MAY 23, 2006.
11. A SIGN (*)SHALL BE INSTALLED ADJACENT TO THE GARAGE DOOR TO WARN THE RESIDENTS OF THE POTENTIAL OF COMMERCIAL TRUCKS USING THE DRIVEWAY ONTO WEST STREET.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	5/3/23	REV'S PER PB & CONS. COM. MEETING COMMENTS		JEN	CEB
C	4/26/23	REV'S PER ZBA APPROVAL		JEN	CEB
B	4/11/23	REV'S PER ZONING & CLIENT REVIEW		CLR	CEB
A	4/4/23	REV'S PER CLIENT AND STAFF REVIEW COMMENTS		CEB	CEB

SITE PLAN

TAX MAP 73 LOT 12-2

(NH ROUTE 10 - WEST SWANZEY ROAD)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

JONATHAN LESSER

61 FELT ROAD KEENE, NH 03431

LAND OF:

LESSERS INVESTMENTS, LLC

39 CENTRAL SQUARE, KEENE, NH 03431

SCALE: 1" = 40' JANUARY 20, 2023

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

STATE OF NEW HAMPSHIRE – CHAD E. BRANCH No. 12101 LICENSED PROFESSIONAL ENGINEER 5/3/2023

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

LEGEND:

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- RIGHT-OF-WAY SIDELINE
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- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- GRANITE CURBING
- OH — OVERHEAD UTILITIES
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- 475 — 5' CONTOUR INTERVAL
- 474 — 1' CONTOUR INTERVAL
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- SCS SOIL LINE
- CONCRETE AREA
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- LPIN(F) — IRON PIN FOUND
- SEWER MANHOLE
- LIGHT
- SINGLE POST SIGN
- WATER VALVE
- SHUT-OFF
- UTILITY POLE AND GUY WIRE
- BUILDING

STRUCTURE DATA:

SMH 1153
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INV. OUT (E)=470.88'

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RIM=475.26'
INV. IN (E)=468.02'
INV. OUT (W)=468.03'

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RIM=475.36'
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N N
45°±
FLC
NH 0000
SUBURBAN

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SOURCE: USDA NRCS WEB SOIL SURVEY

- SCS SOIL LINE
- 26A — WINDSOR LOAMY SAND 0 TO 3 PERCENT SLOPES
- 214 — NAUMBURG LOAMY FINE SAND

CONTACT DIG SAFE
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811 DigSafe MA-ME-NH-RI-VT

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF NOVEMBER, 2022.

DATE: 3/3/23

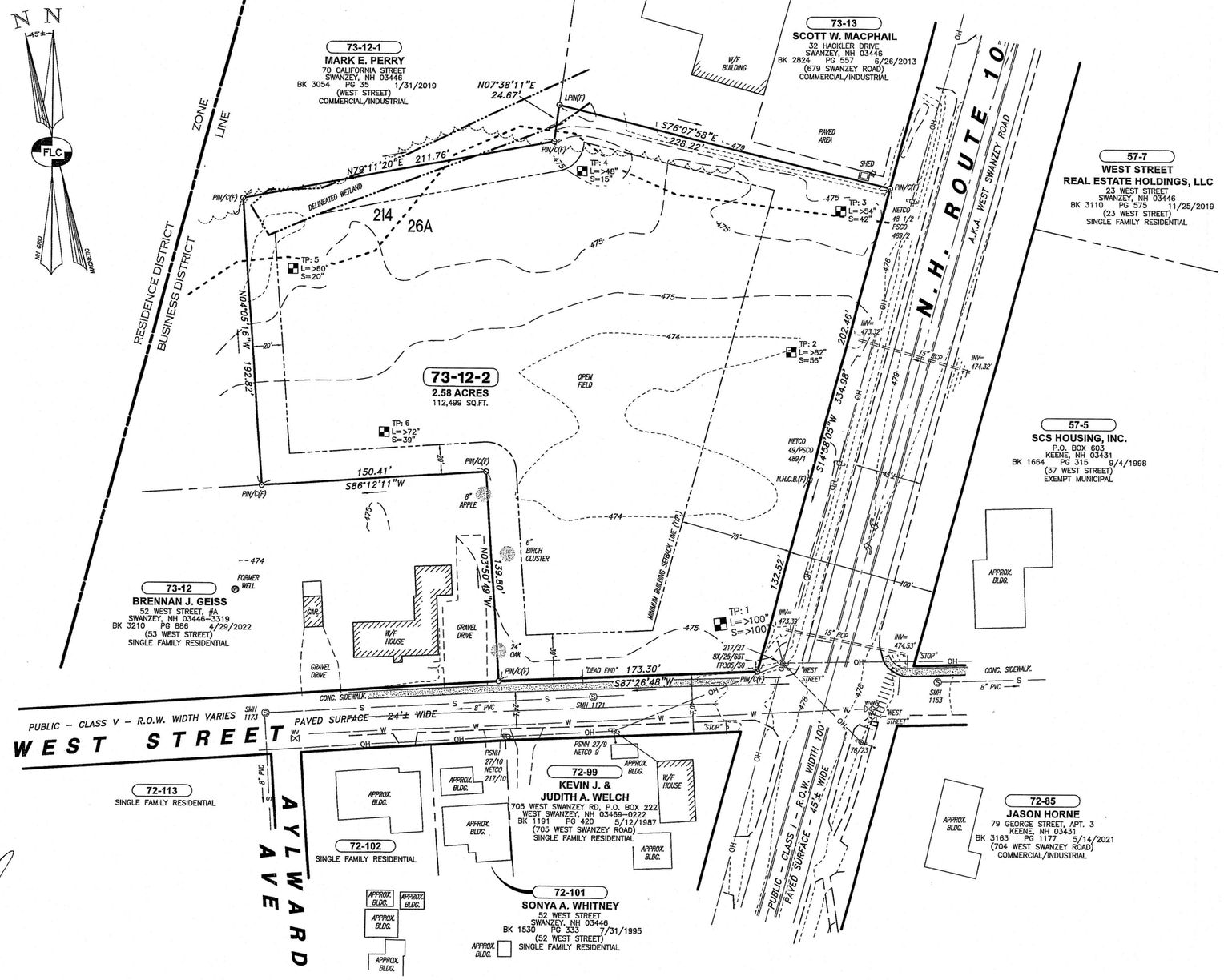
STATE OF NEW HAMPSHIRE — No. 946 — LICENSED LAND SURVEYOR — MICHAEL D. BLOOM — SIGNATURE

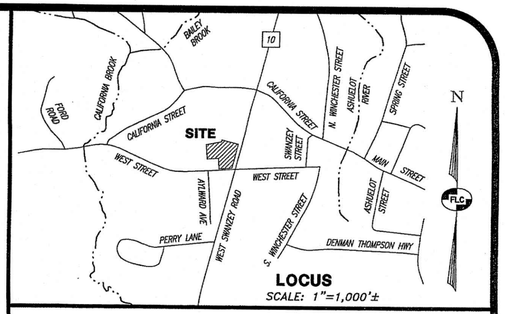
CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN NOVEMBER, 2022.

DATE: 3/3/23

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





REFERENCE PLANS:

1. "PROPOSED 2 LOT SUBDIVISION – MAP 73 LOT 12-1 – 53 WEST STREET – WEST SWANZEY, NH 03469" SCALE: 1"=50', DATED JULY 1, 2022, LAST REVISED AUGUST 4, 2022, PREPARED BY CARDINAL SURVEYING & LAND PLANNING AND RECORDED IN THE C.C.R.D. AS PLAN NO. 22090.
2. "STATE OF NEW HAMPSHIRE – DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS – PLANS OF PROPOSED – FEDERAL AID SECONDARY PROJECT – NO. S-276(3) – NH NO. P-2030-A – DARTMOUTH COLLEGE ROAD – TOWN OF SWANZEY – COUNTY OF CHESHIRE" SCALE: 1"=50', DATED 4/8/1952, FOUND ON FILE AT THE NH DEPT. OF TRANSPORTATION.

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 73 LOT 12-2 IS LESSERS INVESTMENTS, LLC, 39 CENTRAL SQUARE, KEENE, NH 03431. SEE C.C.R.D. BK. 3222 PG. 1353 DATED 8/16/2022.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 73 LOT 12-2.
3. THE TOTAL AREA OF TAX MAP 73 LOT 12-2 IS 2.58 ACRES OR 112,499 SQ.FT. WITH 334.98 FT. OF FRONTAGE ALONG NH ROUTE 10 AND 173.30 FT. OF FRONTAGE ALONG WEST STREET.
4. ZONING FOR THE PARCEL IS THE BUSINESS DISTRICT (B):

	REQUIREMENTS INCLUDE:
LAND AREA	1 ACRE (EXCLUDING WET AND 25%+ SLOPES)
LOT FRONTAGE	125 FEET
FRONT SETBACK	30 FEET (75 FT. FROM ROUTE 10)
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET

5. THE BOUNDARY INFORMATION SHOWN IS PER THE REFERENCE PLAN NO. 1 NOTED HEREON. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
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GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN
TAX MAP 73 LOT 12-2
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

LAND OF:
LESSERS INVESTMENTS, LLC
39 CENTRAL SQUARE, KEENE, NH 03431

SCALE: 1" = 40' DECEMBER 8, 2022

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FILE: 3456EX00.dwg	PROJ. NO. 3456.00	SHEET: EX-1	PAGE NO. 3 OF 9

LEGEND:

EXISTING FEATURES

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- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- GRANITE CURBING
- OH — OVERHEAD UTILITIES
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- WV — WATER VALVE
- SHUT-OFF
- UTILITY POLE AND GUY WIRE
- EXISTING BUILDING

PROPOSED FEATURES

- TRAFFIC FLOW (NOT PAINTED ARROWS)
- 6 — NUMBER OF PARKING SPOTS
- WALKWAY
- GRAVEL AREA
- PAVED AREA
- EDGE OF PAVEMENT
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- UD — UNDER DRAIN LINE
- 282 — 2 FT. CONTOUR
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- CB# — STORM WATER DRAINAGE
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- LIMITS OF CLEARING
- STUMP DISPOSAL AREA
- PAVED AREA
- WALKING TRAIL
- DRAINAGE SWALE
- TEMPORARY SILT FENCE
- LIGHT
- SIGN

EXISTING STRUCTURE DATA:

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INV. OUT (E)=470.88'

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RIM=475.26'
INV. IN (E)=468.02'
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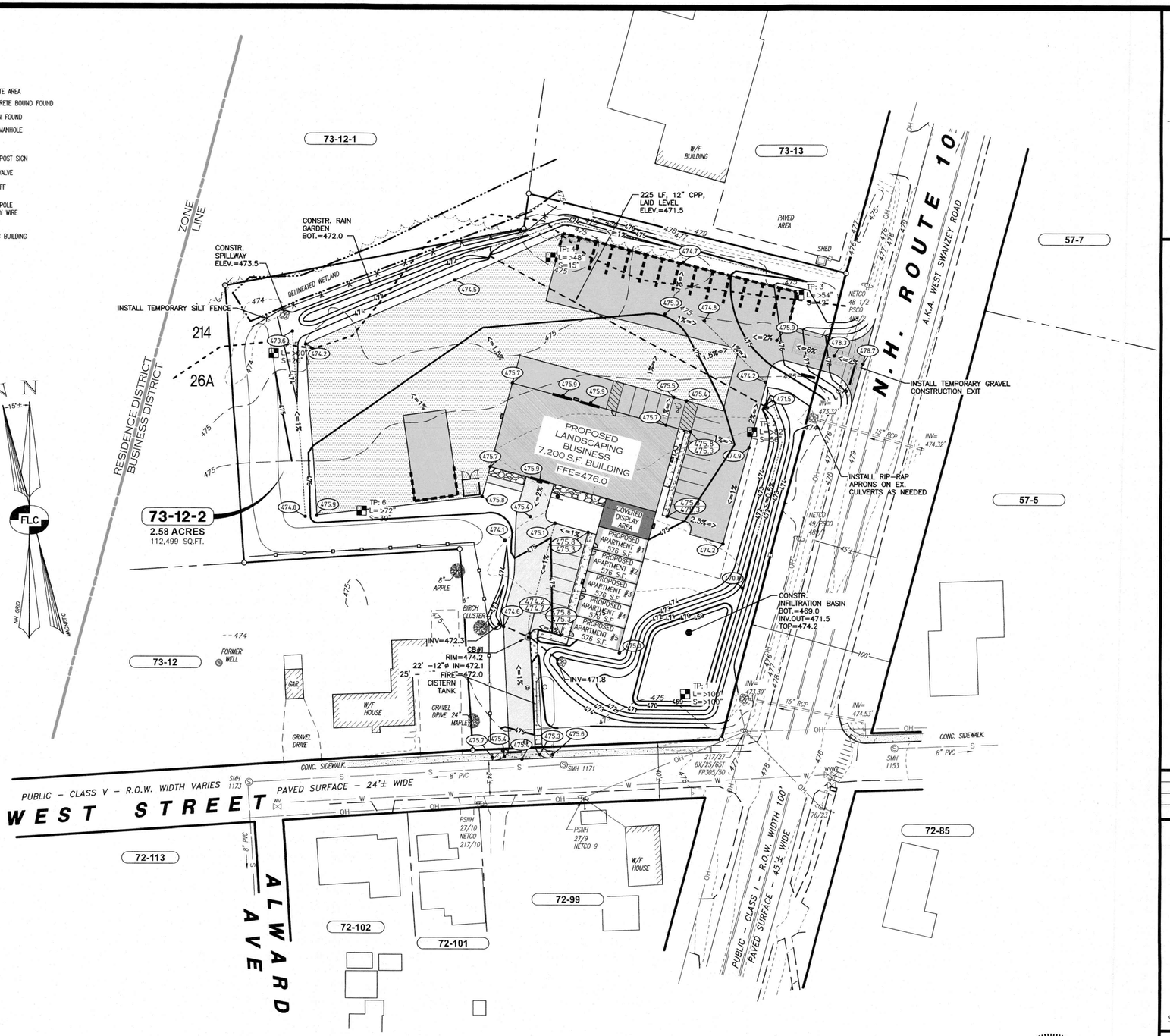
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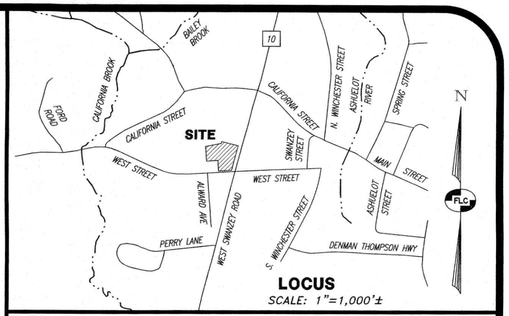
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SOURCE: USDA NRCS WEB SOIL SURVEY

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OR DIAL 8 1 1
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811 DigSafe
NH, ME, MA, RI, VT





LOCUS
SCALE: 1"=1,000'±

GENERAL 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 APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. 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 PUBLIC SERVICE OF NEW HAMPSHIRE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
12. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH THE TOWN OF SWANZEY SPECIFICATIONS.
13. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ALL RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
14. THE SOIL TYPES SHOWN ARE PER NRCS SOILS SURVEY. SEE NRCS SOILS LEGEND THIS SHEET.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	5/3/23	REV'S PER PB & CONS. COM. MEETING COMMENTS		JEN	CEB
B	4/26/23	REV'S PER ZBA APPROVAL		JEN	CEB
A	4/11/23	REV'S PER ZONING & CLIENT REVIEW		CLR	CEB

GRADING AND DRAINAGE PLAN

TAX MAP 73 LOT 12-2
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

LAND OF:
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39 CENTRAL SQUARE, KEENE, NH 03431

SCALE: 1" = 40' JANUARY 20, 2023

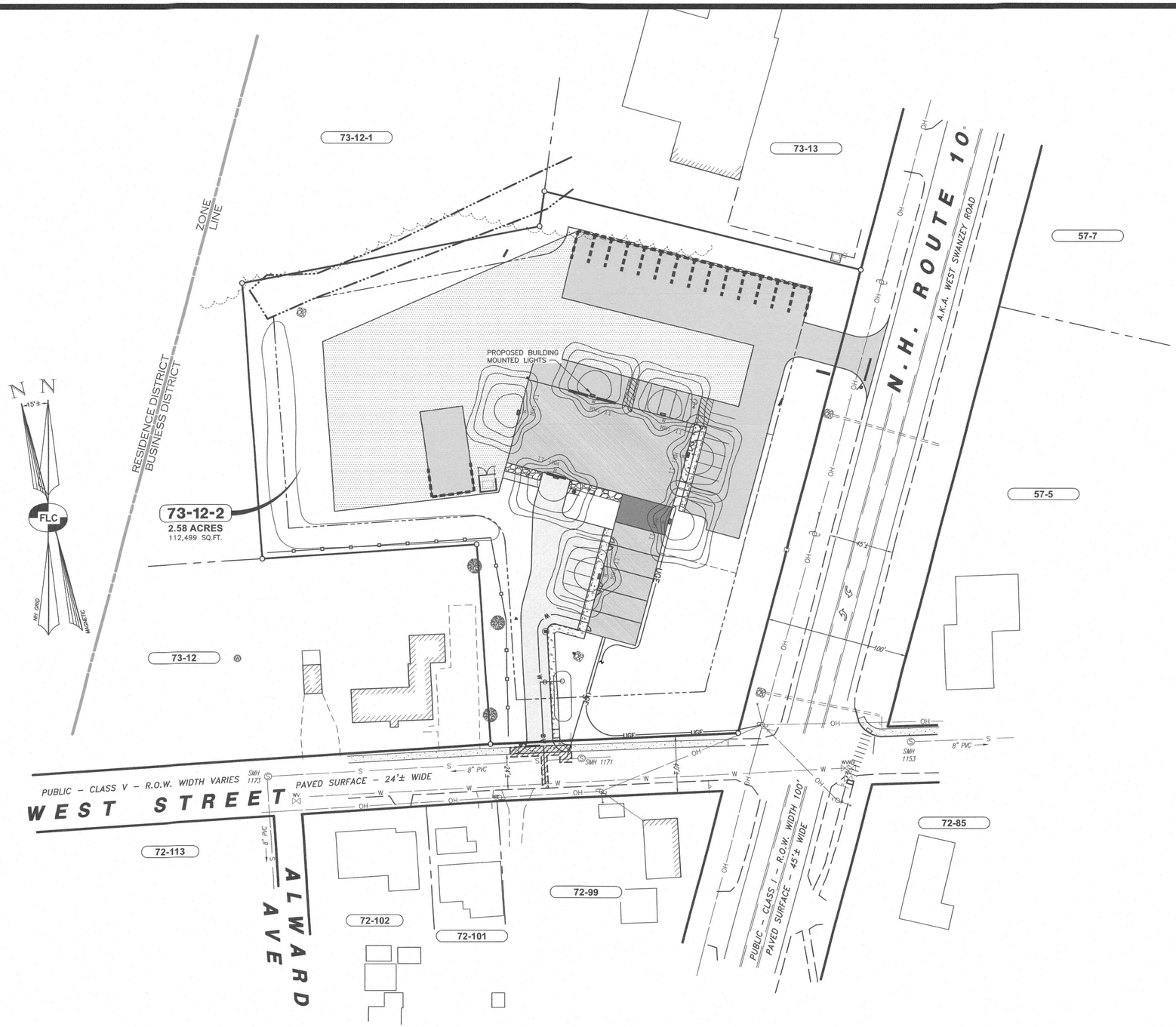
CHAD E. BRANON No. 17219 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
5/3/2023

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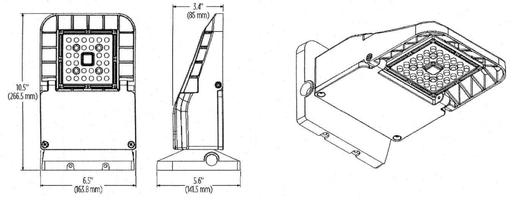
Small Commercial Wall (SSW)

LED Wall Light



PRODUCT DIMENSIONS

Back to Quick Li



PERFORMANCE

Back to Quick Links

Delivered Lumens[1]									
Lumen Package	Distribution	CRI	4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
3L	FT	70	3,145	157	B1-U0-G1	3,224	140	B1-U0-G1	25
	3	70	3,175	159	B1-U0-G1	3,255	142	B1-U0-G1	

Electrical Data - Current Draw AMPS[2]						
Lumen Package	Wattage	208V	240V	277V	347V	480V
3L	25	0.1	0.08	0.07	0.05	0.12

TYPICAL ORDER EXAMPLE: SSW LED 3L FT UNV DIM 40 BRZ

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature / Rendering	Finish
SSW - Small Commercial Wall	LED	3L - 3,000 lm	3 - Type 3 FT - Forward Throw Type 4	UNV - Universal Voltage (120-277V)	DIM - 0-10V Dimming[3]	40 - 4000K / 70 CRI 50 - 5000K / 70 CRI	BRZ - Bronze

GRAPHIC SCALE

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IMPERIAL: 1"=40'

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
	7	W	Single	SSW-LED-3L-FT-UNV-DIM-40-BRZ	LSI INDUSTRIES, INC.

REV.	DATE	DESCRIPTION	C/O	DR	CK
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LIGHTING PLAN

TAX MAP 73 LOT 12-2

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SWANZEY, NEW HAMPSHIRE

PREPARED FOR:

JONATHAN LESSER

61 FELT ROAD KEENE, NH 03431

LAND OF:

LESSERS INVESTMENTS, LLC

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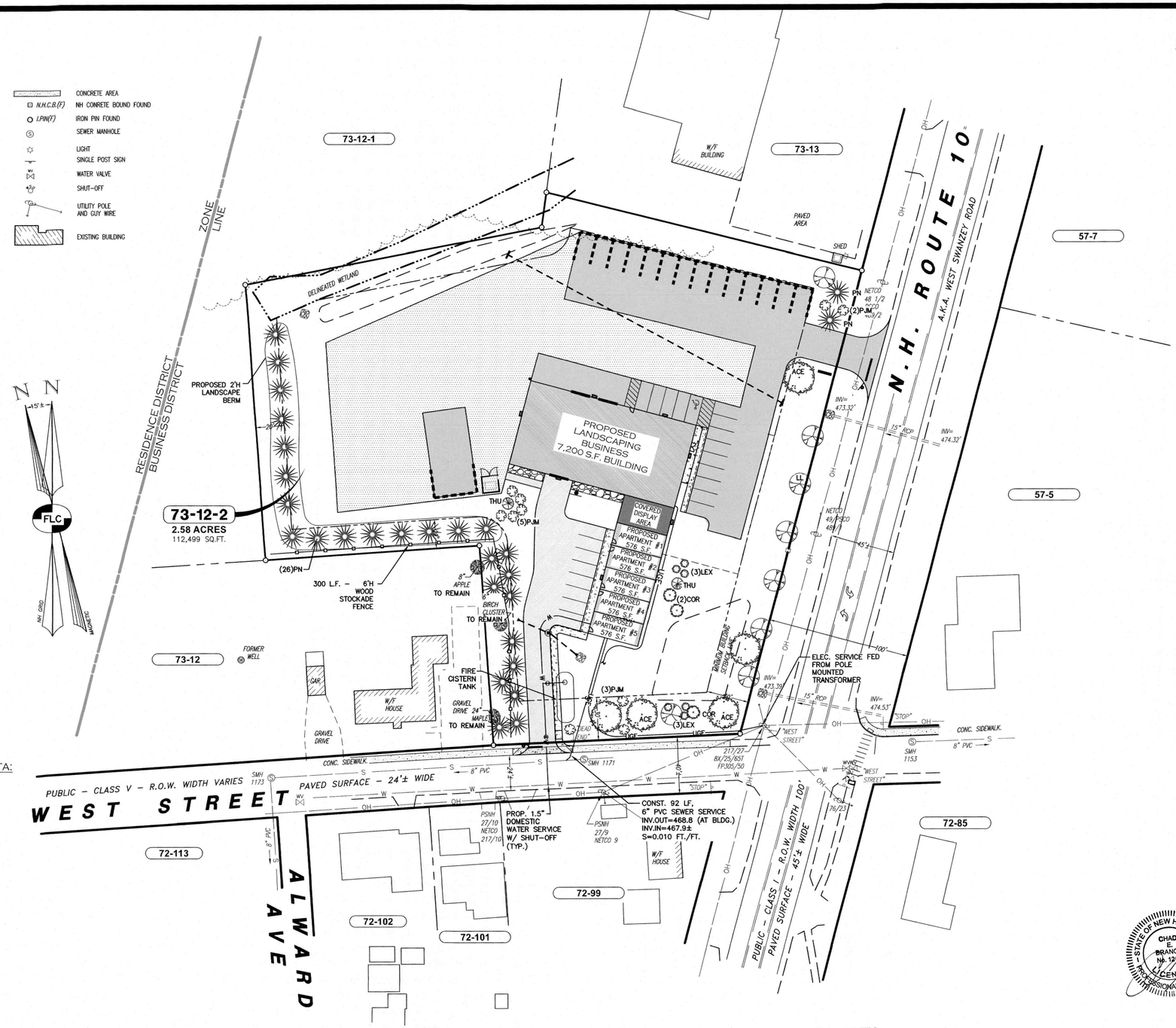
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RIM=475.26'
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INV. OUT (W)=468.03'

SMH 1173
RIM=475.36'
INV. IN (E)=466.86'
INV. OUT (S)=466.77'

PLANT SYMBOLS / PLANT LIST / QTY.

ACE	ACER RUBRUM (RED MAPLE) (OR EQUAL)	(6) 3" CAL.
PN	PINUS NIGRA (AUSTRIAN PINE) (OR EQUAL)	(28) 5–6'H
LL	TILIA CORDATA 'GREENSPIRE' (LITTLELEAF LINDEN) (OR EQUAL)	(7) 3"± CAL.
PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON) (OR EQUAL)	(10) 18"–24"
COR	CORNUS SANGUINEA (WINTER FLAME DOGWOOD) (OR EQUAL)	(3) 3 GAL. 2'–3'
THU	THUJA OCCIDENTALIS (EASTERN ARBORVITAE) (OR EQUAL)	(2) 4'–5' B&B
LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY) (OR EQUAL)	(6) 2.5'–3'

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
3. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
4. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
8. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
9. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED ARES WITH A MINIMUM 6" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
10. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
11. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
12. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT ENTRANCE.
13. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
14. THE PROPOSED MIXED USE LOT ABUTS A SINGLE FAMILY RESIDENTIAL PROPERTY TO THE EAST. A LANDSCAPE BUFFER WITH STOCKADE FENCE AND EVERGREEN TREES IS PROPOSED BETWEEN THE DIFFERENT USES OF LAND.

LANDSCAPING CALCULATIONS:

LANDSCAPE STRIPS BETWEEN BUILDINGS AND STREETS:
MINIMUM OF 1 SHADE TREE (3" CALIPER) PER 40 FEET OF FRONTAGE
–TOTAL FRONTAGE = 508.28 FEET / 40 FEET = 12.7 SHADE TREES REQUIRED

A TOTAL OF 13 SHADE TREES ARE PROPOSED OR RETAINED WITHIN LANDSCAPE STRIP. (7 LITTLELEAF LINDEN, 6 RED MAPLE, 1 EXISTING 24" MAPLE)

LANDSCAPING BETWEEN ADJACENT BUILDINGS:
MINIMUM OF ONE (1) 3" DIAMETER TREE PER 200 SQUARE FEET OF GROUND AREA OF LANDSCAPED BUFFER.
–BUFFER AREA BETWEEN RESIDENTIAL USE & BUILDING = 5,350 SF / 200 = 26.75 TREES REQUIRED

A TOTAL OF 29 TREE ARE PROPOSED BETWEEN THE EXISTING RESIDENTIAL USE AND PROPOSED MIXED-USE BUILDING. THIS INCLUDES 3 EXISTING TREES PROPOSED TO REMAIN.

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

UTILITY NOTES:

1. THE APARTMENT BUILDING WILL REQUIRE SPRINKLERS. IF PRESSURE AND CAPACITY ARE NOT ADEQUATE FROM THE WEST SWANZEY WATER COMPANY SERVICE, A FIRE CISTERN TANK SHALL BE INSTALLED. THIS TANK AND FIRE SUPPRESSION SYSTEM SHALL BE DESIGNED BY OTHERS.
2. THE DOMESTIC WATER FOR THE COMMERCIAL AND APARTMENTS SHALL BE PROVIDED BY THE WEST SWANZEY WATER COMPANY. IF THERE IS NOT ADEQUATE PRESSURE OR CAPACITY FOR THE DOMESTIC WATER USE, A PRIVATE WELL WILL BE INSTALLED ON SITE.
3. THE SEWER SERVICE FOR THE COMMERCIAL USE AND APARTMENTS SHALL TIE INTO THE MUNICIPAL SEWER LINE IN WEST STREET.
4. THE ELECTRICAL SERVICE TO THE PROPERTY SHALL COMPLY WITH ALL EVERSOURCE REQUIREMENTS, AND MAY VARY FROM THE PLAN.

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REV.	DATE	DESCRIPTION	C/O	DR	CK
C	5/3/23	REV'S PER PB & CONS. COM. MEETING COMMENTS		JEN	CEB
B	4/26/23	REV'S PER ZBA APPROVAL		JEN	CEB
A	4/11/23	REV'S PER ZONING & CLIENT REVIEW		CLR	CEB

LANDSCAPING AND UTILITY PLAN

TAX MAP 73 LOT 12-2
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

LAND OF:
LESSERS INVESTMENTS, LLC
39 CENTRAL SQUARE, KEENE, NH 03431

SCALE: 1" = 40' JANUARY 20, 2023

CHAD E. BRANON NO. 12191 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
5/3/2023

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FILE: 3456SP00D.dwg | PROJ. NO. 3456.00 | SHEET: LS-1 | PAGE NO. 6 OF 9

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. ALL RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL THE STORMWATER BMPS ARE STABILIZED.

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 SC150BN, 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 9 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 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL NOTES — 1 / DT-1

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

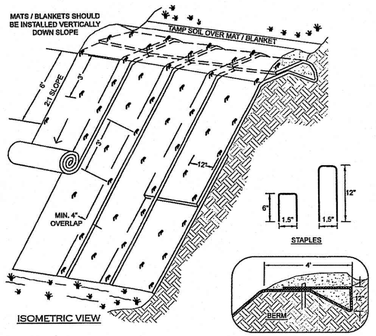
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

3. AFTER OCTOBER 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

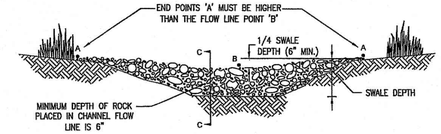


ISOMETRIC VIEW

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 SC150BN 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 8 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.
10. THERE SHALL BE NO PLASTIC, OR MULTI–FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCH MATERIAL UTILIZED.
11. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

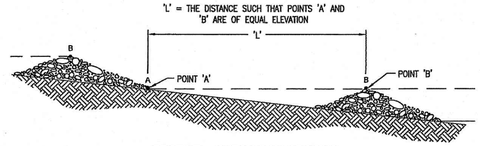
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C - C

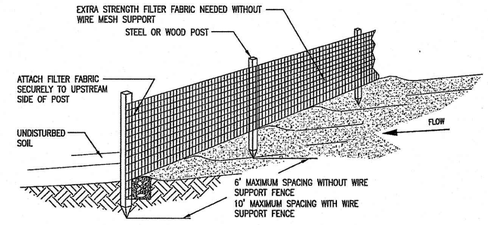


PROFILE - CHECK DAM SPACING

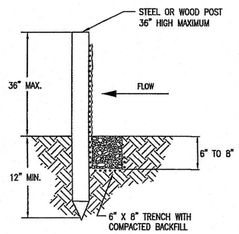
NOTES:

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 DANS 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.

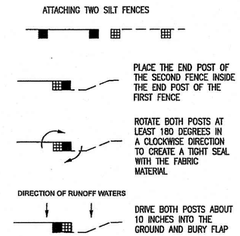
STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



SECTION VIEW

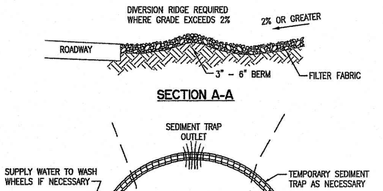


ATTACHING TWO SILT FENCES

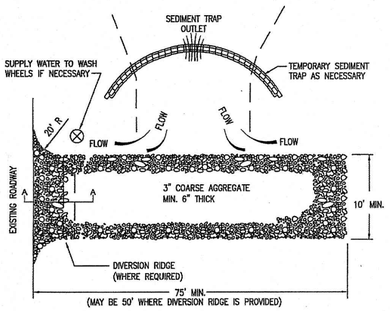
NOTES:

1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAY.
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.

GRAVEL CONSTRUCTION EXIT — 7 / DT-1

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
No. 12194
LICENSED PROFESSIONAL ENGINEER
2/28/2023

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

EROSION CONTROL DETAILS
TAX MAP 73 LOT 12-2
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
JONATHAN LESSER
61 FELT ROAD KEENE, NH 03431

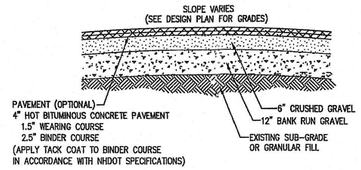
SCALE: NOT TO SCALE — FEBRUARY 28. 2023

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

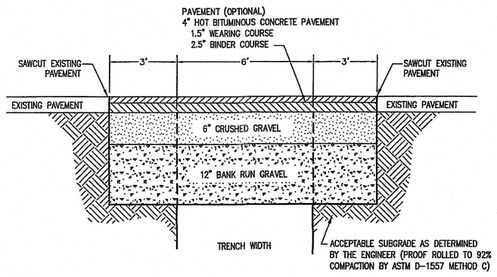
FILE: 3456DT00.dwg | PROJ. NO. 3456.00 | SHEET: DT–1 | PAGE NO. 7 OF 9

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

GENERAL CONSTRUCTION NOTES | 1 | DT-2

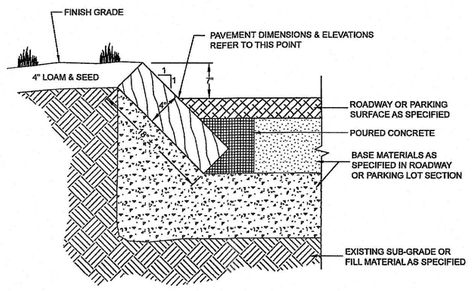


PAVEMENT SECTION | 2 | DT-2

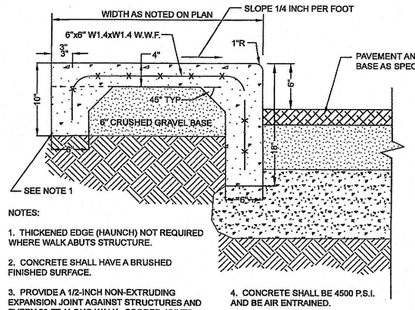


NOTE:
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

PAVEMENT TRENCH PATCH | 3 | DT-2



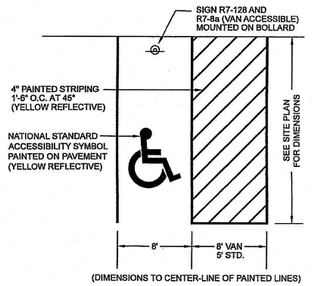
CURB - SLOPED GRANITE | 4 | DT-2



NOTES:

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

SIDEWALK - CONCRETE (VERTICAL CONCRETE CURB) | 5 | DT-2

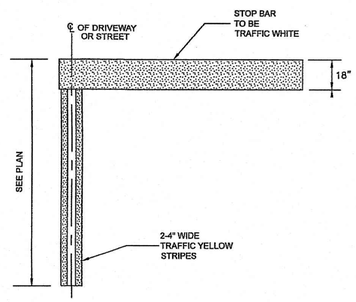


(DIMENSIONS TO CENTER-LINE OF PAINTED LINES)

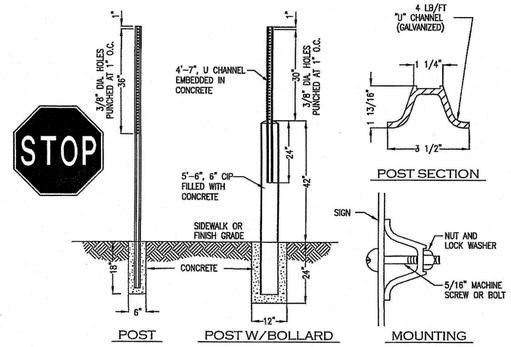
NOTES:

1. MAXIMUM SLOPE IN ANY DIRECTION IS 2.0% FOR HANDICAP SPACES.
2. SEE SITE PLAN FOR LOCATION OF HANDICAP SPACES AND TYPE OF HANDICAP RAMP TO BE USED.
3. HANDICAP SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND LOCATED 6'6" FROM ACCESS DRIVE, INTO PARKING SPACE.
4. THE HANDICAP SYMBOL SHALL HAVE A 5' x 5' CONTRASTING BACKGROUND, NORMALLY BLUE. A BACKGROUND IS NOT REQUIRED IF WHITE OR YELLOW SYMBOL IS ON BLACK ASPHALT.
5. A MINIMUM OF ONE IN EVERY EIGHT (1:8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FT WIDE AND SHALL BE DESIGNATED VAN ACCESSIBLE.

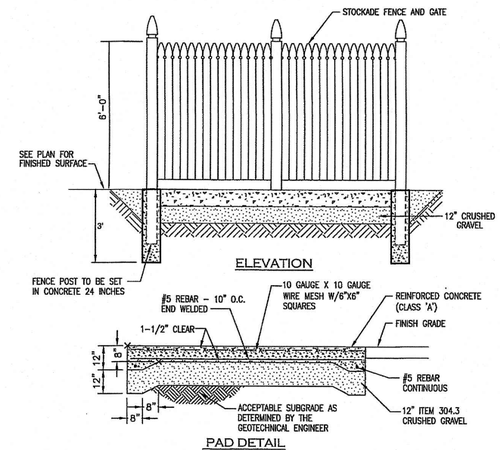
HANDICAP PARKING STALL LAYOUT | 6 | DT-2

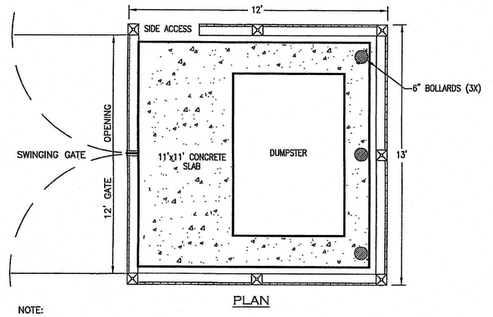


STOP BAR DETAIL | 7 | DT-2



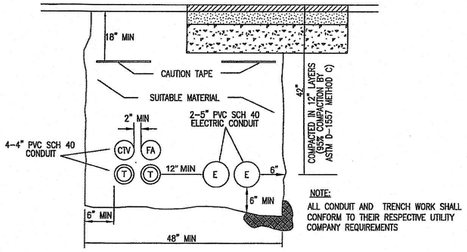
SIGN POST - STANDARD & W/BOLLARD | 8 | DT-2



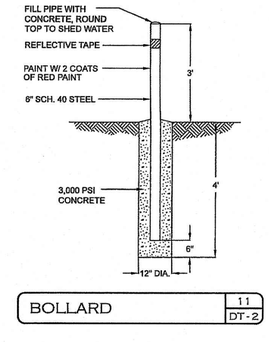


NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SCREEN FENCE TO THE ENGINEER FOR APPROVAL.

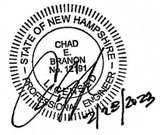
DUMPSTER ENCLOSURE | 9 | DT-2



TYPICAL UTILITY TRENCH | 10 | DT-2



BOLLARD | 11 | 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 73 LOT 12-2
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

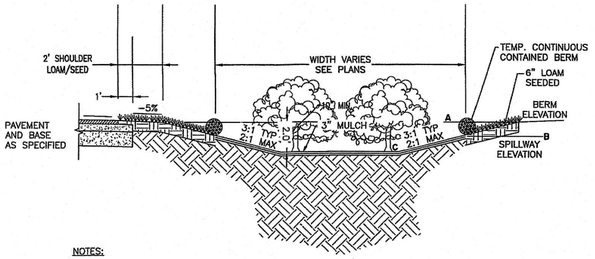
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LAND CONSULTANTS, PLLC

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NOTES:

1. DO NOT PLACE RAIN GARDEN SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING DRAINAGE AREA(S) HAVE BEEN FULLY STABILIZED.
2. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION:

   A. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

   B. DO NOT COMPACT THE EXCAVATION.

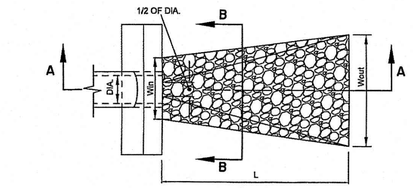
   C. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.

PLANTING LIST: PER RAIN GARDEN.

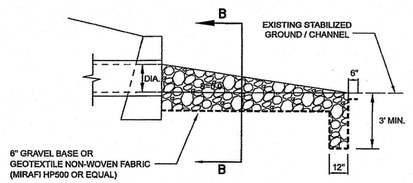
(LB)-Lowbush Blueberry- Vaccinium angustifolium 1-2'/ #2
(SL)-Sheep Laurel - Kalmia angustifolia Up to 4'/#2
(BF)-Blue Flag Iris - Iris versicolor 2-3'/#2
(CF)-Cardinal Flower - Lobelia cardinalis 2-4'/#2
(AS)-New England Aster - Aster novaecangliae Up to 5'/#2
(BE)-Black-eyed Susan- Rudbeckia hirta - 1-3' ht./#2

GARDEN #	RAIN GARDEN INVERT INFORMATION			
	ELEVATION			
	A	B	C	D
1	474.2	473.5	471.5	472.5

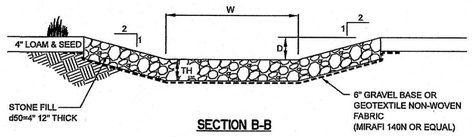
RAIN GARDEN TYPICAL SECTION — 1 / DT-3



PLAN VIEW

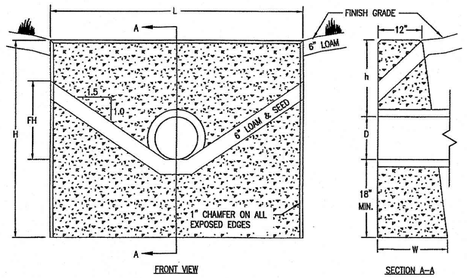


SECTION A-A



SECTION B-B

RIP-RAP OUTLET PROTECTION — 2 / DT-3

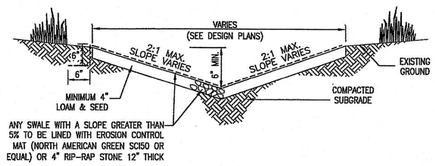


FRONT VIEW — SECTION A-A

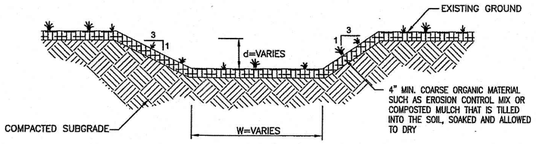
CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"

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

HEADWALL - PRECAST CONCRETE (HW1) — 4 / DT-3



TYPICAL SWALE DETAIL — 5 / DT-3



** SEE DESIGN PLANS FOR DIMENSIONS **

INFILTRATION BASIN CONSTRUCTION NOTES

1. REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
2. CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
3. ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
4. FILL BELOW THE BASIN AND/OR LEACHING TRENCHES SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
5. THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED USING ONE OF THE FOLLOWING METHODS:
   - 6" LAYER OF COURSE SAND OR 3/8" PEA GRAVEL
   - GRASS TURF WITH A HIGH INFILTRATION RATE (HIGH SAND CONTENT) THAT CAN BE INUNDATED FOR OVER 72 HOURS;
   - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL , SOAKED, AND ALLOWED TO DRY.
6. DO NOT PLACE INFILTRATION BASINS/TRENCHES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

TYPICAL INFILTRATION BASIN SECTION — 7 / DT-3

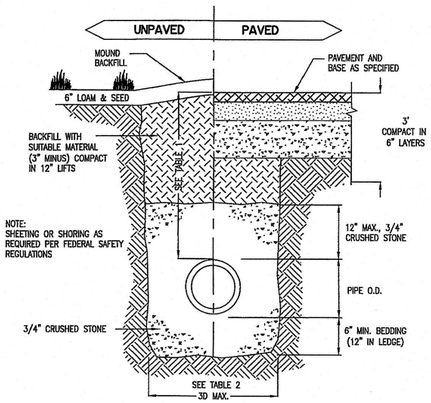
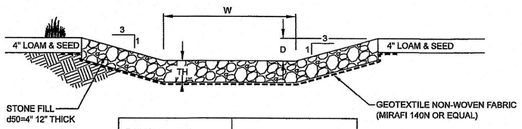


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

DRAINAGE TRENCH (TYPICAL) — 3 / DT-3



IDENTIFICATION	W	D	TH	d50
RAIN GARDEN	6 FT	12"	12"	4"

EMERGENCY SPILLWAY DETAIL — 6 / DT-3

STATE OF NEW HAMPSHIRE — CHAD E. BRANON NH LICENSED PROFESSIONAL ENGINEER — 2/28/2023

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

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

CONSTRUCTION DETAILS

TAX MAP 73 LOT 12-2
(NH ROUTE 10 - WEST SWANZEY ROAD)
SWANZEY, NEW HAMPSHIRE

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TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 352-6250
WWW.SWANZEYNH.GOV

May 16, 2023

Lesser's 4 Season Services
61 Felt Road
Keene, NH 03431

NOTICE OF PLANNING BOARD DECISION

Dear Mr. Lesser,

At its duly-noticed meeting on May 11, 2023, the Swanzey Planning Board found PB #23-010 in compliance with the Town of Swanzey Site Plan Review Regulations and voted to approve the Site Plan Review application submitted by Fieldstone Land Consultants, PLLC for the construction of a 7,200 square foot commercial structure to house a landscaping business, a 2,880 square foot, 5-unit multi-family structure, and associated site improvements on undeveloped land shown at Tax Map 73, Lot 12-2 at the junction of West Street and West Sawnzey Road in the Business District. Please find enclosed a copy of the draft minutes from the meeting for your reference. Please note that the Site Plan Review application was approved subject to the following conditions:

1. All site work must be completed to finished grades, as confirmed by Fieldstone Land Consultants, prior to operational approval by the Code Enforcement Officer per ZBA bulk storage approval.
2. Only Mr. Lesser's business owned vehicles will be allowed to be serviced, maintained and repaired on-site. All repairs are to take place inside the structure.
3. No derelict or otherwise disassembled vehicles, equipment, machinery or parts / tires shall be stored outside the structure.
4. Materials to be stored in the bulk storage bins are limited to materials approved by ZBA on April 17, 2023 and listed on the plan as note #15.
5. The roofed area between the residential structure and the commercial structure shall remain open, with no additional walls, regardless of roof type.
6. The applicant shall obtain all State, Federal and Town permits, certifications and / or licenses as required.

No substantial deviation from the plans as approved shall be permitted without approval by the Planning Board. The approval will remain valid for one (1) year from the date of plat signing provided that active and substantial development work begins on the site; a one-time twelve (12) month extension made be requested no less than thirty (30) days prior to the expiration of approval for good cause shown.

We look forward to working with Lesser's 4 Season Services on the successful completion of this project. If you should have any questions about the Building Permit application process, please contact Mike Jasmin, Code Enforcement Officer, at 603-352-7411, ext. 105 or at code@swanzeynh.gov.

If you have any questions, I can be reached at planner@swanzeynh.gov or 603-352-7411, ext. 108.
Sincerely,

Sarah Bollinger
Town Planner

CC: Code Enforcement Officer, by email; Fieldstone Land Consultants, PLLC by email

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – May 11, 2023
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Brandon Self, Michael York, Jane Johnson, Richard Lane, Victoria Ames, Selectmen's Representative Sly Karasinski, Alternate Michael Scungio, and Alternate Steve Malone. Also present was Town Planner Sarah Bollinger, Recording Secretary Beverly Bernard, Land Use and Planning Coordinator Julius Peel, and Josh Morelli and Elias Neijens with FACT TV. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Alternate Bryan Verdegaal

Others Present:
John Noonan with Fieldstone Lane Use Consultants, Jonathan Lesser from Lesser's Landscaping, Kelly Dunton.

PUBLIC ACCESS: The public access to the meeting online via www.zoom.us,using the Zoom App on a cell phone or tablet or laptop or using a landline by calling (929) 205-6099 and entering Meeting ID number 235 370 4380.

MINUTES:

- The meeting Minutes of April 27, 2023 were considered. **Motion** was made by Lane to approve the meeting Minutes of April 27, 2023. There was a second by Johnson and some changes provided by Ames. All were in favor of the motion with changes. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARINGS
PB# 23-010: Site Plan Review *(Pubic Hearing continued from April 27, 2023)*
Fieldstone Land Consultants, PLLC, on behalf of Lesser's 4 Season Services, has submitted an application for site plan review to construct a commercial landscaping facility and attached multi-family housing on undeveloped land located at the junction of West Swanzey Road and West Street. The subject property is shown at Tax Map 73, Lot 12-2 in the Business District.

Public hearing continued at 6:07p.m.

Discussion: Noonan spoke about changes to plan based on input from the Conservation Commission and the Planning Board. He said the plan has 3" caliper tree but the Conservation Commission considers a 2.5" caliper tree as a healthier tree. There was a discussion as to at what point on the tree the diameter is measured. Noonan said the trees will be 3" plus or minus. He noted trees along the highway will be spread

out as requested. Fire cistern location was added. Stockade fence extension was added to the plan, showing now the asphalt under the salt shed, there is a note that the salt shed will be 14 feet in height, if the water company does not have capacity, then a well will be added, and added required approvals. There will be 20 feet wide berm at bottom, 2-foot high, and 4 feet on the top.

Johnson asked about vegetation buffers and Noonan pointed them out. Lane asked for a clarification about Mixed Use – is- it allowed when residential and business are attached? He said he thinks that they should be on separate properties. Bollinger said mixed use is not restricted since it is allowed by special exception.

Ames asked about the detail of the rain garden and how it would be kept functioning. Noonan said mulch is mixed with sand to filter water as it passes down. Noonan said there are plantings to soak up water placed in the rain garden. They are designed to the State's BMPs from the AoT standards. Noonan said he hasn't seen any that have to be redone over time. He said they work pretty well.

The Chair asked for comments from the public and there were none. The Chair went over the changes with the members and asked for comments about 3" plus or minus instead of 3" since that was only change made tonight. Lane said it should be 2.5" to 3". Everyone was fine with that change except Ames who said she is not fine with that wording. She said if you say 3" you might get less. Johnson said a 2" plus tree will grow better than a 3" tree. Consensus was to keep 2.5" to 3". Noonan said the color of the building is determined and Lesser said the color scheme will be a Benjamin Moore deep royal blue, with a grey stone veneer. The roof will be black metal.

Johnson asked about the salt shed again. The Chair noted the base and apron for the salt shed on the plan and it will be the blue color.

The Chair closed the public hearing at 6:25 pm

Bollinger noted staff wanted all site work to be done first if there was going to be a phased approach to construction of the buildings. Ames asked about staff comments possibly being conditions of approval. There was a discussion about vehicle storage areas and containing any possible pollutants. Johnson asked about signage; the Chair said signage goes through the Planning Department. Noonan said the signage would be dealt with separately and he noted a caution sign for trucks using West Street access. Noonan said Code Enforcement gives the Certificate of Occupancy (C.O.) and he won't do so until he is satisfied with the completed construction. The Chair explained Code Enforcement wants to make sure the landscape business won't be started until all the buildings are completed. Lane said he would like to have an idea about what is substantial improvement to the property. The Chair said that is usually governed by the time allowed for building once approval is provided. Scungio suggested a milestone be considered for the property. Bollinger said the concern was to not allow storage of bulk materials and equipment without the drainage and the storm water management plan being finished to grade. The Chair said if the applicant doesn't put up the building and keeps operating the business, what is the consequence? Lane said we need, as a Board, to put parameters on how substantial the building needs to be with approval. Johnson said the town already has evidence of unfinished businesses, which no one wants.

> **Motion** was made by Johnson to approve Fieldstone Land Consultants, PLLC, request on behalf of Lesser's 4 Season Services, to construct a commercial landscaping facility and attached multi-family housing on undeveloped land located at the junction of West Swanzey Road and West Street on

property shown at Tax Map 73, Lot 12-2 in the Business District with condition to complete all site work with finished grade and drainage completed before operational approval, and additional conditions: only Mr. Lesser's business-owned vehicles will be allowed to be serviced, maintained and repaired on-site with all repairs to take place inside the structure, no derelict or otherwise disassembled vehicles, equipment, machinery or parts/tires shall be stored outside the structure, materials to be stored in the bulk storage bins are limited to materials approved by the ZBA on April 17, 2023 and listed on the plan as note #15, the roofed area between the residential structure and the commercial structure shall remain open, with no additional walls, regardless of roof type, and acquire all state, federal, and Town permits or licenses must be obtained as required; with a second by Lane and no further discussion. All were in favor. ***Motion passed.***

DISCUSSION/OTHER BUSINESS

Kelly Dunton – Site Plan Review Determination

Dunton spoke about expanding her salon business. The salon will be in a multi-tenant building, and she is asking if a site plan review is required. She noted there is plenty of parking. Bollinger said Dunton is asking about an Expansion of an existing approved use. She said Dunton needs to know if this will this be a site plan modification without public hearing. Bollinger said there is no change to the outside of the property. There will be changes to the interior. The Chair said he thinks it would be a modification, B. Self said yes, York, Lane, Johnson, Ames all agreed that could be a modification of a site plan. Bollinger said a public hearing is the Board's discretion and if it is a small modification, it doesn't have to require a public hearing. Dunton said they are taking down a wall, turning two spaces, into one. Peak would be 5 customers.

Motion was made by York to approve the site plan modification of Kelly Dunton for expansion of a salon business in a multi-tenant building, contingent on Fire Department and Code Enforcement approval, second by B. Self. All were in favor. ***Motion passed.***

Site Plan Review Regulations

Ames said it would be good to use the standard for how much off the ground a diameter is measured for a young tree to be installed by developers. She noted these trees need a large root ball and weigh about 650 pounds and the hole will need to be very deep. She said developers have the equipment to do it and they will provide the benefit to the public.

She asked for 6 inches above the ground to measure the diameter of a proposed tree to be installed by a developer. Scungio asked about industry practice for that. Ames said a legitimate nursery will give you the appropriate dimensions. There was consensus to approve 6 inches above the ground for 3" diameter young trees for landscaping proposed projects.

Draft on page 12, Bollinger noted that the regulation says the plat should be signed by property owner, applicant, engineer, and surveyor. It was agreed to remove those references. There was consensus that Bollinger send modification copies to Town Counsel and electronic copies to Board members and hard copies subsequent to approval from Counsel (or changes recommended by Counsel).

Stergiou v. City of Dover: Review of 30 Day Appeal Period and Conditional Approval

Bollinger said the way the Board has been operating is to be discussed. Precedent conditions, versus subsequent conditions were discussed. Precedent condition needs to be done first before the plat is signed and the 30-day appeal would not begin until those conditions are met. Condition subsequent means an

applicant didn't meet a condition AFTER approval, and at approval the 30-day appeal period began. There was a discussion about compliance hearing and that would not be necessary when the only condition is that permits and licenses are required. If there is a compliance hearing, when final approval of the plat is done, then the 30-day appeal begins at final approval. Bollinger said this Board has been waiting to sign the plat until the 30-day appeal period was passed. But now it seems what is correct action is that final approval begins the 30-day appeal period.

Lane said RSA 674:44 j. suggests preliminary review of all projects be incorporated into the Site Plan Regulations. No clock starts at this point. Lane said this would provide breathing room and allow the applicant to modify his plans based on input from the Board. The Chair said that would be helpful for large projects. The Chair said the Board could request it and not require it; if an applicant believes they are ready to move forward, we need to allow for that since having a preliminary consultation takes more time. Malone asked if the Board or the applicant could request a preliminary consultation. Bollinger said some applicants want to do a preliminary consultation but some do not since there are notices to be done, and you could be pushing out the site plan review for two months. Bollinger said large development applicants are in conversation with staff long before they come to the Planning Board.

The Chair asked the members to get back to discussing 30-day appeal period and conditional approval. The Chair said intent of the Planning Board is important. He referred to page 13 in Site Plan Regulations – 676 and suggested changes to the Planning Board site plan regulations that the Board may approve without further public hearing, when such conditions are for permits and licensing, which are subsequent conditions. He said that if there is conditional approval, it would be a final approval, and therefore appealable within 30 days, beginning at final approval. If conditions are not met within one year of approval, then the approval is null and void.

Ames asked if Town Counsel reviews these changes, and Bollinger said "yes" Town Counsel does review them.

The Chair also spoke about page 10 – approve an application within 65 days. Approval or disapproval of the Board is by the majority of those members present.

Lane spoke about how a third party consult is sometimes helpful (like for a traffic study) and can be obtained because there would be extra time when having a preliminary review. The Chair asked the members if they felt a preliminary review should be mandatory. The Chair said he would be opposed to that. Karasinski noted the court might see such action as a third party consult as discriminatory unless it was applied to all applicants.

Ames said some projects are complicated and maybe a preliminary review and possibly a third party consult like a traffic study, would be helpful.

Bollinger said if the Planning Board requires a preliminary consultation, applicants will want to know what is required for a preliminary consultation, and what is the threshold for holding a preliminary consultation.

York said we run up against time taken for doing such thing as a real estate appraisal. The Chair said that if time runs out, then the applicant doesn't get approval. Lane said any information we can get ahead of time, is helpful. The Chair said rather than have a mandatory hearing, maybe individuals can meet with

Bollinger and ask for information about a potential project; any concerns can be raised with Bollinger. Ames said this idea of a preliminary consultation is the kind of thing that is handled by staff. The Chair said the Board can ask for a traffic study and have the applicant pay for it. Karasinski asked if staff could provide an update on what is in the pipeline. Ames said the Planning Board should know what is in the pipeline. Ames said she needs more time to think about any project and it would be helpful to have staff provide information about incoming projects. Bollinger said there is often not a long lead time. Bollinger mentioned a project that is in the works. There was a discussion about the proposed height of a proposed building near the airport.

Peel noted plans often change rapidly before coming to the Planning Board. He said in regards to a preliminary review; staff does a lot of review less formally. He said it is important to give the applicant a reasonable amount of time for the process. The Chair said we would have to have a threshold before needing a preliminary conceptual review. Would the threshold be a certain number of abutters? Lane suggested perhaps contacting a person who has set up a preliminary consultation for their planning. The Chair said we need more research on the idea.

Other business

Malone asked to further limit mixed use properties, i.e. residential and business. Karasinski said things change over time such as less office space being built since more people are working from home.

York noted need to work on solar and electronic car charging station zoning regulations. Peel noted solar will be worked on by the Energy Commission; and staff is looking at other towns for answering questions how to manage solar farms, etc.

ADJOURNMENT

Motion to adjourn was made by Karasinski. There was a second to the motion by Johnson with no further discussion. All were in favor by roll call. ***Motion passed.*** Adjournment occurred at 8:08 p.m.

Next Meeting: May 25, 2023

Respectfully Submitted,

Beverly Bernard, Recording Secretary

DRAFT

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – April 27, 2023
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Michael York, Jane Johnson, Richard Lane, Victoria Ames, Selectmen's Representative Sly Karasinski and Alternate Steve Malone. Also present was Town Planner Sarah Bollinger, Recording Secretary Beverly Bernard, Land Use and Planning Coordinator Julius Peel and Josh Morelli with FACT TV. The Chair called the roll and read the agenda for the evening. A quorum was present. Malone was seated for B. Self.

Absent:
Brandon Self, Alternate Michael Scungio and Alternate Bryan Verdegaal

Others Present:
John Noonan with Fieldstone Lane Use Consultants, Jon Lesser from Lesser's Landscaping, resident Russell Driscoll, 75 West Street, Swanzey, Code Enforcement Officer Mike Jasmin.

PUBLIC ACCESS: The public access to the meeting online via www.zoom.us,using the Zoom App on a cell phone or tablet or laptop or using a landline by calling (929) 205-6099 and entering Meeting ID number 235 370 4380.

> **Motion** was made by York that at 8:30 pm the meeting will end and any item outstanding will be continued to the next meeting, second by Malone. All were in favor. ***Motion passed.***

MINUTES:

- The meeting Minutes of April 13, 2023 were considered. **Motion** was made by Johnson to approve the meeting Minutes of April 13, 2023. There was a second by Lane and some discussion. All were in favor except Karasinski who abstained. ***Motion passed.***

REGIONAL IMPACT: The members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by Ames that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Johnson with no further discussion. All were in favor. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARINGS
PB# 23-010: Site Plan Review *(Pubic Hearing required)*
Fieldstone Land Consultants, PLLC, on behalf of Lesser's 4 Season Services, has submitted an application for site plan review to construct a commercial landscaping facility and attached multi-family housing on undeveloped land located at the junction of West Swanzey Road and West Street. The subject property is shown at Tax Map 73, Lot 12-2 in the Business District. Upon a finding that the application meets the

submission requirements of the Site Plan Review regulations, the Board will vote to accept the application as complete and a public hearing may follow immediately or will be scheduled for a time and date certain.

The Board considered the **completeness of the application**. Noonan reviewed the requirements for an application with the Board. Noonan noted the approvals from the Zoning Board of Adjustment (ZBA) last week. He noted name and address of owner, tax map identified, scale and direction is noted, graphic and written scale, vicinity sketch, abutters list, physical features, boundary lines, and acreage, existing structures, identification of roads, identification of access for the site, location of parking, landscaping plan, location and type of lighting, water bodies and wetlands, existing grades and typography of the land, utilities and means of access to same, surface drainage, copy of certification of designer of existing system (there isn't one), location of sewage access, location of wells with 75 foot radius; Noonan said the plan is to connect to West Swanzey Water Company water, soils and test pits, location of easements and/or restrictions and architectural information.

> **Motion** was made by York that the application of Fieldstone Land Consultants, PLLC, on behalf of Lesser's 4 Season Services, for site plan review to construct a commercial landscaping facility and attached multi-family housing on undeveloped land located at the junction of West Swanzey Road and West Street on property shown at Tax Map 73, Lot 12-2 in the Business District is complete and ready for public hearing. There was a second to the motion by Lane and no further discussion. All were in favor. ***Motion passed.***

Public hearing opened at 6:12 p.m.

Discussion: Noonan pointed to the retail shop for the landscaping business. He noted changes based on ZBA feedback. A sidewalk has been added which heads to West Street and a sidewalk to the dumpster which will be used for both residential and commercial use. Snow salt storage site was also added, based on Best Management Practices recommended by the State.

He noted paved surfaces for materials and allowing for trucks and trailers to move to the rear of the lot. Pre-sold material will be available at the rear as well. Salt storage will be at rear with concrete walls, concrete foundation and a covering.

He noted five apartments, which are connected to the commercial building by a roof which may have displays for the business. The expectation is that the commercial business access is from State Route 10 and residential access from West Street.

Noonan noted a wetland in upper northwest corner of the lot. Drainage plan – storm water will be drained to a retention basin to the southeast, which will also drain waters from the highway. He said there will be a rain garden to the rear adjacent to the wetlands. He noted a catch basin from the west to the retention pond to the southeast. Lighting is full cutoff fixtures. Landscaping is substantial along frontage of both roads. There will be trees and shrubs; there will be a 2-foot high soil berm with plantings. Existing trees will remain on the site. There will be buffering to neighboring property. Noonan said the applicant is an expert in landscaping and willing to discuss swapping trees.

Lane asked about the setback to State Route 10; Noonan said 15 feet to the right-of-way and 45 feet over all. York asked about a school bus waiting area. Johnson suggested the bus company should be contacted to

discuss a safer spot to stop to pick up students. York said the bus currently stops right at State Route 10 and West Street. There was a brief discussion about the possibility of sidewalks in future plans for narrowing State Route 10. Noonan noted there are existing sidewalks along West Street.

Noonan showed a floor plan for single story apartments. He said there will be no doors along State Route 10 side. He pointed to the workshop and office space for the business. He showed elevations with some stone for aesthetics. He showed the elevation along State Route 10 and windows along the residential buildings facing State Route 10. Ames asked if they were targeting occupants and Lesser said travelling nurses.

Lesser said there will be no furniture on the patio display, mostly articles associated with landscaping like decorative items for lawns and gardens. Lesser said there will be no processing on the site. Ames asked about equipment on site. Lesser said it would be mostly trailers. The Chair asked about colors, and Lesser said it would probably be a neutral color. Metal panel siding will be used with decorative stone.

Lane noted access for the commercial business of West Street. Noonan said there is a garage door on each side of the commercial building but he said trucks will not be using that access. It might be used for some maintenance. York asked about car parts around the building. Lesser said they are not going to have a mechanic junk yard. He noted all their trucks are inspected routinely.

Lane asked about the water table on the site. Noonan said the area at southeast section of the property is a retention basin because there is seasonal high water in that location. Test pits were done this year. Noonan said it is better to do a test pit when dry so they can see the soil levels more clearly.

Lane asked about seasonal help. He asked whether the applicant is aware that two people max are allowed in each unit. Each unit is 576 square feet and a third person would not be allowed given that size.

The Chair asked about the landscape berm. Noonan said it will be two feet high and with vegetation it will be close to six feet for screening. The Chair noted a stockade fence along east end of West Street access. Lesser said he personally does not like fencing and prefers landscaping; the Chair stated that while the proposed vegetation grows, a physical buffer would be beneficial to the abutting lots. Lesser said he could have both a fence and vegetation.

Ames pointed out the nearness of the residential district and the need for vegetative buffer. Noonan noted the additional vegetation along West Street driveway to provide privacy to the residence nearby. She asked about more vegetation to the rear to protect people living nearby. She asked how wide is the top of the berm. Noonan said large enough to support the pine trees.

There was discussion about empty space to the rear and its potential use. The Chair said they have the required number of parking spaces.

Lane suggested fencing by West Street along the perimeter going West since there may be heavy equipment operating loudly. When asked about hours of operation Lesser said the hours will be from 7:30 am to 5:30 pm.

The Chair asked the Planning Board members for a consensus vote either for or against the perimeter fence heading westward along the property line. **The members agreed by consensus.**

There was a brief discussion about the top surface of the berm with trees. There was a discussion about the trees along State Route 10 and there being enough room for them. Ames suggested spreading out the trees if there is sufficient room for them.

Ames also asked about snow storage and sufficient room to maneuver. Lesser said they are professionals when it comes to moving snow and they can work in tight spots.

Electrical utilities connect at the corner of State Route 10 and West Street. The Chair asked if sewer line runs under the apartments; and asked if that was a good design. Noonan said it will be an 8' line to the building. The Chair said if there is a problem with one apartment, there could be a backup to impact the others.

The Chair asked for additional comments. Bollinger said the Conservation Commission did not comment on the bulk storage since they did not have an opportunity to do so. The Chair suggested continuing the meeting so that they can make comment on that.

Lane asked for plans for grading. Noonan said the commercial building will be built first followed by the apartments. Noonan said grading will also occur to stabilize the area where the retention pond will be. Lane said he wants to make sure all the grading is done before building occurs.

There was reference to the trees already situated along the West Street side and about which trees belonged to the abutters. It was noted there is one maple tree that is questionable as to ownership. There was a discussion about the number of shade trees along State Route 10. Ames said they need to provide 3" trees. Lesser said they will do their best. York suggested substituting indigenous trees. The Chair said it is the applicant's choice in regard to trees.

The Chair suggested continuing the meeting to the next meeting in order to have the Conservation Commission comment on bulk storage.

Fire suppression was discussed. Noonan said there may be a need for an underground tank. The Chair asked Noonan to add it to the site plan.

The Chair asked Code Enforcement Officer Mike Jasmin if he had anything to add and Jasmin did not.

The Chair asked the public for comments or questions. Wes Driscoll 75 West Street asked about the trees and about the salt shed. Lesser explained the height of the salt shed and the Chair asked Noonan to add the height of the salt shed to the plan.

The Chair noted items to be added to the plans:

1. Remove the pear tree and spread out the Linden trees along NH Route 10.
2. Show the tree notes as 3" caliper only, not 2.5 – 3"
3. Add the underground electric service lines.
4. Add the fire cistern tank.
5. Extend the stockade fence along the southern property line. This will be 6' high and that it is a wood stockade fence.
6. Add the asphalt under the salt shed and the asphalt apron in front of the salt shed.

7. Note the height of the salt shed
8. Note that if the West Swanzey Water Company does not have pressure and/or capacity, a well could be required, in addition to the fire cistern tank.
9. Once confirmed by Eversource, include in the plans where the anticipated connection point will be.
10. Include a note regarding the Town of Swanzey Access Permit
11. Once determined, include the proposed color of the structure to the plan set.

Motion to continue to May 11, 2023 was made by York, second by Lane. All were in favor. ***Motion passed***.

DISCUSSION/OTHER BUSINESS

Site Plan Review Regulations

The Chair said Ames broke out the detail for, "Purposes" from the regulations already in the document from a large paragraph. The Chair said the members have to vote on whether we want to use the detail. Bollinger said the detail breaks apart a very large paragraph. Lane said we need to cite the appropriate RSA. The Chair said we don't have to state that the State allows us to regulate these items. Lane said he wants to make sure we are not rewriting a statute.

The Chair referred to new part – comment by Conservation Commission, on possible impact on the aquifer. Change the language to read, "Storm water prevention plans including **but not limited to……**" in that section. On page 9, there is a repeat for concern for impact on aquifer for blasting activity' he said this should be added to the Conservation Commission reference that was just referred to.

Parking was discussed. The Chair said there will be very few giant parking lots. Water for fire suppression is required for large projects, and sewer is required; there are not too many large lots to be developed with large parking spaces. We may never see these regulations implemented. Bollinger said there may be larger parking lots in the future. York said perhaps near to the Fairgrounds might get developed with a large parking lot. The Chair said we have been looking at parking for some time and we should not spend too much more time on parking. The Chair suggested creating tiers for parking rules. He suggested a possible different way to calculate green space in parking lots. He suggested something like the number of parking spaces or so many square feet of parking be the determinant for green space. Karasinski said anyone proposing industrial project would know how many parking spaces they would need. Conserving parking space reduces the amount of green space. One rule for commercial industrial, and the rest for the rest.

The Chair suggested 10 square feet of green space per parking space was noted as a possibility. Ames noted medians every four rows for some parking lots. Trees for about one every 3 parking spaces, which Self said looks good, which is about 30 feet apart. Self also explained that Price Chopper grocery store parking lot has 9 feet of green space including the curbing and that looks good. Perimeter was discussed.

The standard is 20 cars per row, four rows of cars and then a median green space. If we use 50-100 space parking lots, then use 10 square feet of green space divider islands per parking space. The Chair asked if the members want to go back to calculating with the entire space provided for parking.

Johnson suggested green space be in front of a parking lot along the public way or centrally located; she asked why does it have to be medians. She noted a store that had trees and shrubs in front of the store with sidewalks through the trees to the building, which looked nice. Lane said the purpose of breaking up the

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – October 12, 2023
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:00 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Brandon Self, Michael York, Jane Johnson, Richard Lane, Victoria Ames and Alternate Steve Malone. Also present was Town Planner Julius Peel, Recording Secretary Beverly Bernard, and Garrett Ranney with FACT TV. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Selectmen's Representative Ken Colby, Alternate Bryan Verdegaal, Alternate Michael Scungio.

Others Present:
Jim Phippard with Brickstone Land Use Consultants LLC, Mike Guitard from Frogg Brewing LLC. Jonathan Lesser from Lesser's Landscaping, and Mark Scalera were present via Zoom.

PUBLIC ACCESS: The public access to the meeting online via www.zoom.us,using the Zoom App on a cell phone or tablet or laptop or using a landline by calling (929) 205-6099 and entering Meeting ID number 235 370 4380.

MINUTES:
- The meeting Minutes of September 28, 2023 were considered. **Motion** was made by Lane to approve the meeting Minutes of September 28, 2023. There was a second by B. Self. All were in favor. ***Motion passed.***

REGIONAL IMPACT: The members considered whether any items on the agenda could be construed as having potential for regional impact. Motion was made by York that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Johnson with no further discussion. All were in favor. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S)
PB #23-020 Site Plan Review *(Public Hearing required)*: **Continued from September 14, 2023**
Fieldstone Land Consultants, PLLC, on behalf All Purpose Storage Swanzey West LLC requests Site Plan Review for construction of a multi-tenant services facility to be leased to various service businesses at 115 Base Hill Rd. The subject property is currently shown at Tax Map 52, Lot 16 in the Rural Agricultural District and the Business District. The Chair noted the applicant has requested a continuation of this hearing.

> **Motion** was made by Lane to continue the hearing of Fieldstone Land Consultants PLLC for a Site Plan Review on behalf of All Purpose Storage Swanzey West LLC to October 26, 2023. There was a second to the motion by York and no further discussion. All were in favor. ***Motion passed.***

PB #23-024 Site Plan Review *(Public Hearing required)*: **Continued from September 28, 2023**
Brickstone Land Use Consultants LLC requests a Site Plan Review on behalf of MARA Properties LLC to construct a 14,000 square foot addition to their manufacturing facility shown at Tax Map 72, Lot 98-2, at near 735 West Swanzey Rd. The subject property is located in the Business and Residential Districts.

The applicant's site plan review was continued in order for the applicant to include a landscape buffer on the south side if the proposed building, reduce total parking spaces and label as future parking and change the 6" sewer line to 4".

Phippard spoke about submitting a revised plan. He said he added a buffer of plants along the south side of the new building, and he indicated reduced parking spaces along with space for future parking spaces. He noted discussion with the Department of Public Works (DPW) led to a change in the size of the sewer pipe to a 4-inch pipe.

Phippard pointed to the door opposite the access to the new building. Lane asked that the door be shown on the plat. The Chair said the door is on the existing building and therefore does not need to be added to the plat. Lane repeated his request that it be shown on the plat. The Chair said there is no site plat issue. Ames said circulation can be impacted. The Chair said there is no impact on circulation since the door can only be in one of two places. The Chair polled the Board for opinion as to whether or not the door needs to be on the plat: York said no, B. Self said no, Chair Self said no, Ames said yes, Johnson said yes, Lane said yes - three opposed and three in favor. The Chair said it isn't a requirement of the site plan to have such a door on the plat. Phippard said he would accept addition of the door as a condition of approval.

The Chair noted Phippard needs to check with the West Swanzey Water Company as to the ability to service the business being discussed. He noted with the addition of a new apartment complex across the street the water company may not have sufficient capability. He noted the presence of an existing well on the plat. He asked Phippard to check with West Swanzey water company to see if they can hook up with their water; Phippard said the existing well is adequate. West Swanzey water company may not allow them to hook up and they would utilize their existing well. This is a condition of approval.

Public Hearing Closed at 6:14 pm

Condition: Include the proposed bay door to the existing structure on the plat.
Condition: Permits, state and federal and Town of Swanzey
Condition: Sign off by fire department and code enforcement
Condition: If unable to hook up to West Swanzey Water Company, then the applicant can receive administrative approval from the planning office to connect the proposed structure to the existing well onsite.

> **Motion** to approve by Lane with conditions: permits to be obtained are EPA storm-water pollution permit, NHDES Sewer connection permit; Town of Swanzey sewer connection permit; Town of Swanzey driveway permit; all local and state and federal permits required, and location of the overhead door on the existing building to be shown on the plat, sign off by fire department and code enforcement; hook up to existing well on site if cannot hook to West Swanzey Water system; no exterior storage will be allowed on the lot and any existing exterior storage will be removed

from the property before receiving a C.O.There was a second by York and no further discussion. All were in favor. ***Motion approved.***

Site Plan Modification *(Public Hearing required)*
Site Plan Modification Application submitted by Frogg Brewing LLC for property located at 580 Sawyers Crossing Road. The Site Plan Modification Application is to amend the previously approved Site Plan Application to include Function Hall as an allowable use. The subject property is shown at Tax Map 56, Lot 3 and is located in the Business District.

Public hearing opened at 6:19 pm

Guitard was present to show what he would like to do with the property. He had the original site plan with 25 parking spaces. He said there are two large events a year, an anniversary and a car show which is a benefit for American Cancer Society. He said he is getting demand for other events. He noted the need for a temporary fence line. He said with the field, he can add 42 temporary parking spaces. The Chair said parking has been an issue with folks parking along the road. . He said the tap room and covered patio would be event space. Guitard said they would have signs to warn drivers to not park on Sawyer's Crossing Road. Lane noted that the proposed location of the temporary parking spaces could be within the woodland buffer. . Guitard said they would not be paving or doing anything on the land except parking cars temporarily.

The Chair said he thought the request is a straightforward change in the site plan.

Johnson asked about events during snow season. Ames asked about managing signs on the road. Johnson said the land is not boggy; it is about a 70-foot elevation from the river. Ames asked about attaching the notations to the site plan. Peel said he would attach notes to the site plan about adjusting the allowable Use. .

Public heating closed at 6:28 pm

York **moved** to approve amending the site plan of Frogg Brewing, LLC to have function hall, second by B. Self. Question by Ames as to how the Board will know if this is not working. The Chair said the police officers will drive by or citizens would report a parking problem. Peel noted the business is willing to bus participants into the site from another location should there be a large events expected. Johnson asked if the car show will be parked on the new spacing. Guitard said he would be willing to bus folks from another site to the event. All were in favor. ***Motion passed.***

DISCUSSION AND OTHER BUSINESS

Lesser's 4 Season Notice of Decision Review
Peel said there was a concern about using his lot during the construction process. He said the owner wants to start putting items stored on the lot. He said the question for the Planning Board is use of the site for a business before completion of the building.

Jon Lesser was present via Zoom. The Chair said all the site work has to be done before using the property: Removal of the top soil, finish drainage, and add curb cuts. Lesser said that is his plan. Paving would occur after the building is up. The Chair asked if apartments were still in the plan. He said the West Swanzey

Water Company has reached capacity with apartments on Perry Lane and was Lesser aware of that. Lesser said he has an alternate plan for water. He will do site work first, then move storage items on site, and work off the site and construct a building next year.

Lane asked about sewer and water to be done first; The Chair said it doesn't have to be done first. They may need a well on site. Ames asked about a private water source on the plan. The Chair said it would have to be indicated on the plat. Lane asked about a bond to ensure the building is completed. The Chair said a bond is called for only if there is potential for the Town having to finish a project that has been abandoned by the builder.

Lesser noted a different of opinion with the Code Enforcement Officer Mike Jasmin. Lesser said Jasmin feels that the building needs to be built before the business goes operational. The Chair said Jasmin didn't want to overstep his bounds and the Planning Board needs to make that decision. He added that the drainage and infrastructure needs to be completed before the storage of materials can be done. Johnson said she thought there were not to be storage of materials until the building was erected. The Chair said there will be materials that need to be stored outside. That is part of their business. Ames said we were comfortable with outdoor storage of materials, but what about trucks and equipment. Lesser said there is an area in the rear of the property for trucks and equipment.

> **Motion** was made by York to allow the applicant to start using the site commercially after site work is completed: drainage, curb cuts, hard pack for the driveway, and must be completed within the two-year period for site plan; administratively should have a well on the plat. York asked Lesser to have workmen not park on the sidewalk. Second by Lane. No further discussion. All were in favor. ***Motion passed.***

Zoning and Solar Update

Village Business District I – Bed and Breakfast needs to be put back in as Use Permitted. The Chair said the description for West Swanzey district, south side of Main Street is also in Village I needs to be described there as well. Ames noted wording should be "Village Business District I extends…". Lane suggested changing "will" to "shall". There was a discussion about Off-Street Parking. Retail sales and retail services were discussed. Services are different from retail in that retail often has more patrons than for services. Ames asked for consistency in wording.

Mark Scalera asked about height of 35 feet total being in the document. Peel said it is in there.

The Chair said there will be a public hearing after Town Counsel reviews the changes.

Solar Update was considered. Accessory solar would be for residential use and that would not require a site plan review. Small scale enterprise supporting a group of users with footprint not larger than 10 acres. The Chair said perhaps that should be 2 acres. He said the excess land could be used for housing or other uses. Commercial Solar – greater than 10 acres and less than 25 acres. The Chair suggested 5 to 10 acres is better. Industrial would be greater than 25 acres. He said it sounds like too much land being taken off the market for other potential uses. Lane suggested taking some time to determine sizes to use for comparison. Ames asked about commercial businesses wanting to add solar on roof tops. The Chair said the issue being discussed is about land-based solar. Malone spoke about disposal issues around solar panels.

Lane asked about a solar array in a yard which looks poorly, how is that regulated. The Chair said it is regulated as a structure. The Chair suggested regulating the size pertinent to the size of the property. It was suggested that lots less than an acre, solar has to be on the roof. And possibly the size of a ground-based solar not be any larger than the size of the roof of the property it is serving. Snow load was also considered for these installations on roofs.

Peel said the Planning Board has to decide how restrictive they want it to be. He said the way it is written now, it is less restrictive and if a roof is going to have a solar array then they would not need to have a site plan review.

The Chair suggested the Planning Board should do some more thinking about solar. It can be a discussion item for future meetings. The was general consensus to table for now and do more research and thinking on the topic.

Letter of Support: MAST Grant

Peel said this project is for sidewalks for California Street and North Winchester Street. He noted the previous request for grant was not granted. Peel had a draft letter that he presented to the Board for consideration. The Chair read aloud the draft letter of support. It noted safety issues for pedestrian and bicycling. The Chair noted California Street needs widening in order to include a sidewalk, and a sidewalk would be required by the grant. The Chair noted Complete Streets is something that is being focused on, which includes sidewalks. The Chair suggested that the Planning Board recommend eliminating California Street from the grant request. He noted North Winchester has sufficient room for a sidewalk. Peel can write up another draft without California Street/

> **Motion** was made by Lane to have Peel redo the letter of support removing California Street from the grant request, second by B. Self. All were in favor. ***Motion passed.***

Other Business

York noted that a State Route 32 apartment project needs to make substantial progress in order to get an extension. Concern is they would have to meet new regulations if they do not make substantial progress on the site. Their time is up in early November to make substantial progress on the project.

Malone suggested there be signs required for proposed projects for a site. The Chair said the Planning Board can always do a site walk to indicate what is going where. Johnson said some people do not know what is going on with any project site and the result is community making negative comments about the Planning Board not caring about the thoughts of the people.

Johnson also spoke about signs for businesses, churches, new shops and the like; she said they do not look good when they are up for a long time. She said these signs should be limited as to how long they may be up. The Chair said the Planning Board job is to make regulations but code enforcement has authority for removing the signs.

ADJOURNMENT

Motion to adjourn was made by Johnson. There was a second to the motion by B. Self with no further discussion. All were in favor by roll call. ***Motion passed.*** Adjournment occurred at 7:51 p.m.

Next Meeting: October 26, 2023

Respectfully Submitted,

Beverly Bernard, Recording Secretary

DRAFT

NEW TENANT APPLICATION
TOWN OF SWANZEY (REVISED 3/23/12)

Businesses moving into a building that has previously received Site Plan approval for the same type of permitted use may be allowed without formal Site Plan Review after Public Hearing before the Planning Board.

RECEIVED
MAY 02 2025
TOWN OF SWANZEY

Date Received Stamp

Name, mailing address & telephone # of Applicant
Home Stead Covered Bridge Kitchens & Design (Da Brothers Contractors)
93 Monadnock Hwy Swanzey, NH 03431 603-207-1200 (603-355-8800)

Name, mailing address & telephone # of owner of record, if other than Applicant
Aolin Properties LLC P.O. Box 429 Keene NH 03431 603-355-8800

Tax Map and Lot # and Street Address	**Zoning District**
103/ lot 61 93 Monadnock Hwy Swanzey NH 03431	

Type of Business (describe briefly)
Construction office that used to be at 223 Monadnock Hwy Swanzey and a Kitchen display. We want to sell cabinetry for Kitchen, Baths and closets.

Location of Business on Property (site plan of property location shall be included)
Building location remains the same as the old Thomas Transportation
Most of our employees work off site. We normally have 5 on site.

Proposed Hours and Days of Operation Mon-Fri 7-4	**# of Full-time Employees** 16 **# of Part-time Employees** 2
Estimated Customers Per Day 3	**Parking Spaces Planned** 20

Deliveries and/or Pickups (how many per day or week? And by what means? UPS, Pick-up, truck, large van, etc.)
UPS delivery 3 a week. Large trucks 1 per week.

Outside Lighting (describe briefly) The current location has parking lot lights. We don't plan to use all of them.	**Special Licenses/ Permits Required**

Signs Required (describe briefly and attach copy of completed sign application)
The current location has two road signs. We would like to get the digital sign back up and operating. The regular sign we would also like to change the panels to our current logo.

NEW TENANT APPLICATION – PAGE TWO
TOWN OF SWANZEY (REVISED 3/23/12)

Application Fee: $25.00

Legal Notice (Keene Sentinel) and Certified Mail Notice to abutters will be billed at current rates. Applicant will be billed prior to hearing. THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING BOARD UNTIL SUCH TIME AS ALL FEES ARE PAID.

Special Instructions: Abutters: Attach a separate sheet listing Town of Swanzey Tax Map and Lot Number, name and address of all abutters, including those across a street, brook or stream. Names should be those of current owners as recorded in the Tax Records.

Date: 5/01/2025 Daniel Lang

Signature of Applicant

Date: 5/01/25 Daniel Lang

Signature of Property Owner

FOR PLANNING BOARD USE ONLY.
Comments:

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

Date: