TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Swanzey Planning Board Agenda
July 9, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, July 9, 2026, at 6:00 p.m. The meeting is upstairs at Whitcomb Hall (17 Main Street, Swanzey).** The meeting will also be live streamed on the Town of Swanzey's YouTube page. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

A. June 25, 2026

3) Public Hearings

A. **PB 26-009: Site Plan Review (CONTINUED FROM 6/25) –** Terry Lewis has submitted a site plan review application for the property located at 69 James Road to use an existing 1,600 square foot detached accessory dwelling unit as an event space and to hold activities such as healing circles, yoga, meditation, retreats, and herbal classes. The property is at Tax Map 209 Lot 11 in the Business District.

B. **PB 26-010: Site Plan Review –** Baylev Holdings LLC, represented by Brice Rayner, has submitted a site plan review application for the property located at 126 Monadnock Highway. The applicant proposes to expand outside storage by excavating the bank on the eastern side of the building, installing a small retaining wall, and paving the area. Additionally, the applicant proposes utilizing the excavated fill to level the northwestern and southwestern sides of the building to create more flat storage space. The property is at Tax Map 103 Lot 84 in the Business District.

4) Discussions/Other Business

A. Shane Lampinen – Arrowcrest Drive Extension

B. Home-Based Childcare Zoning: SWRPC Memo

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – June 25, 2026
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 6:00pm by Chair Victoria Ames. The meeting was held at Whitcomb Hall and online for the public. Other members present: Vice Chair Scott Self, Michael York, Richard Lane, Mark Scalera, Brandon Self, Alternates Stacey Goodale, Charlie Harbeck and Selectman's Representative Jay Ward. Also present was Town Planner Adam Paquette and Recording Secretary Susan Ells.

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

Absent: Alternate Jane Johnson

Others Present:
Kai Kraemer with FACT TV, Bonnie Blodgett, Sarah Miller, Thoris Lewis, Terry Lewis, Michael Gomarlo, Mike & Kathy Willett, Scott Frazier, David Roy, Eric Kerylow, Emily Kerylow, Molly Compton, Jeff Hurt, Michael Faulkner, Sara Carbonneau, Bernie Amlaw, Amie Amlaw, Mike & Jeanne Thieme, Bill Hutwelker, Jimmy Tempesta, Bob Audette, Cheri Domina, Mike Johnson.

MINUTES:
The meeting minutes of June 11, 2026 were considered. A motion was made by Scott Self to approve the meeting minutes as presented. There was a second by Mark Scalera**.** All were in favor. With no further discussion, the motion passed.

REGIONAL IMPACT
A Motion was made by Richard Lane that there was no regional impact. There was a second by Scott Self. All were in favor. With no further discussion, the motion passed.

APPLICATIONS AND PUBLIC HEARING(S):
A. PB-26-009: Site Plan Review – Terry Lewis has submitted a site plan review application for the property located at 69 James Road to use an existing 1,600 square foot detached accessory dwelling unit as an event space and to hold activities such as healing circles, yoga, meditation, retreats, and herbal classes. The property is at Tax Map 209 Lot 11 in the Business District.

Adam Paquette said that the intended use for this project is considered permitted use in the district, so there are no Zoning Board concerns. He would like an updated site plan that provides an accurate representation of the stream on the property and shows better parking and maneuverability to be sure it accommodates normal sized vehicles. The grassy area should not be used for parking. He stated that the septic system is adequate for 12-15 guests and 2 employees. The plans should also show how the structure and parking comply with federal ADA requirements. The DPW Director had expressed no concerns of traffic

at this time, but if the traffic increases, a traffic study might be needed. He also needs to know if the curb cut needs to be changed. The Conservation Commission still needs to review the application and Adam stated that Board approval should be conditional on the Conservation Commission's approval.

Chair Ames reviewed the checklist with the Board.

A motion was made by Scott Self that the site plan application is complete and ready to go to public hearing; the motion was seconded by Richard Lane; all were in favor and the motion passed.

Chair Ames opened the public hearing at 6:12pm and welcomed Terry Lewis to speak about the project.

Terry informed the Board that the ADA ramp is there and one of the bathrooms is large enough to be ADA accessible. The grassy parking area will be hard packed. She measured the distance from the stream and reported that it is 40 feet from corner of building and 80 feet from upper field. She will mark the ADA parking spot on the plan as required.

Chair Ames asked if the Board had questions and Scott asked whether the boundary lines are necessary since it is such a large property. Adam clarified only the boundary lines that would be visible on the portion covered by the site plan should be shown. Consensus of the Board was that the boundary lines would not be required.

Chair Ames asked if there were any questions from the public: Bonnie Blodgett is a resident on the road and asked about the traffic and noise and wondered if it was a done deal since she just heard about it. Adam explained the notice provided, thanked her for coming and asked for her concerns. She wondered about noise and traffic. Scott asked Terry about the expected noise level and Terry responded that the gatherings will be primarily indoors and that they use meditating music. Traffic will be periodic, not constant. Scott assured Bonnie that if Terry wants to expand the business she would need to come before the Board again and that abutters would get notification as they did this time. Richard asked Terry for the proposed schedule; Terry said it would be primarily evenings for 2-3 hours. Mark Scalera asked if there would be overnight guests, Terry said she doesn't have the facilities for that. Scott asked for clarification that the Conservation Commission needs to review the application and Jay Ward explained the process to Terry and invited her to attend the meeting at 4pm on first Monday of each month.

Richard Lane made a motion to continue the public hearing to July 9th; the motion was seconded by Scott Self; all were in favor and the motion carried.

Discussions and Other Business:

A. Robert Audette – Solar Ordinance Discussion

Bob Audette and Cheri Domina are on the Energy Commission; Bob explained that the Town doesn't currently have an ordinance to regulate solar installations and while most people are probably not opposed to solar, he feels that the Town would not want a commercial solar array in a residential business. He has been working with SolSmart and Energy NH who provide free resources for towns such as assistance creating solar ordinances. The Energy Commission has been working on this for quite some time and he provided 3 versions of the proposed ordinance for solar energy systems. He also explained another reason to participate with SolSmart is to achieve recognition which helps when requesting funding. Jay suggested the ordinance be more specific about decommissioning.

Chair Ames thanked Bob and Cheri for their work; the Board will review this and ask them back to discuss it further. Adam will provide this information to Sarah Bollinger since she is working on reorganizing the zoning ordinance.

B. Excavation Permit Discussion – 56 Cory Pond Road

Chair Ames explained to the public the protocol for this discussion and that this was not considered a public hearing but more of a conversation. Adam provided the background, which was that the property in question was found to be non-compliant with grandfathered excavation standards. The issue is that the excavation business which has been in operation for decades does not have an Excavation Report on file at the Town which was required to be filed by August 4, 1991. The result is that the site does not meet the requirements for grandfathered status, so the Town is proposing a 12-month compliance timeline. Adam consulted with the Town's attorney who has advised that the Town cannot grant a lifetime waiver because the land use rules stay with the property, not with the property owner.

Chair Ames reviewed the process in this case so far and provided the background of the excavation operation. She then invited property owner Michael Johnson and his representative/neighbor Emily Kerylow to come forward to speak with the Board. Emily requested that Molly Compton, who is an engineer and a property abutter, join them. Molly sited various sections of the RSA as well as previous cases of operations that have not met the requirements. She stated that Mr. Johnson has been filing his Intent to Excavate each year and has paid his fees and taxes and that the Town bears some responsibility since this has not been questioned for 35 years.

Molly sited sections from the Excavation Handbook, published by Southwest Region Planning Commission in 1999. She stated a precedent has been set by the Town by accepting the intent to excavates for the past 35 years without questioning if the property was grandfathered. The requirement to submit an excavation report by 1991 was poorly communicated at the time and leeway should be given. Molly went on the quote case law to support her argument.

Scott replied that nobody disputes the business was in operation, and that the Town knew it, and that Mr. Johnson was paying taxes and fees; the Town only disputes whether the notice was sent out, or if it was returned and commented that nothing would change if they found the paperwork.

A motion was made by Scott Self to give Mr. Johnson the benefit of the doubt and require that he file the Excavation Report within a year; and to further allow him the ability to request a one-time 12-month extension; The report must include the location of the excavation and the date the excavation first began, a description of the limits of permissible expansion, an estimate of the area that has been excavated, and an estimate of the amount of commercially viable earth material that is still available on the parcel. Michael York seconded the motion. All were in favor and the motion passed.

C. Shane Lampinen – Arrowcrest Drive Extension

Shane Lampinen was not present; Chair asked for a consensus whether to continue without him. The Board would like him to attend a meeting to learn more about how much of an extension he needs so they can determine if he has just cause to be granted the extension.

Other Business:
Chair Ames asked Adam whether the draft minutes of the Joint meeting should be approved by the Selectboard since they ran the meeting. Adam replied he had intended the minutes to be approved by the joint board at their next meeting, but at Chair Ames request, he will ask the Selectboard to approve at their next meeting.

Chair Ames brought up a suggested change to the site plan regulations, Section 6. The Board agreed to hold another public hearing on 7/23 to consider that change.

Richard asked if the Plane View development satisfies 'substantial improvement' on the property. There was discussion regarding what, if anything, had been designated at the time of the extension and the importance of doing so.

Adam reminded the Board to send questions or suggestions regarding the Zoning ordinance audit to him. The draft of the reorganized document will be available soon to review before the next joint meeting.

Scott provided an update of the Wastewater Advisory Committee's work. The Town is signing with Underwood Engineers to design a route to Keene. According to DES, other routes need to be considered so that the Town can qualify for funding. It will be many months before the results are available. In the meantime, the committee will be looking into the Town purchasing the West Swanzey Water Company and what the Town can do with it. They are also working on rate changes for the current septic system.

Michael York explained that there is a new direction for the Governance Committee and they will be looking into old ordinances to see if they still fit.

ADJOURNMENT
A motion to adjourn was made by Mark Scalera. There was a second to the motion by Brandon Self with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 7:31pm.

Next Meeting: July 9, 2026

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: June 18, 2026

RE: PB 26-009 – 69 James Road – Tax Map 209 Lot 11

Overview:

Terry Lewis has submitted a Site Plan Review application to utilize an existing 1,600-square-foot Detached Accessory Dwelling Unit (DADU) as a commercial event and wellness space. Proposed activities include healing circles, yoga, meditation, retreats, and herbal classes.

Property & Zoning Details:

Location: Northeast side of NH Route 12, abutting the Cheshire Rail Trail and directly across from the Cheshire Fairgrounds.
Parcel ID: Tax Map 209, Lot 11.
Acreage: ±57 acres.
Frontage: ±325 feet of road frontage along James Road.
Site Access: Entrance is located at the eastern terminus of James Road.
Zoning Districts: Business District (primary); Wetlands Conservation District (portions)
Water & Septic: Property has an approved septic plan for all dwellings (residential use only). Water is accessed from on-site well.

The subject property currently accommodates two single-family dwellings, a detached garage, and a greenhouse. The property also features a Detached Accessory Dwelling Unit (DADU) located on the upper level of a multi-use structure, which is the designated location for the proposed classes. In 2021, the Swanzey Zoning Board granted two special exceptions for this development: first, to legally permit the DADU, and second, to authorize the structure to exceed standard dimensional limitations by surpassing a height of 25 feet and a total footprint of 1,000 square feet.

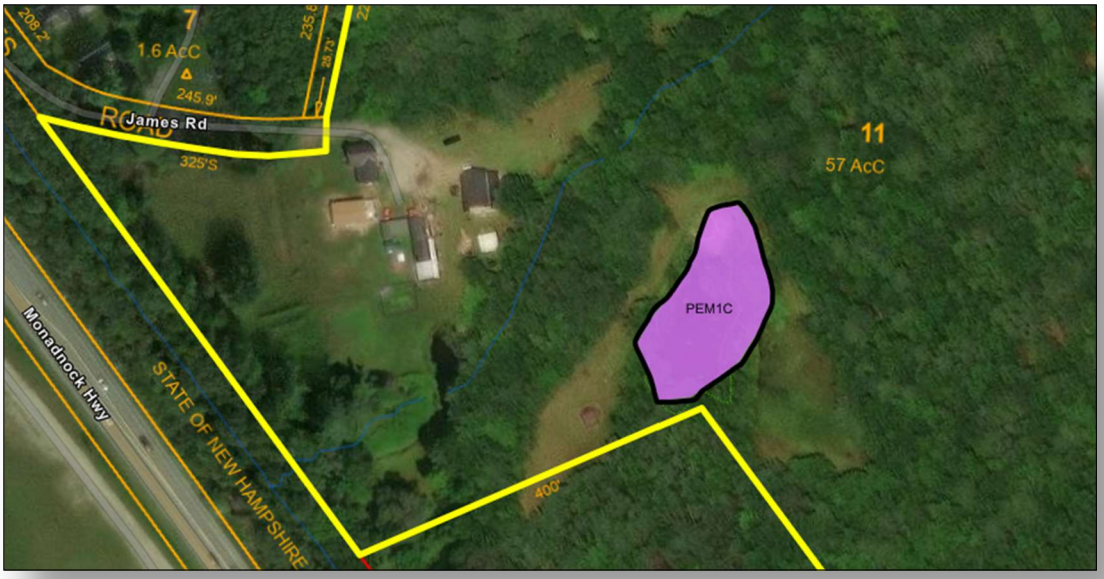
Requested Waivers

The applicant requests waivers from the following Site Plan Review regulations:

Section 3: North arrow, written and graphic scale of 1” = 30’
Section 5: Vicinity sketch

Environmental Details:

The site's wetland configurations are delineated in the figure below:



Visual inspections indicate a stream runs through the property near the structure. While the Town of Swanzey GIS map is a helpful reference, it may not accurately reflect the exact conditions in this specific location. Therefore, the applicant should submit an updated site plan that provides an accurate representation of the stream, alongside any other potential environmental constraints or setbacks.

Ordinance Review

The diverse nature of the proposed activities, combined with ambiguities in our current zoning ordinance, makes it challenging to establish a single, definitive permitted use. Because the project does not cleanly align with one existing category, the board may find that no singular definition in the ordinance fully encompasses everything being proposed. However, since the applicant intends to operate an event space, staff recommends classifying a portion of the proposal as a function hall. The exact zoning ordinance definition is provided below:

> **Function Hall:** A building or part thereof used primarily for conducting activities such as suppers, banquets, receptions, meetings and other functions attended by large groups of people for a single event. Function halls may or may not include kitchen facilities. (Adopted March 10, 2009)

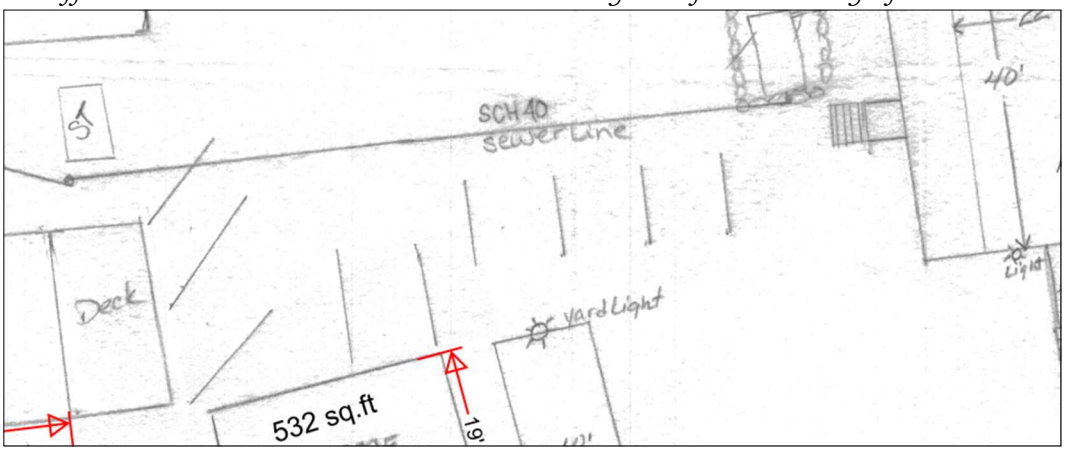
Additionally, because many of the proposed wellness classes contain instructional elements, the use could reasonably be considered an educational facility (no definition in ordinance). Therefore, staff suggests that the combination of a function hall and an educational facility best represents the permitted uses for this application.

Site Plan Review Regulations:

Section VIII, Article 2: Off-street parking and loading requirements
Plan requirements and staff concerns

a. Sufficient off-street loading and/or unloading space must be provided, including off-street areas for maneuvering of anticipated trucks or other vehicles. Maneuvering for parking and/or loading areas must not take place on a public street

- *Staff is concerned about the maneuverability and functionality of the internal parking spaces.*

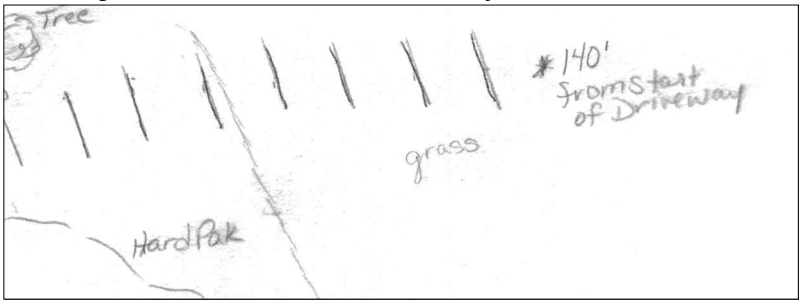


b. Each automobile parking space shall be no less than one hundred sixty-two (162) square feet and not less than nine (9) feet wide. In addition, adequate interior driveways and entrance and exit driveways to connect each public space with a public right of way shall be provided.

- *Spaces seem to be evenly spaced, but measurements need to be listed on plan.*

c. Access, parking and loading areas shall have a surface of rolled or compacted cinders, gravel, paving or other suitable materials to prevent dust, erosion and runoff conditions that would have detrimental effect(s) on abutting or neighboring properties. Permeable pavement may be used which might reduce the need for installation of drainage facilities to accommodate runoff; however, the Board may require that access, parking and loading areas be conventionally paved, if deemed appropriate.

- *Grassy area shown on north side of lot should not be used as parking.*



Section VIII, Article 6: Water supply and sewage disposal system
Plan requirements and staff concerns

a. Water supply and sewage disposal systems must be sized to adequately meet the needs of the proposed use under the regulations of the NH Department of Environmental Services Division of Water, Subsurface Systems Bureau and/or the Town of Swanzey regulations…

> *- The septic plan states that the use of the system is intended and designed strictly for normal household domestic use. Thus, the current system is inadequate for commercial use.*

Section VIII, Article 10: Handicapped Persons

Where required by law, all buildings shall have access for handicapped persons.

> *- Plans must show the structure complies. Handicapped parking must also be provided per federal ADA standards.*

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on June 11. The notice was posted in three public places and on the Town's website on June 11 and notice was published in the Keene Sentinel on June 20.

Department Heads were notified of the application on June 4. Concerns are noted below.

Public Works Comments:

1. I do not have a concern about the 12-15 cars a day on James Road. However, if there is future growth and the traffic increases, James Road is not designed for any significant increase in traffic. I am not sure if it warrants a traffic study, but something the planning board should be aware of. Also, it is hard to tell from their plans if the curb cut/driveway entrance needs to change.

Staff Comments:

1. Plans should show existing and proposed conditions.
2. Plans should show boundary lines of property.
3. Parking areas should conform to Section VIII Article 2 of the Site Plan Review Regulations. Detailed notes above.
4. Water and sewage should conform to Section VIII Article 6 of the Site Plan Review Regulations. Detailed notes above.
    a. The provided septic plan is not sufficient for commercial use.
5. Handicapped access should be provided per Section VIII Article 10 of the Site Plan Review Regulations.
6. Handicapped parking should be provided per federal ADA standards.
    a. https://www.ada.gov/topics/parking/
7. Final plans should be printed on regular paper so it stores well in filing cabinets. Tracing paper can lose clarity with years in storage.

8. Staff are concerned about the project's proximity to a stream. Plans should clearly delineate this stream. If the project is within the Shoreland Protection District, it will need additional applications with the Zoning Board.
9. The Conservation Commission should review this application prior to any approvals. Or approvals should be conditioned upon Conservation Commission approval.

Attachments:

a. Site Plan Review Application
b. Tax Map

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

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received 6/4/2026 By Adam Paquette

APPLICATION PROCEDURE

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

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

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

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

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

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

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

1. Name and address of owner(s) of record:
Thoris Lewis Revocable Trust
69 James Rd. Swanzey, NH 03446
Preferred Telephone: 603-903-9507 Email: LewisJamesFarm@gmail.com

2. Name and address of applicant (if different):
Terry L. Lewis
69 James Rd. Swanzey, NH 03446
Preferred Telephone: 603-903-9507 Email: LewisJamesFarm@gmail.com

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
Dale Freihofer for Septic System
30 Birch Rd. Swanzey, NH 03446
Preferred Telephone: 603-352-7996 Email: septicdesign@ne.rr.com

4. Street Address of Proposed Project: 69 James Rd. Swanzey NH 03446

5. Zoning District(s): Business Tax Map 209 Lot 11

6. Proposed Permitted Use (Per Zoning): Events classes, yoga, herbal crafting, Art. Nature walks, meditation, Healing Circles, Reiki, Gardening.

7. Project Name: Lewis James Farm

8. Area of Lot in Square Feet and Acres: 55 +/- Acres

9. Traffic Volume on Adjacent Major Streets: 2-15 cars once a week or so

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 6-12

11. Gross Floor Area of Existing Buildings (Square Feet): 880 sq. ft.

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

13. Gross Floor Area of New Buildings (Square Feet): N/A

14. Total Number of Employees: 1

15. Hours of Operation: 8AM - 10pm

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.

2. A completed checklist (see attached).

3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will not be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

The following affidavits must be signed and dated:

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

June 2, 2026 _____
Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations. The Swanzey Planning Board and its agents will provide the applicant with at least three days' notice prior to accessing the property.

June 2, 2026 _____
Date Signature

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

Signed (Owner): Thoris L Lewis Date: June 2, 2026

Signed (Agent):_____ Date:_____

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date:_____

PLAT SUBMISSION CHECKLIST

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

Item #	Submission Requirement:	Submitted		
		Yes	No	Waiver
1.	Name and address of owner.	☑	☐	
2.	Tax map and lot number.	☑	☐	
3.	North arrow, written and graphic scale of 1" = 30'.	☑	☐	1"=20'
4.	Name and address of plat preparer.	☑	☐	
5.	Vicinity sketch.	☑	☐	Photo
6.	Names and addresses of all abutting landowners.	☑	☐	
7.	Physical features and uses of land within 200 feet of the site.	☑	☐	
8.	Perimeter boundary lines and the lot area is square feet and acres.	☑	☐	
9.	The shape, size, height, location and use of existing structures on the site, and those that are proposed.	☑	☐	
10.	Location, name and widths of any existing and proposed roads on the property.	☑	☐	
11.	Identification of access from the site to public streets, sight distances from the access points, curb cuts and proposed changes (if any) to existing streets.	☑	☐	No changes
12.	Location and number of parking and loading spaces.	☑	☐	
13.	Landscape Plan.	☑	☐	
14.	Location, type and nature of all existing and proposed lighting.	☑	☐	
15.	Natural features such as waterbodies, ledge outcropping, wetlands, etc.	☑	☐	
16.	Existing and proposed grades and topographic contours at 5-foot intervals.	☑	☐	
17.	The size and accurate location of all existing and proposed water mains, culverts, fire hydrants and fire ponds.	☑	☐	
18.	Means of providing water supply.	☑	☐	
19.	Surface drainage patterns.	☐	☐	
20.	Copy of certification by a licensed septic designer that the existing system is sufficient for existing and proposed use.	☑	☐	
21.	Location and type of proposed sewage disposal system.	☑	☐	
22.	Location of existing and proposed on-site well showing 75-foot radius.	☑	☐	
23.	Soil survey data from Cheshire County Soil Survey.	☑	☐	
24.	Location of any existing or proposed easements, deed restrictions and/or covenants.	☑	☐	
25.	Architectural Plans. Not Building New	☐ ?	☐	

69 James Rd

List of abutters

All purpose storage llc.
304 Monadnock HWY
Swanzey, NH 03446

Thomas Underwood
500 Route 9
Stoddard, NH 03446

Fun Flips llc
PO Box 429
Keene, NH 03431

Charles Massin
PO Box 92
Fitzwilliam, NH 0344

Kenneth & Judy Bosies
64 James Rd. (also 58 & 54)
Swanzey, NH 03446

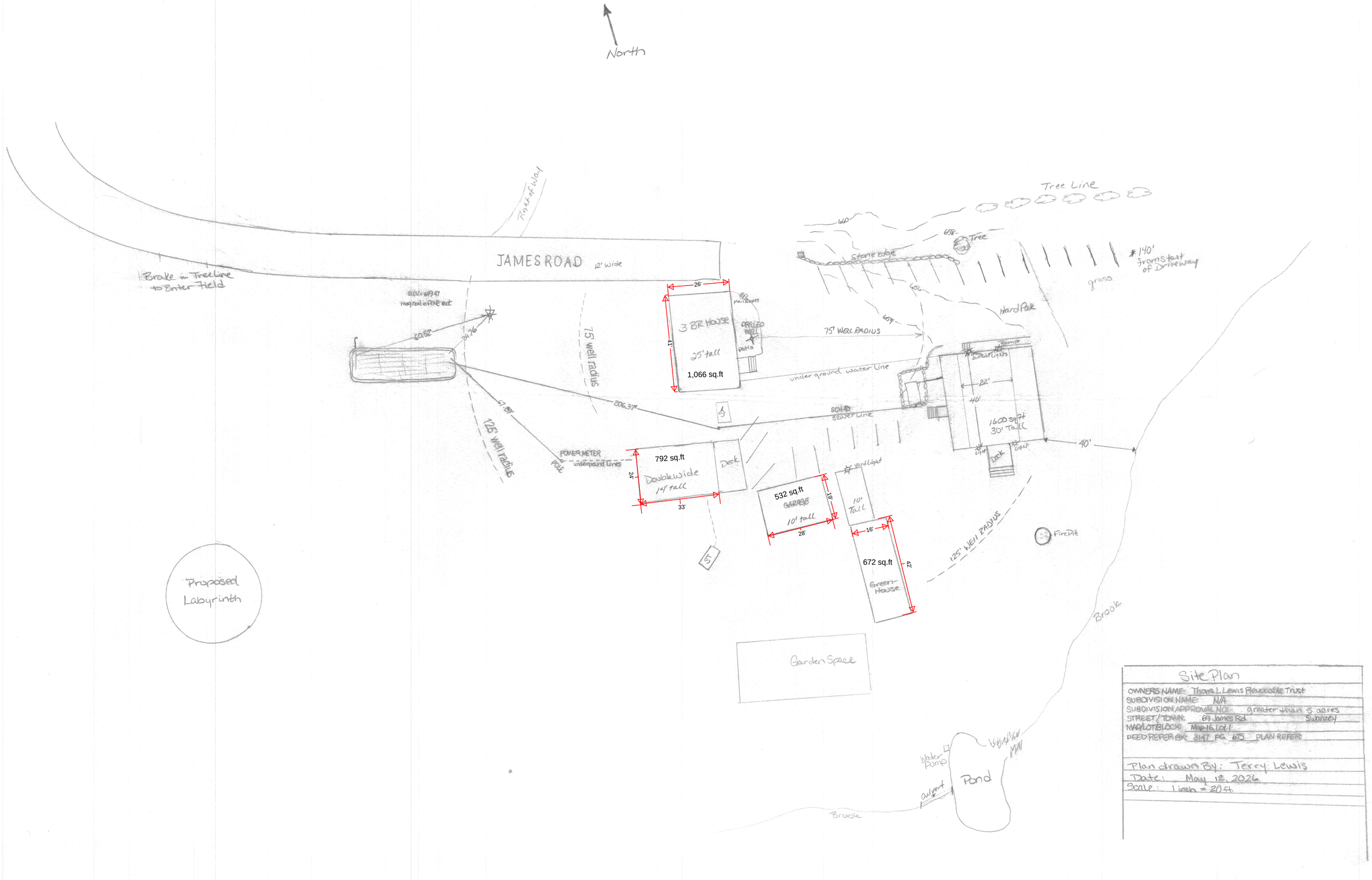
Monadnock Conservancy
PO Box 337
Keene, NH 03431

Bonnie Blodgett
48 James Rd.
Swanzey, NH 03446

Robert J & Andrea Smith
717 Old Homestead HWY
Swanzey, NH 03446

James Murdough
32 James Rd. (also 40)
Swanzey, NH 03446

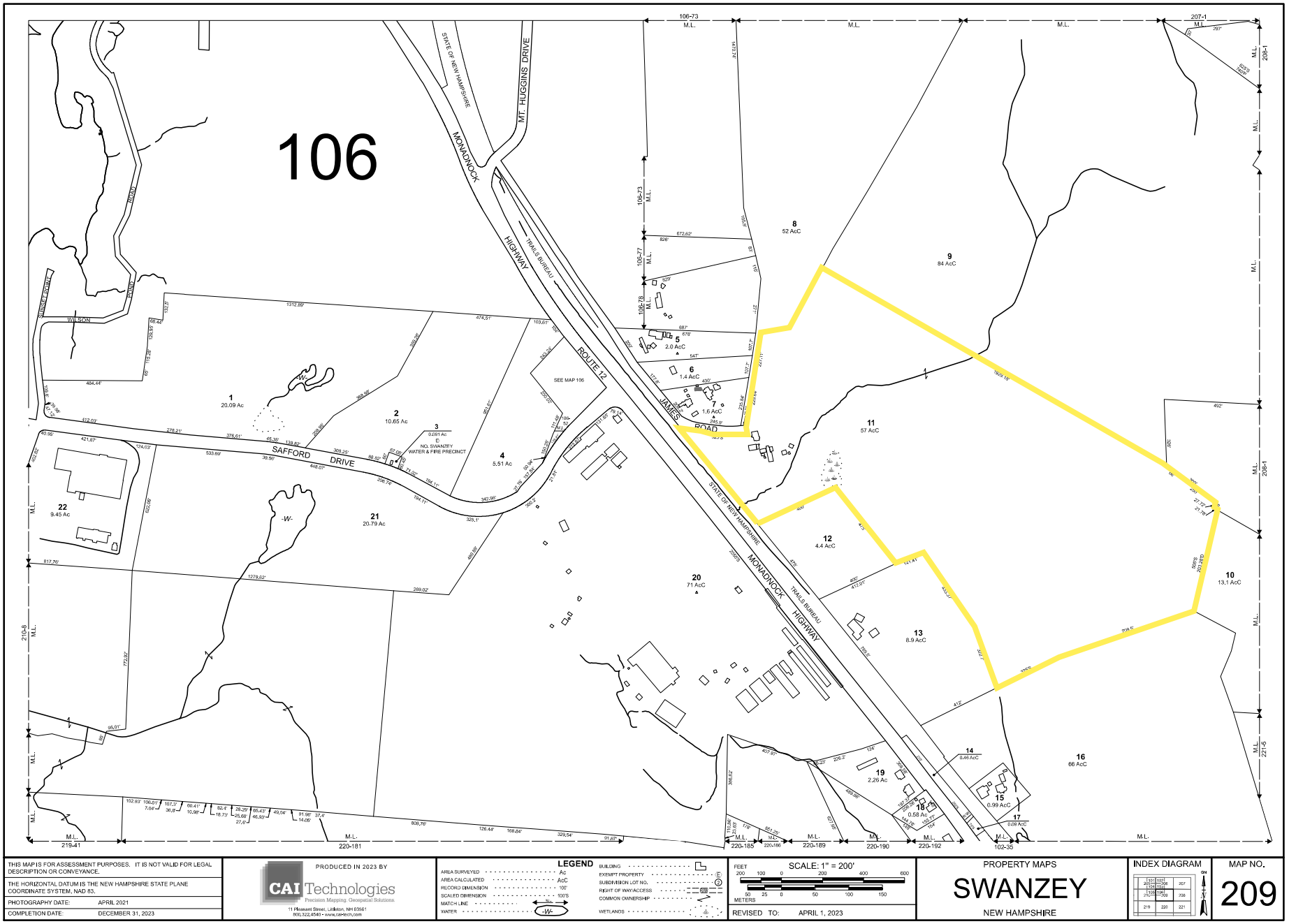
Katherine Piispanen
14 Old Homestead HWY
N. Swanzey, NH 03431



Site Plan

OWNERS NAME: Thora L. Lewis Revocable Trust
SUBDIVISION NAME: N/A
SUBDIVISION APPROVAL NO: greater than 5 acres
STREET/TOWN: 69 James Rd Surrey
MAP/LOT/BLOCK: Map 16, Lot 1
DEED REFER BK: 3147 PG. 675 PLAN REFER:

Plan drawn By: Terry Lewis
Date: May 12, 2026
Scale: 1 inch = 20 ft.



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

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

PHOTOGRAPHY DATE: APRIL 2021

COMPLETION DATE: DECEMBER 31, 2023

PRODUCED IN 2023 BY

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

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE 5a
WATER ..... -W-
BUILDING
EXEMPT PROPERTY (E)
SUBDIVISION LOT NO. (2)
RIGHT OF WAY/ACCESS 66W
COMMON OWNERSHIP
WETLANDS

SCALE: 1" = 200'

FEET 200 100 0 200 400 600

METERS 90 25 0 50 100 150

REVISED TO: APRIL 1, 2023

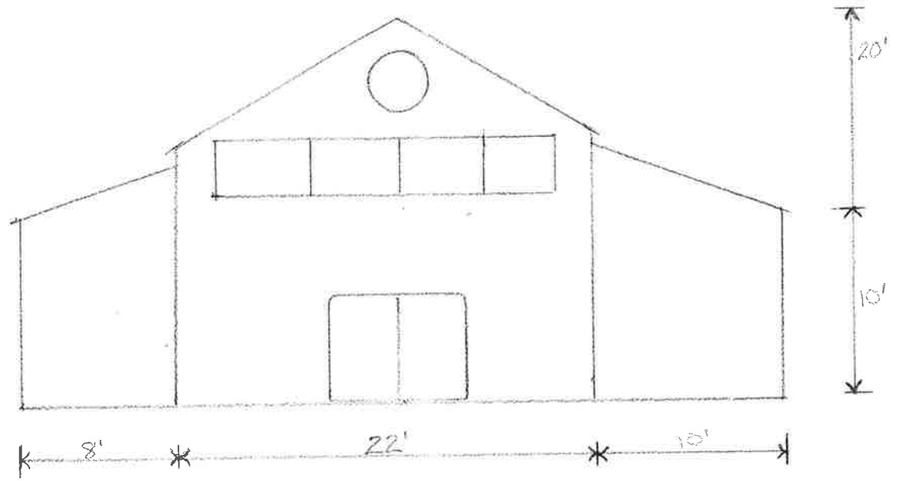
PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

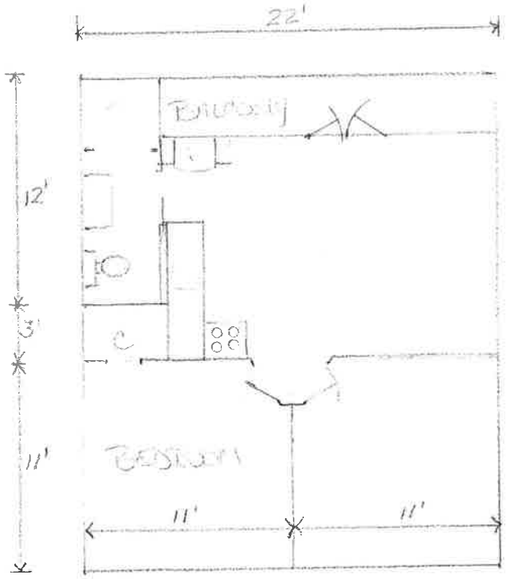
MAP NO. 209



LEWIS JAMES FARM

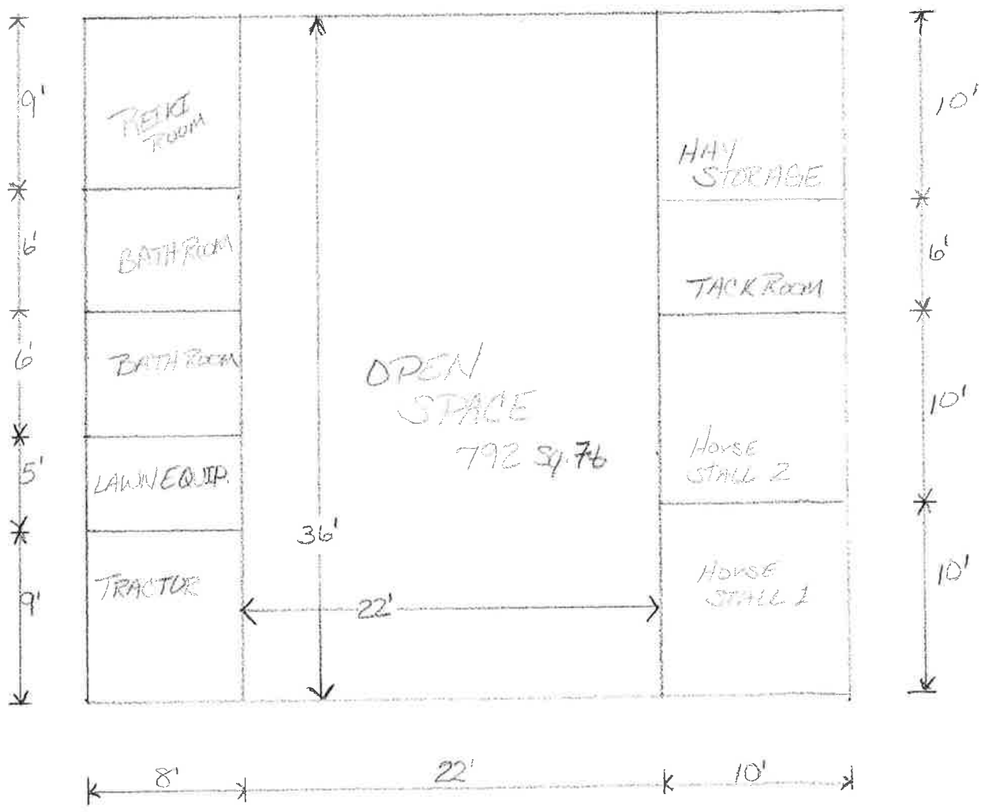
69 JAMES ROAD
SWANZEY NH 03446

Page 2 of 3
SCALE 1/8" = 1 foot

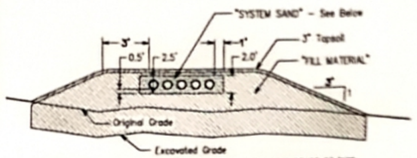


UPPER LEVEL

LOWER LEVEL



Typical Cross Section:
(N.T.S.)



ALL EDA MEASUREMENTS ARE TAKEN FROM OUTERMOST SURFACE OF PIPE.
EDA = 6–Rows @ 40' (Row Spacing 1.50' O.C.) = 340.0 S.F.
THIS IS A LEVEL SYSTEM

- SYSTEM SAND -

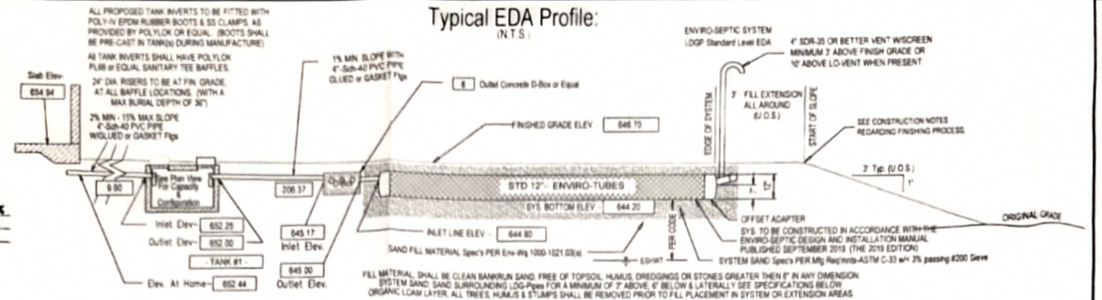
Presby System Sand Spec's.
100% passing 3" Screen
65-100% passing #10 Screen
10- 60% passing #35 Screen
Plus;
0-3% passing #200 Screen
MUST BE WASHED SAND

PIPE SPACING REQUIREMENTS

Site Slope @ EDA Location	=	0–10%
Perc Rate Range per Mfg. Table	=	1–10
Per Mfg. Table Min. Pipe Spacing	=	1.50'

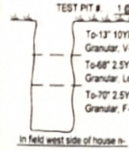
Contact N. Lamarre Concrete Products, Inc.
1-800-878-0514

Typical EDA Profile:
(N.T.S.)



TEST PIT LOGS

BASED ON TECHNICAL STANDARDS OF THE USDA/NRCS NATIONAL COOPERATIVE SOIL SURVEY.



In field west side of house in-ext to big pine near James rd

Seeping @	NA"
Roots to	28"
ESHWT @	69" / -5.61'
Date Logged	25-Aug-2022
Logged By	Dale Freihofer

Soil Classification

Soil data provided by: USDA-NRCS Web Soil Survey
161E—Lyman-Tunbridge-Rock outcrop complex, 25 t-o 60 percent slopes

- Septic Tank Dimension & Invert Table -

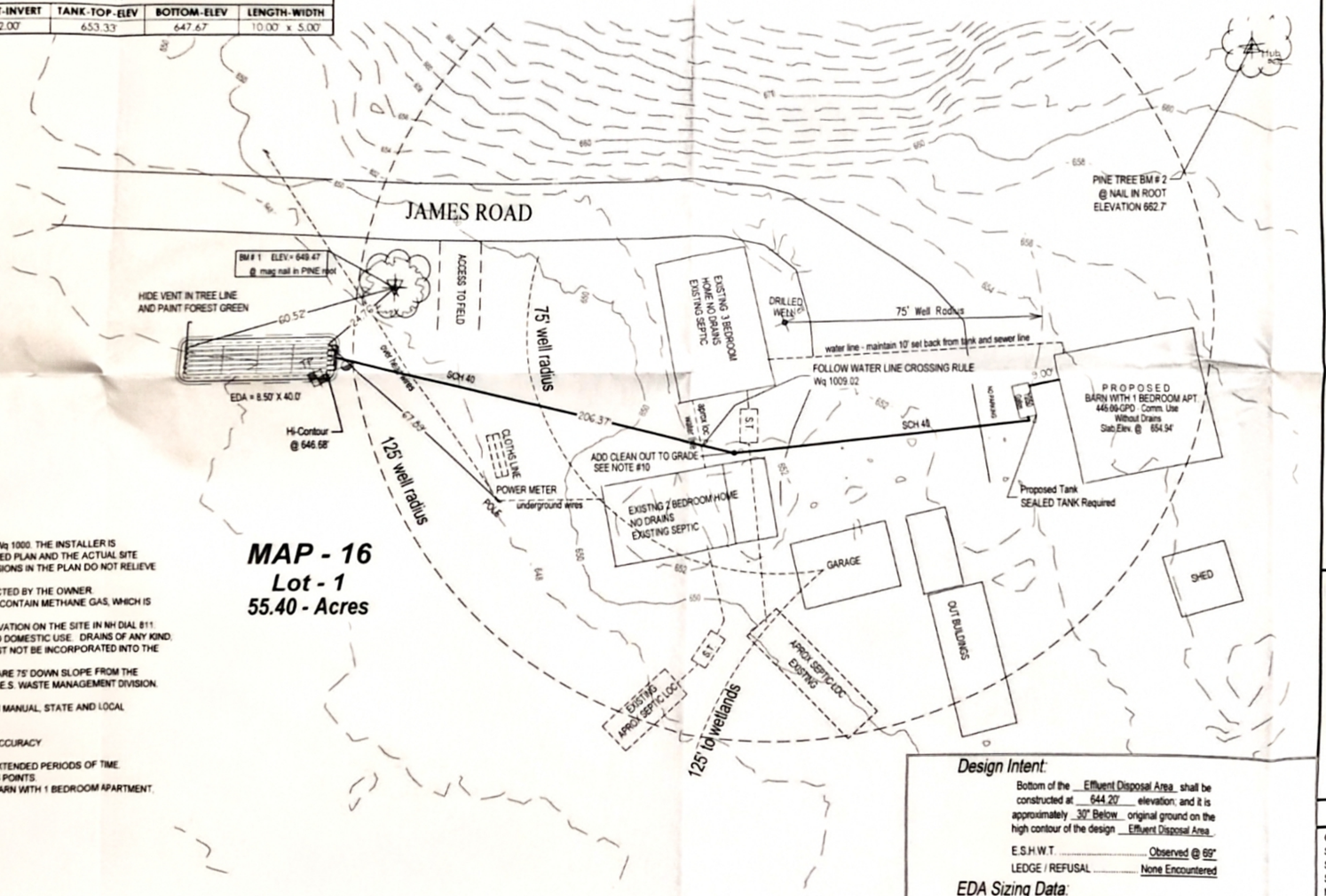
LOCATION	OA-CAPACITY	CONFIGURATION	INLET-INVERT	OUTLET-INVERT	TANK-TOP-ELEV	BOTTOM-ELEV	LENGTH-WIDTH
#1-Tank	1250-Gallon	1-Chamber	652.25'	652.00'	653.33'	647.67'	10.00' x 5.00'

– ENVIRO SEPTIC INSTALLATION NOTES –

1.- ALL TREES TOPSOIL, ROOTS,AND ORGANIC MATTER SHALL BE REMOVED FROM THE AREA TO BE FILLED. INCLUDING THE AREA UNDER THE 2:1 OR 3:1 SLOPE IF APPLICABLE.
2.- ALL SMEARED OR COMPACTED SURFACES INCLUDING TEXTURAL CHANGES SHALL BE RAKED TO A DEPTH OF 1" OR MORE BEFORE PLACING FILL SAND OR CRUSHED STONE. THIS IS ESSENTIAL IN ORDER TO PROTECT THE NATURAL ASBSORPTION QUALITIES OF THE SOIL BY PREVENTING UNRESTRICTED TRANSITION BETWEEN MATERIALS.
3.- AVOID OVER EXCAVATION OF RECIEVING AREA UNDER AND DOWN SLOPE OF THE LEACHFIELD. THIS IS ESSENTIAL IN ORDER TO PREVENT INTERCEPTING THE WATER TABLE AND MAINTAINING AN EFFECTIVE RECIEVING AREA.
4.- REFER TO THE ENVIRO-SEPTIC NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL FOR INSTALLATION OF THIS SYSTEM. THE INSTALLER OF THIS SYSTEM IS REQUIRED TO HAVE COMPLETED TRAINING AND CERTIFICATION BY PRESBY ENVIRONMENTAL/INFILTRATOR TECHNOLOGIES.
5.- CERTIFICATE OF SIEVE ANALYSIS FOR THE SYSTEM SAND REQUIRED PRIOR TO PLACING THE MATERIAL ON SITE.
6.- ALL SYSTEMS REQUIRE A 4" DIA. LOW VENT. IF PUMPED THIS SYSTEM REQUIRES A HIGH VENT AND A LOW VENT. VENTS MAY BE REMOTELY LOCATED TO BLEND INTO THE ENVIRONMENT. HIGH VENT MAY BE RUN BACK TO THE PUMP CHAMBER, SEPTIC TANK OR BUILDING. FOLLOW REMOTE AND/OR BY-PASS VENTING INSTRUCTIONS FROM THE MANUFCATURER, OR CONSULT DESIGNER.
7.- USE POLYLOC ROTO-FLO EQUALIZERS, OR TUF-TITE SPEED LEVELERS ON EACH D-BOX OUTLET PIPE, DO NOT USE ON VENT PIPE.
8.- NH CODE REQUIRES ANY SEPTIC PIPE INSTALLED THROUGH THE FOUNDATION OR UNDER ANY FOOTING/FLOOR TO BE SLEEVED. THE SLEEVE SHALL BE 2 PIPE SIZES LARGER THAN PIPE PASSING THROUGH, WITH A WATERTIGHT, FLEXIBLE CONNECTION BETWEEN THE PIPE AND THE SLEEVE. (A CORED DRILL HOLE WITH A BOOT CAN ACT AS THE SLEEVE IF ADEQUATELY SIZED.)
9.- FOR WATER LINE CROSSING FOLLOW NHDES RULES Wq 1009.02
10.- ADD 4" CLEANOUTS TO GRADE AS REQUIRED ON EFFLUENT LINES PLACED NOT GREATER THAN 100' APART. PROVIDE OWNER AND DESIGNER WITH PULL TIES TO EACH CLEANOUT.
11.- FOR SEWAGE ONLY NO OTHER DRAINS ARE TO BE TIED INTO THIS SYSTEM.
12.- THIS SYSTEM IS NOT DESIGNED FOR GARBAGE DISPOSALS OR WATER TREATMENT BACK FLUSH.

– CONTRACTOR NOTES –

1.- SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH NHDES SUBSURFACE RULES Env-Wq 1000. THE INSTALLER IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS, ANY DISCREPANCIES IN THE APPROVED PLAN AND THE ACTUAL SITE CONDITIONS MUST BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. OMISSIONS IN THE PLAN DO NOT RELIEVE THE INSTALLER FROM RESPONSIBILITIES.
2.- THIS PLAN IS NOT A BOUNDARY SURVEY THE BOUNDARIES ON THIS PLAN ARE AS DEPICTED BY THE OWNER.
3.- NEVER CLIMB INTO OR SMOKE NEXT TO THE SEPTIC TANK OR PUMP CHAMBERS. THEY CONTAIN METHANE GAS, WHICH IS DEADLY TO INHALE AND EXPLOSIVE.
4.- INSTALLER SHALL CALL DIG SAFE A MINIMUM OF 3-DAYS PRIOR TO COMMENCING EXCAVATION ON THE SITE IN NH DIAL 811.
5.- USE OF THIS SYSTEM IS INTENDED AND DESIGNED STRICTLY FOR NORMAL HOUSEHOLD DOMESTIC USE. DRAINS OF ANY KIND; HOUSE, ROOF, GRINDERS, SAUNAS, HOT TUBS, WATER TREATMENT SYSTEMS ETC. MUST NOT BE INCORPORATED INTO THE INTERIOR SANITARY SYSTEM, OR CONNECTED IN ANY WAY TO THIS SYSTEM.
6.- STUMPS MAYBE BURIED ON THE SITE THEY WERE GENERATED FROM PROVIDED THEY ARE 75' DOWN SLOPE FROM THE LEACHFIELD AND 75' FROM THE WELL, AND THE PROPER FORM IS SUBMITTED TO N.H.D.E.S. WASTE MANAGEMENT DIVISION.
7.-
8.- SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS.
9.- NO PARKING OVER SEPTIC TANK.
10.- PRIOR TO THE START OF CONSTRUCTION ALL BENCHMARKS SHALL BE VERIFIED FOR ACCURACY.
11.- THIS SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL.
12.- DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
13.- PROVIDE MEASURED TIES TO OWNER, ON THE LOCATION OF THE SEPTIC TANK ACCESS POINTS.
14.- THE PURPOSE OF THIS PLAN IS TO INSTALL A NEW SEPTIC SYSTEM FOR A DETACHED BARN WITH 1 BEDROOM APARTMENT.



MAP - 16
Lot - 1
55.40 - Acres

Design Intent:

Bottom of the Effluent Disposal Area shall be constructed at 644.20' elevation; and it is approximately 30" Below original ground on the high contour of the design Effluent Disposal Area.

E.S.H.W.T. ..... Observed @ 69"
LEDGE / REFUSAL ..... None Encountered

EDA Sizing Data:

EDA Designed for 445GPD - Perc Rate = 4 Min./In. @ 20"
EDA Size Req'd; Per NH 2019 D&I Man. Table-A = 210' of LDGP Req'd
EDA Size Provided; 6 Rows @ 40' = 240' of LDGP Provided.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

EXISTING LOADING

3 BEDROOM HOUSE	450 GPD
2 BEDROOM HOUSE	300 GPD
TOTAL EXISTING LOADING	750 GPD

PROPOSED LOADING

1 BEDROOM APARTMENT =	225 GPD
FUNCTION ROOM 12 GPD PP	
EMPLOYEES 20GPD PP	
GUESTS (15) 15 X 12 GPD = 180 GPD	
EMPLOYEES (2) 2 X 20 GPD = 40 GPD	
FUNCTION ROOM =	220 GPD
TOTAL PROPOSED INCREASE IN FLOW =	445 GPD
TOTAL PROPOSED LOT FLOW	1420 GPD

CHANGE IN PROTECTIVE WELL RADIUS TO 125'

-- OPERATION & MAINTENANCE --

1- SEPTIC TANK(s) SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE EACH YEAR. WHEN COMBINED THICKNESS OF SLUDGE AND SCUM EQUAL 1/3 OR MORE OF TANK DEPTH, THE TANK(s) SHALL BE PUMPED BY A LICENSED SEPTIC TANK PUMPER.
2- IF A GARBAGE GRINDER IS UTILIZED, THE SEPTIC TANK VOLUME SHALL BE INSREASED BY 50%. WHEN A GRINDER PUMP (IN BASEMENT) IS USED THE SEPTIC TANK VOLUME SHALL BE DOUBLED. THE USE OF A 2" SOLIDS HANDLING PUMP IS NOT CONSIDERED A GRINDER PUMP AND NO TANK INCREASE IS REQUIRED.
3- SEPTIC TANK FILTERS (IF UTILIZED) NEED TO BE INSPECTED AND CLEANED BI-ANNUALLY.
4- DO NOT FLUSH: TAMPONS, CONDOMS, PAINT, PAPER TOWELS, MEDICINES, HAZERDOUS CHEMICALS, COFFEE GRINDS, COOKING GREASE, OILS, BABY/WET WIPES OR HAND SANITIZER WIPES.
5- THE HOMEOWNER IS RESPONSIBLE FOR KEEPING WRITTEN RECORDS OF SYSTEM PUMPING AND MAINTENANCE.
6- VENTING OF LEACH FIELD INCREASES OXYGEN AND AEROBIC BOI-ACTION. DO NOT REMOVE, CAP OR PLUG VENTS.
7- DESIGNER RECOMMENDS THE USE OF BIODEGRADABLE DETERGENTS OR PRODUCTS AS PRODUCE BY SHACKLEE OR EQUIVALENT.
8- FOR ADDITIONAL MAINTENANCE AND OPERATIONAL PROCUDURES SEE N.H.D.E.S. WATER SUPPLY AND POLLUTION CONTROL DIVISIONS PAMPHLET "YOU AND YOUR SEPTIC SYSTEM" AND GRANITE STATE ONSITE WASTEWATER ASSOCIATIONS BOOKLET "SEPTIC SYSTEMS - HOW THEY WORK AND HOW TO KEEP THEM WORKING"

DRAWING REVISIONS

REV #	DATE	DESCRIPTION

LOCUS



SEPTIC SYSTEM Designed for :

OWNERS NAME:	Thoris L Lewis Revocable Trust
SUBDIVISION NAME:	N/A
SUBDIVISION APPROVAL NO:	greater than 5 acres
STREET / TOWN	69 James Rd Swanzey
MAP/LOT/BLOCK:	Map-16, Lot-1
DEED REFER BK:	3147 PG: 675 PLAN REFER:

Date: 09SEP2022

NEW HAMPSHIRE Designer of Subsurface Disposal Systems *** Dale W. Freihofer Jr 1763 Water Supply & Pollution Control

Freihofer Septic Design LLC
Residential and Commercial Environmental Solutions
30 Birch Rd Swanzey, NH 03446
(603)–352–7996
septicdesign@ne.rr.com
freihofersepticdesign.com

Scale: 1"=20'

STATE APPROVAL STAMP

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 9/12/2022
#eCA2022091224

-- WETLANDS DELINEATION --

Minimum area of 75' around the OWTS has been delineated per the "Corps of Engineers Wetlands Delineation Manual Technical Report Y-87-1". The manual was used in accordance with Env-Wq 1014.06 by: "Dale W. Freihofer" And unless otherwise shown on the plan, it was determined that No Wetlands are present.

TOWN OF SWANZEY

1. THE TOWN OF SWANZEY REQUIRES 125' TO WETLANDS AND OPEN WATER.
2. THERE IS NO OPEN WATER WITH IN 125' OF THE PROPOSED SEPTIC SYSTEM COMPONENTS
3. THERE ARE NO WETLANDS WITH IN 125' OF THE PROPOSED SEPTIC COMPONENTS.

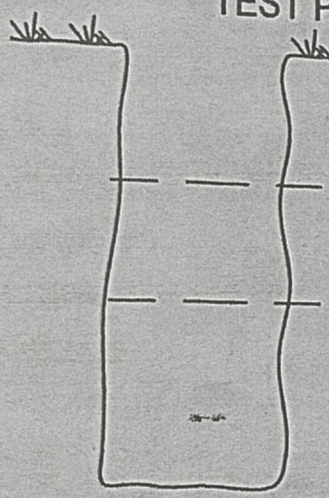
TEMPLATE, REVISED 12MAR20


69 James Rd Driveway

TEST PIT LOGS

BASED ON TECHNICAL STANDARDS OF THE
USDA/NRCS NATIONAL COOPERATIVE SOIL SURVEY.

TEST PIT #....: 1 @ 0.14'



To-13" 10YR3/3, DARK BROWN
Granular, V-F-Sandy Loam, V-Friable - plowed field

To-68" 2.5Y5/4, LGHT OLIVE BRWN
Granular, Loamy Sand, V-Friable - removed sample is loose

To-70" 2.5Y5/2, GRAYISH BROWN
Granular, F-Sandy Loam, Firm - slightly firm

In field west side of house n-
ext to big pine near James rd

Seeping @.....: NA"
Roots to.....: 28"
ESHWT @.....: 69" / -5.61'
Date Logged.....: 25-Aug-2022
Logged By .....: Dale Freihofer

Soil Classification

Soil data provided by; USDA-NRCS Web Soil Survey
161E—Lyman-Tunbridge-Rock outcrop complex, 25 t-
o 60 percent slopes

ADU Inside Space





Back Deck of ADU Building



Driveway



James Rd. at Driveway

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: July 6, 2026

RE: PB 26-010 – 126 Monadnock Hwy – Tax Map 103 Lot 84

Overview:

Baylev Holdings, represented by Brice Rayner, has submitted a site plan review application for 126 Monadnock Highway (EZ-Crete). The applicant proposes to expand outside storage by excavating the bank on the eastern side of the building, installing a small retaining wall, and paving the area. Additionally, the applicant proposes utilizing the excavated fill to level the northwestern and southwestern sides of the building to create more flat storage space. The property is at Tax Map 103 Lot 84 in the Business District.

Property & Zoning Details:

Location: East side of NH Route 12, abutting the Cheshire Rail Trail and directly across the street from Monadnock Ford.
Parcel ID: Tax Map 103, Lot 84.
Acreage: ±4.1 acres.
Frontage: ±50 feet of road frontage along NH Route 12.
Site Access: Existing curb cut off NH Route 12, with long driveway leading to the site.
Zoning Districts: Business District (primary); Wetlands Conservation District (portions).
Water & Septic: Town water; septic on site.

The subject property currently accommodates a roughly 12,000 square foot structure which houses EZ-Crete, along with outside storage of materials on the north, east, and south sides of the building.

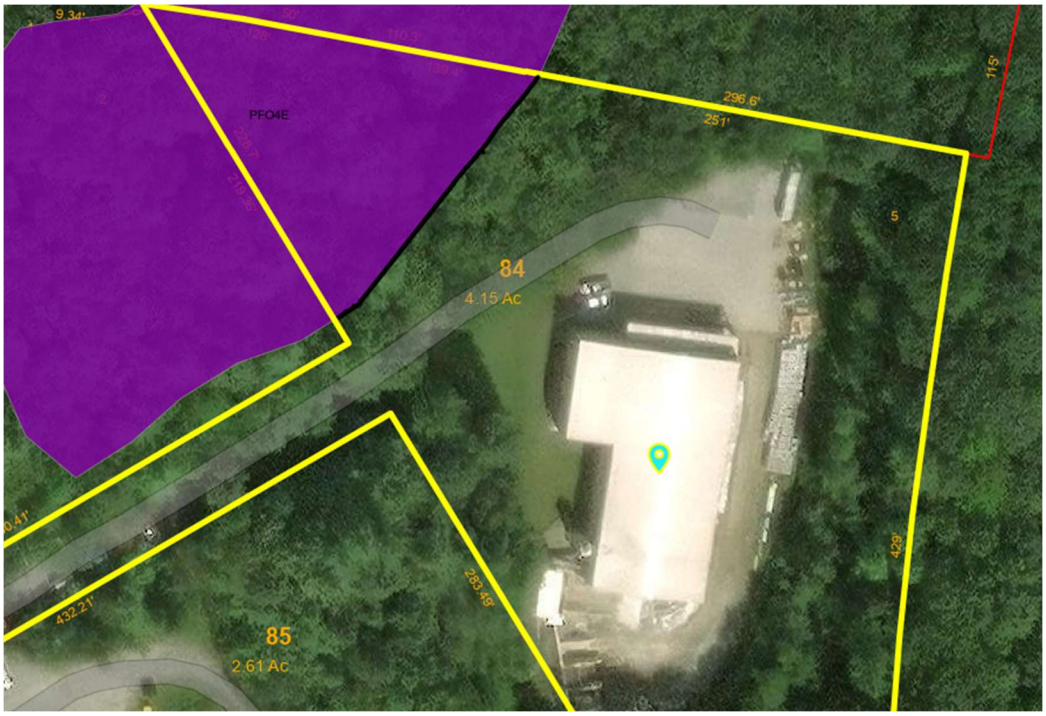
Requested Waivers

The applicant requests waivers from the following Site Plan Review regulations:

Section 3: North arrow, written and graphic scale of 1" = 30'
Section 16: Existing and proposed grades and topographic contours at 5-foot intervals.

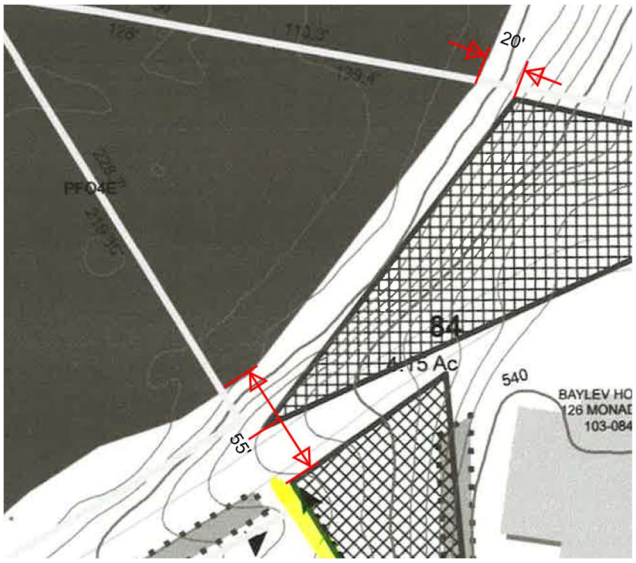
Environmental Review:

The site's wetland configurations are delineated in the figure below:

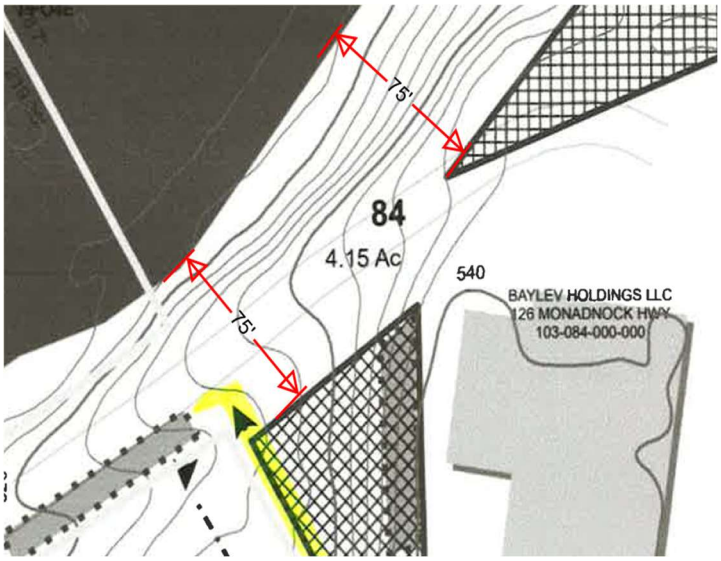


The project has two proposed plans. One that complies with the Wetlands Conservation District, and another that does not. Measurements for both plans are shown below:

NOT COMPLIANT (PLAN A):



COMPLIANT (PLAN B):



A conditional use permit would be required for the non-compliant plan under Section VII.F.3 – "Impervious surfaces, and activities which will result in soil compaction, such as parking vehicles or heavy equipment."

Ordinance Review

The issues listed under Environmental Review are the only ordinance concerns at this time. Business District requirements are met with this application, as it is expanding on an existing, approved use.

Site Plan Review Regulations – Staff Comments:

Section VII, Site Plan Review Procedures

The applicant submitted two site plans: one that complies with the Wetlands Conservation District and another that requires a Conditional Use Permit (CUP). To ensure Staff and the Board can provide accurate directions, the applicant should commit to a single plan before the Board closes its deliberation. The applicant has expressed that Plan A is the desired plan.

Section VIII, Article 1: Design of Development

As stated in this section, the design of development should "conform to the existing natural and manmade environments with as little disturbance as possible." Staff do not believe the current proposal fits this description.

a. Site preparation is to be conducted with minimal disturbance to existing vegetation. Stripped topsoil is to be piled and reused on the site where needed. A minimum of four (4) inches of topsoil is to be placed on the disturbed area. The site shall be adequately landscaped, in accordance with a landscape plan approved by the Planning Board. The Planning Board may, in its discretion, require a separate landscaping plan.

   - *Staff would like some sort of visual and written explanation on how this is being accomplished.*

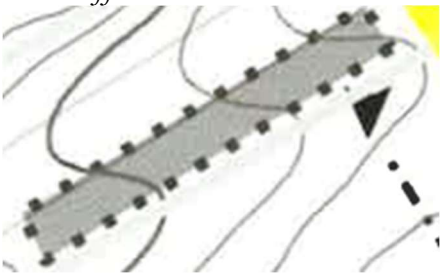
b. Grading and filling must be conducted so that there is no net increase in surface and subsurface drainage toward or across abutting properties unless an easement is obtained from the abutting landowner and recorded in the Cheshire County Registry of Deeds.

   - *Same comment as above. Staff would like some sort of visual and written explanation on how this is being accomplished.*

Section VIII, Article 2: Off-street parking and loading requirements

a. Sufficient off-street loading and/or unloading space must be provided, including off-street areas for maneuvering of anticipated trucks or other vehicles. Maneuvering for parking and/or loading areas must not take place on a public street

   - *Staff would like to see how many cars can park in the designated area.*



b. Each automobile parking space shall be no less than one hundred sixty-two (162) square feet and not less than nine (9) feet wide. In addition, adequate interior driveways and entrance and exit driveways to connect each public space with a public right of way shall be provided.

- *Spaces should be shown on the site plan with lines and measurements, even if the area is gravel.*

c. Access, parking and loading areas shall have a surface of rolled or compacted cinders, gravel, paving or other suitable materials to prevent dust, erosion and runoff conditions that would have detrimental effect(s) on abutting or neighboring properties. Permeable pavement may be used which might reduce the need for installation of drainage facilities to accommodate runoff; however, the Board may require that access, parking and loading areas be conventionally paved, if deemed appropriate.

- *Please indicate on the plan what material is being used for parking.*

Section VII, Article 4: Illumination/Lighting

- *Staff would like to know if any lighting is being proposed with this project. If so, it must be shown on plan.*

Section VII, Article 5: Landscaping and Screening

- *A full landscaping plan should be required for a project of this nature.*

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on June 25. The notice was posted in three public places and on the Town's website on June 25 and notice was published in the Keene Sentinel on July 3.

Department Heads were notified of the application on June 9. Concerns are listed below. Conservation Commission comments will be presented at the meeting on July 9.

Staff Comments:

1. The applicant should choose either Plan A or Plan B so staff and the Board can provide accurate directions for next steps.
2. If Plan A, a conditional use permit must be submitted in accordance with Section VII, Article F.3.
3. Applicant should demonstrate compliance with Section VII, Article 1 of the Site Plan Review Regulations.
4. Parking should be compliant with Section VII, Article 2 of the Site Plan Review Regulations, as noted above.
5. If any lighting is being proposed, it must be shown on the plan.
6. Due to the nature of this development, a full landscaping plan should be required.
7. Update the site plan to clearly define the outdoor storage boundaries and ensure they reflect actual site conditions. List what is being stored in these areas.
8. The Conservation Commission should review this application prior to any approvals. Or approvals should be conditioned upon Conservation Commission approval.

Attachments:

a. Site Plan Review Application
b. Tax Map

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

RECEIVED
JUN 08 2026
TOWN OF SWANZEY

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

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

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

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

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

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

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

1. Name and address of owner(s) of record:
Bayley Holdings LLC
126 Monadnock Hwy Swanzey N.H. 03446
Preferred Telephone: 603 313 6462 Email: brile@ez-crete.com

2. Name and address of applicant (if different):
Brig Raynor
158 Nelson RD Harrisville, N.H. 03450
Preferred Telephone: 603 313 6462 Email: brile@ez-crete.com

3. Name and address of surveyor or other professional whose name and seal appear on the plat:

Preferred Telephone: Email:

4. Street Address of Proposed Project: 126 Monadnock Hwy Swanzey N.H

5. Zoning District(s): Business Tax Map# 103 Lot#(s) 84

6. Proposed Permitted Use (Per Zoning):

7. Project Name:

8. Area of Lot in Square Feet and Acres: 4.15 ac.

9. Traffic Volume on Adjacent Major Streets: 10000

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

11. Gross Floor Area of Existing Buildings (Square Feet): 14696

12. Gross Floor Area of Additions (Square Feet):

13. Gross Floor Area of New Buildings (Square Feet): N/A.

14. Total Number of Employees: 30 (onsite)

15. Hours of Operation: 5:30 - 1:30

The following items must be submitted with the application:

1. Attach a separate sheet listing Town of Swanzey Tax Map and Lot #, name and mailing address of all abutters, including those across a street, brook or stream; any professional whose name and stamp appears on the plat; and any holders of conservation preservation, or agricultural preservation restrictions. Abutter names should be those of current owners as recorded in the tax records five (5) days prior to the submission of the application.

2. A completed checklist (see attached).

3. Payment of all applicable fees. Applicants will be billed prior to the hearing. The application will <u>not</u> be considered by the Planning Board until such time as all fees are paid. Please refer to the Swanzey Site Plan Review Regulations for the complete list of applicable fees.

The following affidavits must be signed and dated:

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

5/22/26 _____ _____

Date Signature

I hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Swanzey ordinances and regulations. The Swanzey Planning Board and its agents will provide the applicant with at least three days' notice prior to accessing the property.

5/22/26 _____ _____

Date Signature

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

Signed (Owner): _____ Date: _____

Signed (Agent): _____ Date: _____

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

PLAT SUBMISSION CHECKLIST

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

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

Septic System Inspection Report

Prepared for:

Brice Raynor
250 Hancock Road
Harrisville

December 27, 2017



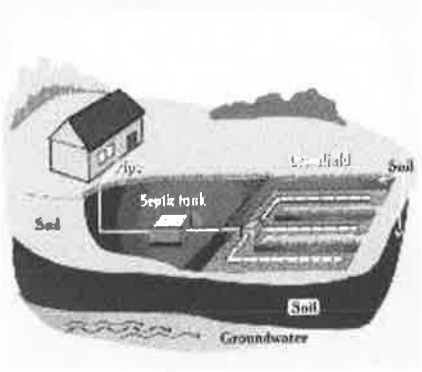
126 Monadnock Highway
Swanzey, NH 03446

Document Prepared By:

David O'Neil
CONSTRUCTION, LLC

GENERAL CONTRACTING
& EXCAVATION

How a Septic System Works



Households that are not served by public sewers usually depend on septic systems to treat and dispose of wastewater. Septic systems represent a significant financial investment. If cared for properly, a well-designed, installed, and maintained system will provide years of reliable, low-cost service.

A failing system can become a source of pollution and public health concern, causing property damage, ground and surface water pollution (such as well water—both yours and your neighbors), and disease outbreaks.

There are many different types of septic systems that fit a wide range of soil and site conditions.

A standard septic tank system has three main parts:

The Septic Tank — A septic tank's purpose is to separate solids from the wastewater, store and partially decompose as much solid material as possible, while allowing the liquid (or effluent) to go to the drainfield.

The Drainfield — After solids settle in the septic tank, the liquid wastewater (or effluent) is discharged to the drainfield, also known as an absorption or leach field.

The Soil — The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the wastewater has passed into the soil, organisms in the soil treat the effluent before it percolates downward and outward, eventually entering ground or surface water. The type of soil also impacts the effectiveness of the drainfield; for instance, clay soils may be too tight to allow much wastewater to pass through and gravelly soil may be too coarse to provide much treatment. Sand is an optimal soil type.

List of Inspected Items

CLEANOUT & CAP:

Item:	Findings:	Comments:
Cleanout	Clean out in bathroom could not be accessed. We ended up pulling the toilet to inspect the pipe from the building to the tank.	

PIPING FROM HOUSE TO TANK:

Item:	Findings:	Comments:
Size	3"	Good
Type	Cast Iron Pipe	Ok
Condition	Fair- Cast Iron Pipe was scaling, but overall in fair condition.	Fair
Length	44' in length	Good

SEPTIC TANK:

Item:	Findings:	Comments:
Type		
Condition	Good	Good
Risers	N/A	
Inlet baffle	Inlet baffle is concrete and intact	Good
Outlet baffle	Outlet baffle is concrete and intact	Outlet baffle showed signs of effluent up over and on top of baffle.
Does tank need to be pumped?	Yes	

PIPING FROM TANK TO D-BOX / LEACH FIELD

Item:	Findings:	Comments:
Size	4"	Good
Type	PVC	Good
Condition	Good	Good
Length	8' in length	Good

D-BOX

Item:	Findings:	Comments:
Type	Concrete 1 inlet, 4 outlet	Fair
Condition	Shows signs of being backed up over the outlet pipes.	Fair

LEACH FIELD

Item:	Findings:	Comments:
Type	Stone & Pipe	Fair
Condition	Stone & Pipe System appears to be draining at the time of inspection, but does have a large amount of heavy sludge.	Fair

TERMS USED TO DESCRIBE THE STATUS OF THE SYSTEM

Good: a general term used to describe the condition of the particular part being inspected is satisfactory and in good working order.

Fair: a general term meaning that the particular part being inspected is not in good condition but is still ok.

Poor: a general term meaning that the particular part being inspected is in bad shape and should be looked at as needing replacement in the near future.

Failed: a general term meaning that the particular part being inspected is broken failed or damaged in some way and need immediate replacement to be in working order for living.

OPINION

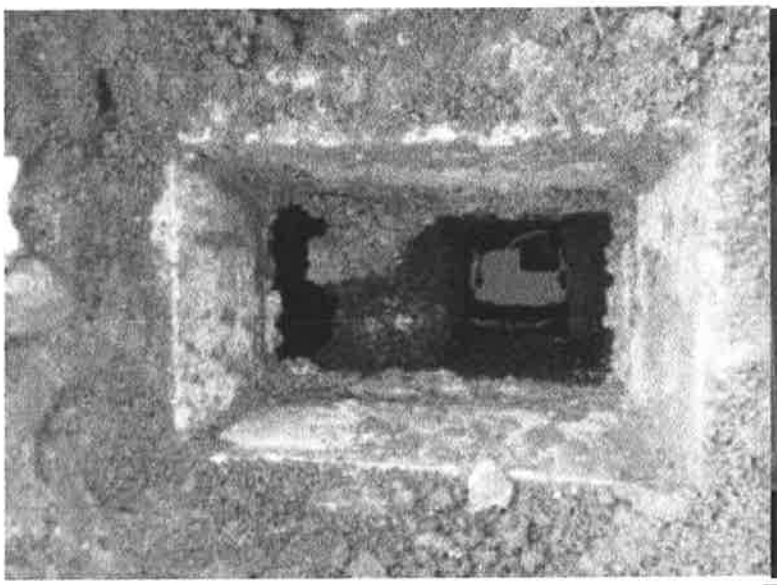
It is my opinion that the septic system as a whole is in **FAIR** condition and I would recommend the following:

1. The septic leach field is currently draining and appears to be in working order at this time, however it does show signs of aging, previous backing up and heavy sludge.
2. For a homeowner buying this home I would recommend using the current septic system until it fails with the foresight of the possibility of needing to replace it at some point.
3. The septic tank should be pumped every 3 years minimum and more often with frequent use.
4. The septic system should never be driven on.

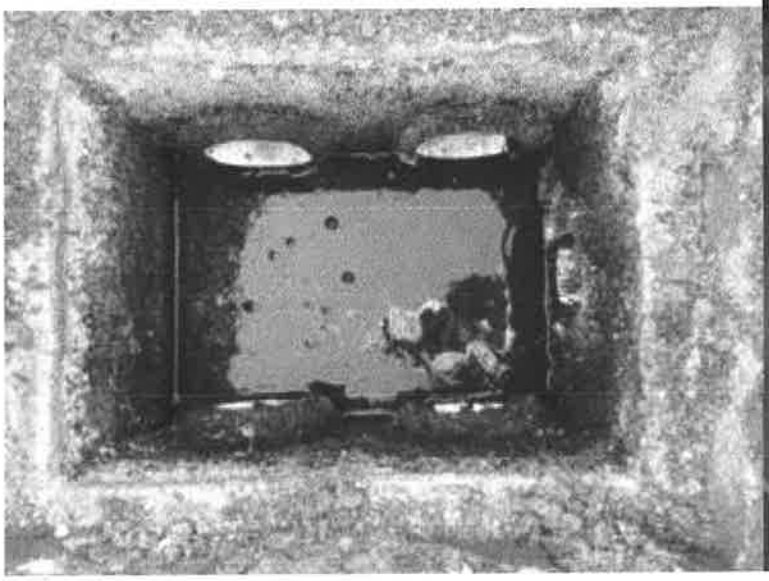
5. Sanitary pads, condoms, tampons, q-tips, latex paints and cooking greases should never be disposed of in your septic.
6. Attached are some pictures from our inspection.








02:18:00 PM / 12-21-2017




02:36:17 PM / 12-21-2017



If you have any questions or comments or need more information, please call. Also please keep us in mind in the future for any of your excavation needs including, site work, driveways, foundations, underground utilities, drainage, video inspection and septic systems.

Thanks

David O'Neil

The above report is designed written and provided by David O'Neil Construction, LLC. The inspection of this septic system is our opinion, which is based on the overall general findings at the time of the inspection. It is impossible to determine the actual length of service a septic system will provide due to variables which include, but are not limited to care, maintenance and use. This report does not offer any guarantees, nor shall they be assumed.

Plat Preparer: Brice Raynor 158 Nelson Rd, Harrisville NH 03450 Option B

Town of Swanzey, NH

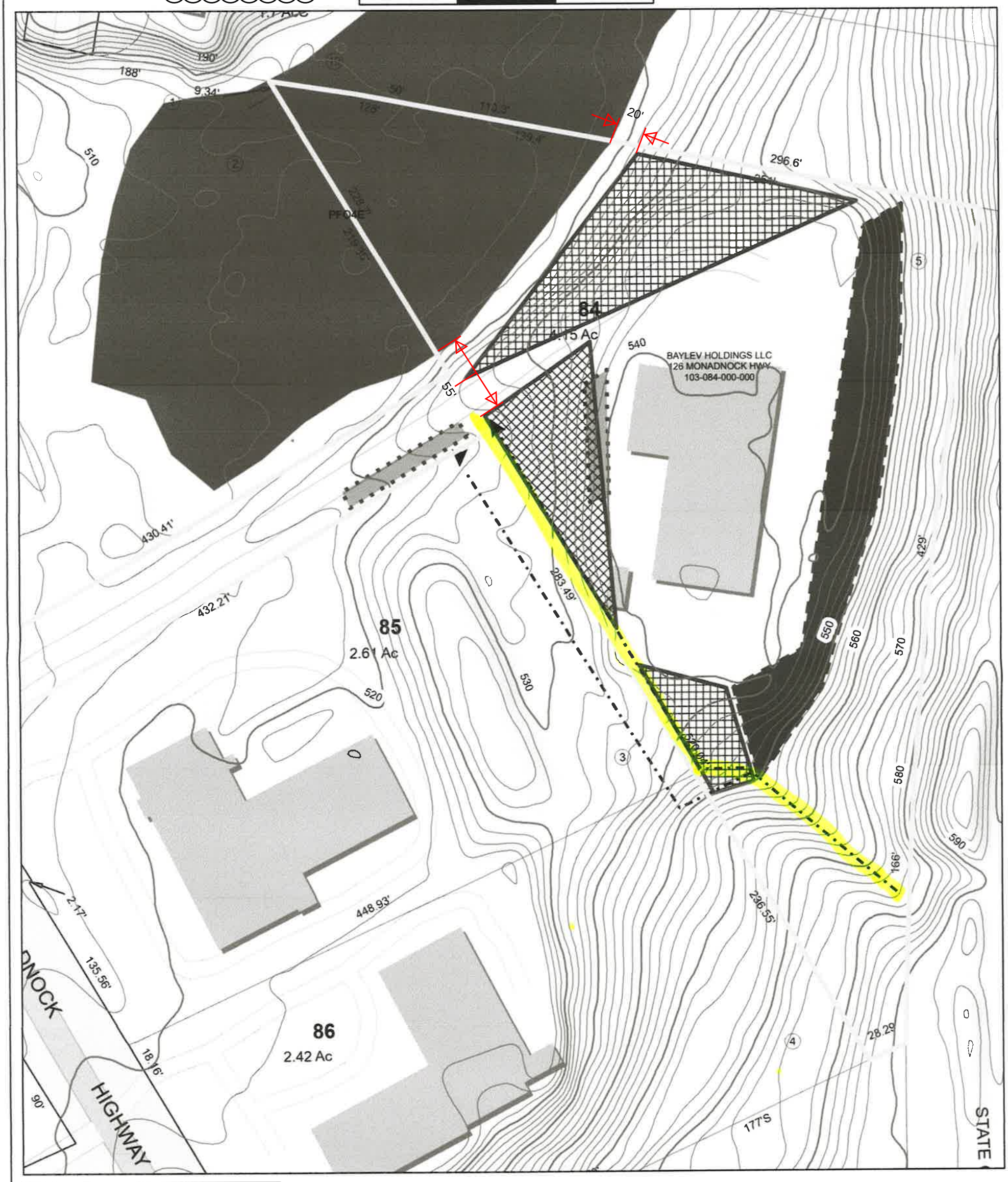
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www.cai-tech.com

June 29, 2026

PLAN A

1 inch = 70 Feet

0 — 70' — 70 — 140 — 210



- 2
- 10
- Freshwater Forested/Shrub Wetland
- Property Line
- Railroad
- Public Road
- Property TIC
- Right of Way
- WaterLines
- Buildings
- Right of Ways

= Parking

= Proposed fill area

= proposed excavation area

= proposed drainage

= Current drainage.

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Plat Preparer: Brice Raynor 158 Nelson Rd Harrisville, NH 03450

Town of Swanzey, NH

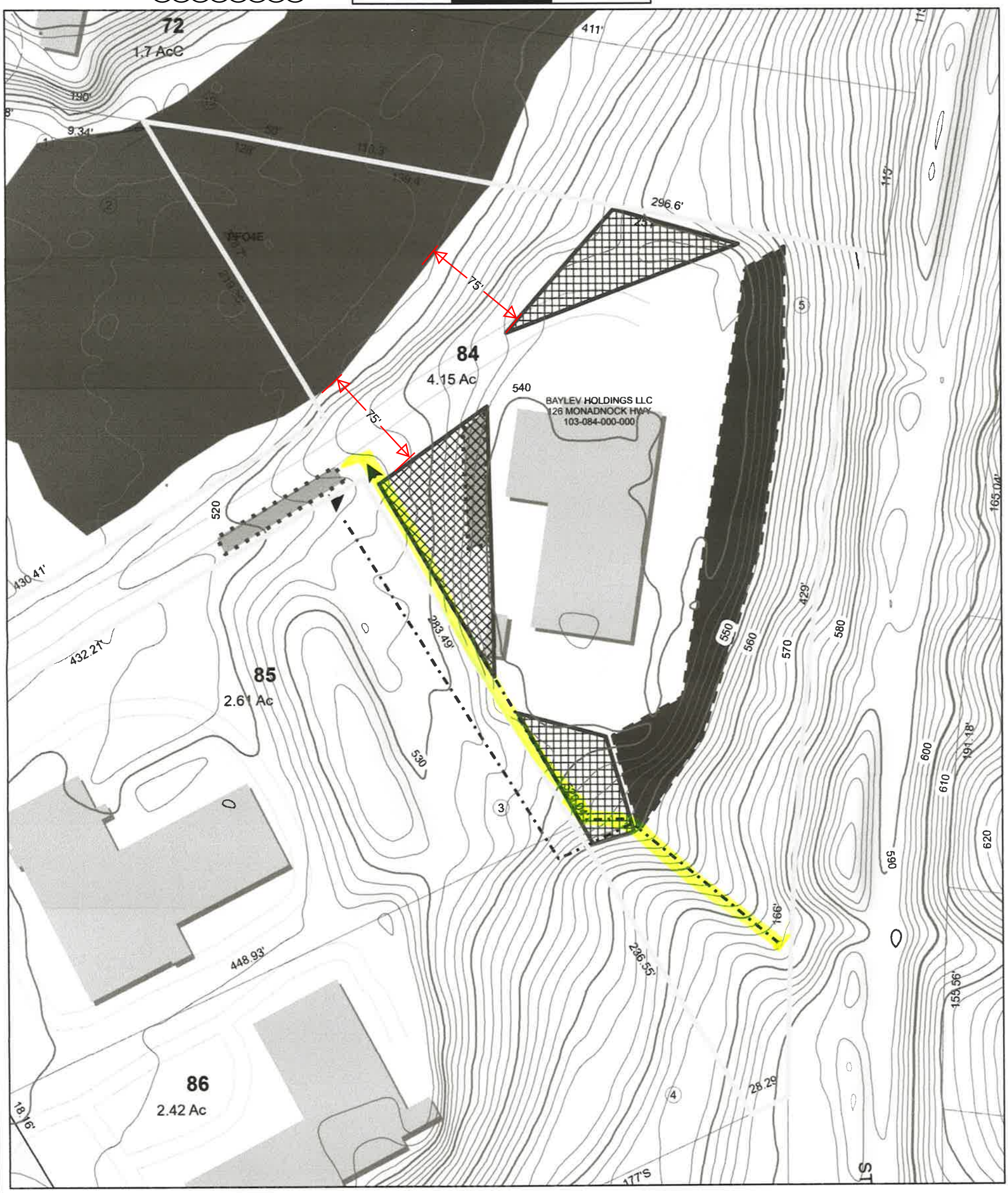
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Precision Mapping Geospatial Solutions
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June 29, 2026

PLAN B

1 inch = 70 Feet

0 70' 140 210



- 2
- 10
- 100
- Freshwater Forested/Shrub Wetland
- Property Line
- Railroad
- Public Road
- Property TIC
- Right of Way
- Buildings
- Right of Ways

= parking

= proposed fill area

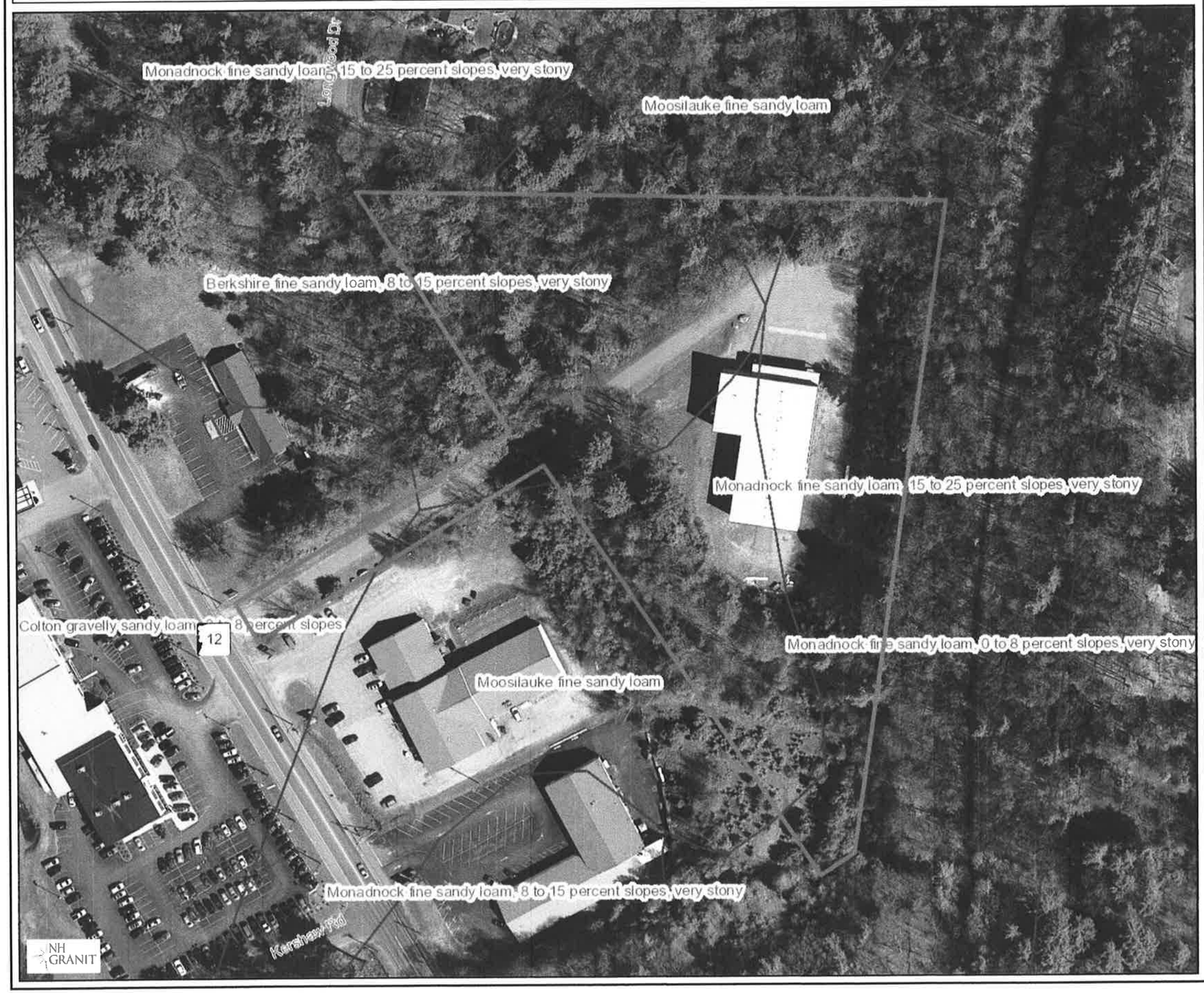
= Proposed excavation area

= proposed drainage

= Current drainage.

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126 Monadnock Highway - Soil Classification Map



Legend

- State
- County
- City/Town
- Soil Series

Map Scale

1: 1,624

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Map Generated: 8/24/2021

Notes



100 feet Abutters List Report

Swanzey, NH
June 09, 2026

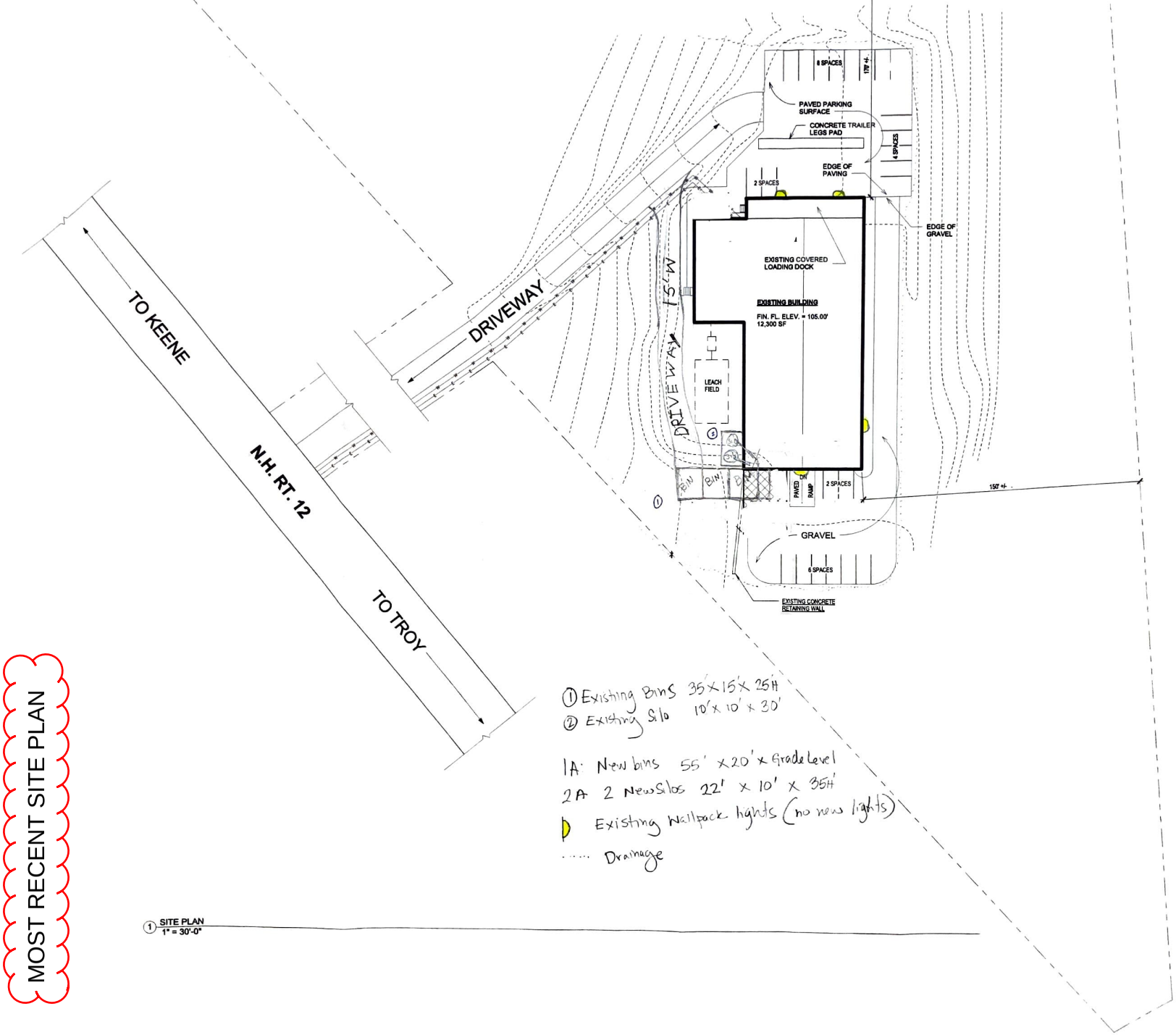
Subject Property:

Parcel Number:	103-084-000	Mailing Address:	BAYLEV HOLDINGS LLC
CAMA Number:	103-084-000-000		126 MONADNOCK HWY
Property Address:	126 MONADNOCK HWY		SWANZEY, NH 03446

Abutters:

Parcel Number:	103-009-000	Mailing Address:	PUFFIN REALTY HOLDINGS LLC
CAMA Number:	103-009-000-000		119 MONADNOCK HWY
Property Address:	119 MONADNOCK HWY		SWANZEY, NH 03446
Parcel Number:	103-072-000	Mailing Address:	PROVENCHIA, KATIE A
CAMA Number:	103-072-000-000		64 LONGWOOD DR
Property Address:	64 LONGWOOD DR		NORTH SWANZEY, NH 03431
Parcel Number:	103-083-000	Mailing Address:	AYE GREEN LLC
CAMA Number:	103-083-000-000		116 MONADNOCK HWY
Property Address:	116 MONADNOCK HWY		SWANZEY, NH 03446
Parcel Number:	103-084-000	Mailing Address:	BAYLEV HOLDINGS LLC
CAMA Number:	103-084-000-000		126 MONADNOCK HWY
Property Address:	126 MONADNOCK HWY		SWANZEY, NH 03446
Parcel Number:	103-085-000	Mailing Address:	EUFEMIA, PATRICK A
CAMA Number:	103-085-000-000		132 MONADNOCK HWY
Property Address:	132 MONADNOCK HWY		SWANZEY, NH 03446
Parcel Number:	103-086-000	Mailing Address:	BEACON PROPERTY MGMT, LLC
CAMA Number:	103-086-000-000		140 MONADNOCK HWY UNIT#1
Property Address:	140 MONADNOCK HWY		SWANZEY, NH 03446
Parcel Number:	103-087-000	Mailing Address:	DASSAU, JENNIFER KNOX
CAMA Number:	103-087-000-000		142 FLAGG RD
Property Address:	148 MONADNOCK HWY		MARLOW, NH 03456
Parcel Number:	103-088-000	Mailing Address:	WAY, NAOMI & CHRISTOPHER
CAMA Number:	103-088-000-000		154 MONADNOCK HWY
Property Address:	MONADNOCK HWY		SWANZEY, NH 03446

MOST RECENT SITE PLAN



① SITE PLAN
1" = 30'-0"

① Existing Bins 35'x15'x25'H
② Existing S/o 10'x10'x30'

1A: New bins 55' x 20' x Grade Level
2A 2 New Silos 22' x 10' x 35'H
Existing Wallpack lights (no new lights)
..... Drainage

Bay Lev Holdings LLC
126 Monadnock Hwy
Swanzey, N.H. 03446

Prepared by:
Brice Rayner
158 Nelson Rd
Harrisville, NH 03446

PROJECT SITE DATA

TOWN OF SWANZEY, NH

MAP: 18 LOT: 67

ZONE: RESIDENTIAL B

USE: BUSINESS/INDUSTRIAL

(SEE TOWN OF SWANZEY ZBA DECISION DATED DECEMBER 21, 2015)

LOT AREA: 3.5 ACRES (152,460 S.F.)

FRONTAGE: 52'

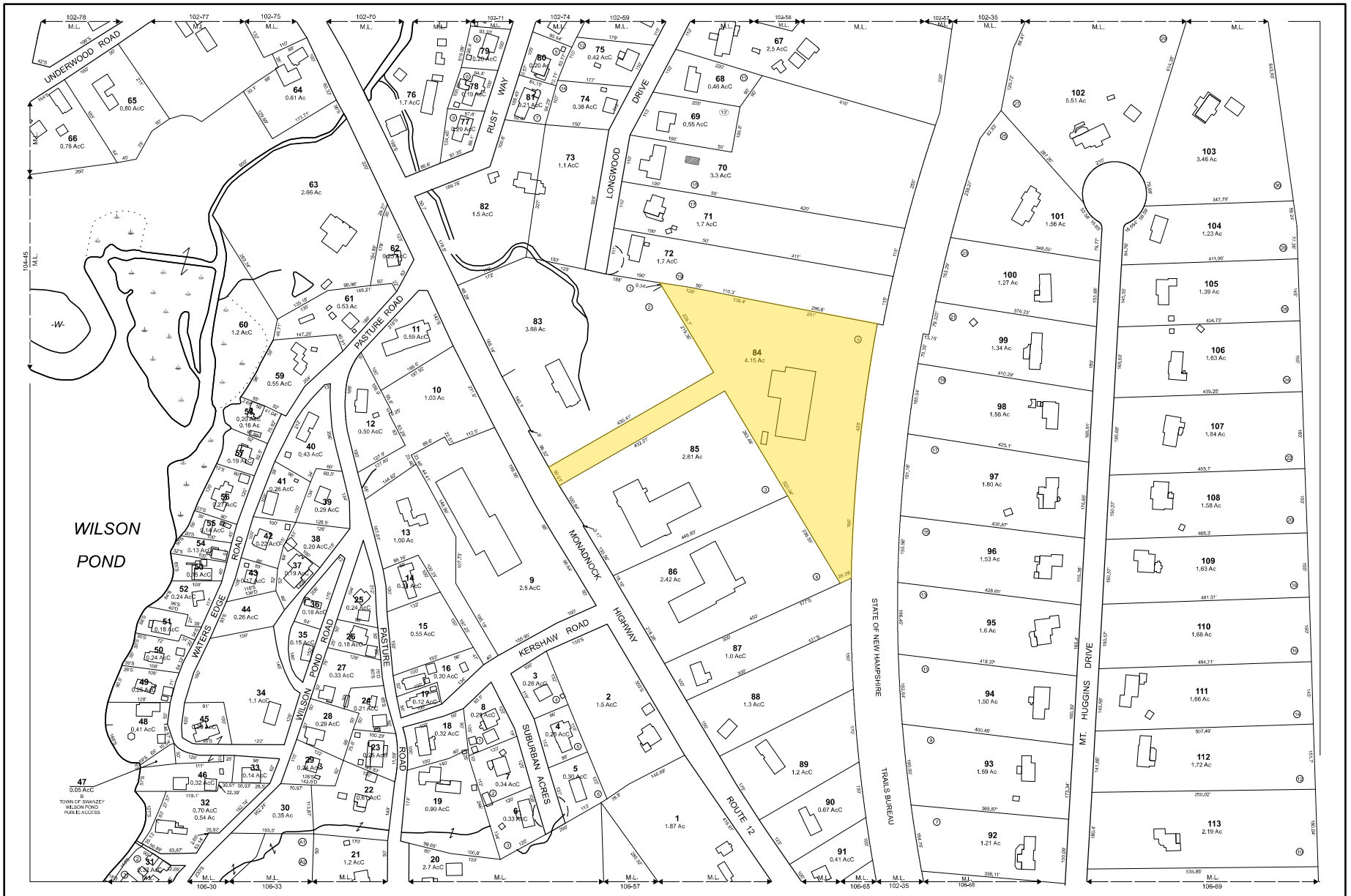
BUILDING AREA:

EXISTING: 12,300 S.F.
PROPOSED: 1,225 S.F.
TOTAL: 13,525 S.F.

LOT COVERAGE:

BUILDING FOOTPRINT: 9%

IMPERMIABLE SURFACE BUILDING + PAVED AREAS: 20%



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

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

PHOTOGRAPHY DATE: APRIL 2021

COMPLETION DATE: DECEMBER 31, 2023

PRODUCED IN 2023 BY

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

LEGEND

AREA SURVEYED ..... Ac
AREA CALCULATED ..... AcC
RECORD DIMENSION ..... 100'
SCALED DIMENSION ..... 100'S
MATCH LINE 6A
WATER ..... -W-
BUILDING
EXEMPT PROPERTY (E)
SUBDIVISION LOT NO. (2)
RIGHT OF WAY/ACCESS 66W
COMMON OWNERSHIP
WETLANDS

FEET SCALE: 1" = 100'
100 50 0 100 200 300
25 12.5 0 25 50 75
METERS

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

SWANZEY

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 103

SUBDIVISION PLAN

ARROWCREST DRIVE

- TAX MAP 20, LOT 153 -

81 ARROWCREST DRIVE

SWANZEY, NEW HAMPSHIRE

MARCH 26, 2020

LAST REVISED: JULY 23, 2020

ABUTTERS

Map 20 Lot 153
Renae Lampinen
PO Box 10084
Swanzey, NH 03446
BK.3750 PG.789 5/21/12

Map 19 Lot 94
Cheshire Fair Association
247 Monadnock Highway
Swanzey, NH 03446
BK.833 PG.237 1/1/71

Map 19 Lot 102
234 Old Homestead Highway
Realty LLC
C/O John Burk
PO Box 705
Keene, NH 03431-705
BK.2871 PG.0381 6/12/14

Map 20 Lot 3
234 Old Homestead Highway
Realty LLC
C/O John Burk
PO Box 705
Keene, NH 03431-0705
BK. 2871 PG.0381 6/12/14

Map 20 Lot 7
234 Old Homestead Highway
Realty LLC
PO Box 705
Keene, NH 03431-0705
BK. 2871 PG.0381 6/12/14

Map 20 Lot 43
Town of Swanzey
PO Box 10009
Swanzey, NH 03446-0009
BK.901 PG.163 7/10/75

Map 20 Lot 45
Steven E. Brown &
Cynthia L. Karapanagiotides
201 Marcy Hill Road
Swanzey, NH 03446
BK.2884 PG.0385 10/14/14

Map 20 Lot 46
Leo J. & Joyce M. Leclerc
197 Marcy Hill Road
Swanzey, NH 03446
BK.867 PG.540 7/6/73

Map 20 Lot 47
Zane Anthony Luopo
191 Marcy Hill Road
Swanzey, NH 03446-2110
BK.3093 PG.870 12/23/19

Map 20 Lot 48
Regina E. Clark
187 Marcy Hill Road
Swanzey, NH 03446
BK.2545 PG.599 12/12/08

Map 20 Lot 49
Robert A. & Cloudette Dyer
Goodrich
183 Marcy Hill Road
Swanzey, NH 03446-2110
BK.1314 PG.385 11/30/89

Map 20 Lot 50
Katie L. Longchamp
179 Marcy Hill Road
Swanzey, NH 03431
BK.2958 PG.409 9/2/16

Map 20 Lot 51
Darren S. Morozoff
173 Marcy Hill Road
Swanzey, NH 03431
BK.2064 PG.185 9/18/03

Map 20 Lot 52
Lionel H. Thibault Jr.
167 Marcy Hill Road
Swanzey, NH 03446
BK.1980 PG.959 3/3/03

Map 20 Lot 53
Scott C. Lambert
329 Monadnock Highway
Swanzey, NH 03446-2102
BK.2110 PG.197 2/12/04

Map 20 Lot 54
Evan M. & Chelsea K. Pratt
159 Marcy Hill Road
Swanzey, NH 03446
BK.2889 PG.548 12/3/14

Map 20 Lot 55
Milton S. Wheeler Jr.
155 Marcy Hill Road
Swanzey, NH 03446
BK.1407 PG.174 5/8/1992

Map 20 Lot 57
Beverly A. Ells & Amy L. Lehr
143 Marcy Hill Road
Swanzey, NH 03446
BK.2428 PG.684 4/17/07

Map 20 Lot 58
Marcie Jo Black
137 Marcy Hill Road
Swanzey, NH 03446
BK.2797 PG.517 2/12/13

Map 20 Lot 59
Fred P. Hardy
135 Marcy Hill Road
Swanzey, NH 03446-2110
BK.2593 PG.331 8/21/09

Map 20 Lot 153-5
Lawrence P. & Kathleen
A. Sportello
75 Arrowcrest Drive
Swanzey, NH 03446
BK.2991 PG.641 7/5/17

Map 20 Lot 153-6
Robert W. & Stacy R. Goodell
80 Arrowcrest Road
Swanzey, NH 03446
BK.3060 PG.977 4/12/19

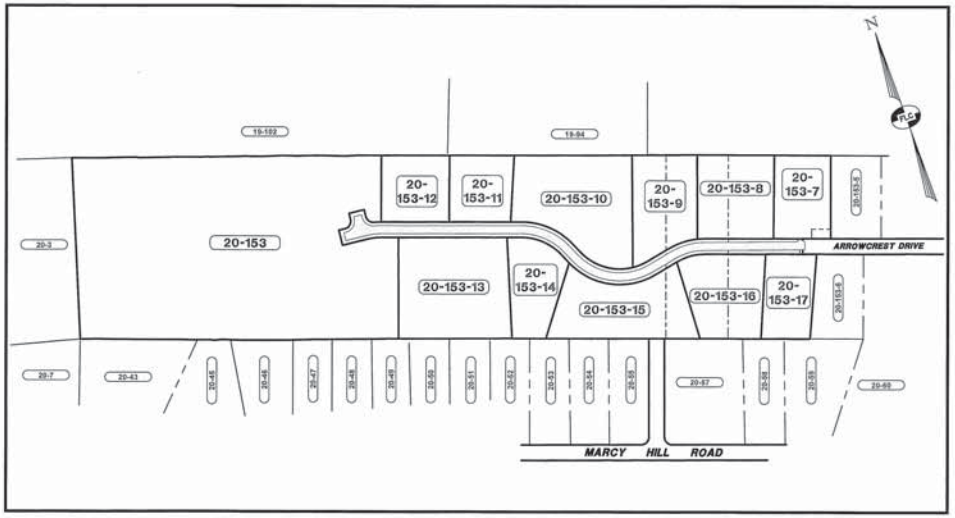
NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOT 20-153 IS RENAE LAMPINEN – PO BOX 10084, SWANZEY, NH 03446. DEED REFERENCE FOR THE LOT IS BK. 2750, PG. 789, DATED MAY 18, 2012 IN THE C.C.R.D
2. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS ON TAX MAP 20 LOT 153 AND TO SUBDIVIDE TAX MAP 12 LOT 153 INTO 5 SINGLE-FAMILY LOTS AND 7 TWO-FAMILY LOTS AS SHOWN. SINGLE-FAMILY LOTS: 20-153-7, 11, 12, 14, & 17. TWO-FAMILY LOTS: 20-153-8, 9, 10, 13, 15, 16 & 20-153.
3. THE TOTAL AREA OF TAX MAP PARCEL 20-153 IS 32.542 ACRES OR 1,417,530 SQ. FT.
4. CURRENT ZONING IS BUSINESS DISTRICT. MINIMUM LOT SIZE FOR SINGLE-FAMILY LOT IS 1 ACRE AND 1.5 ACRES FOR TWO-FAMILY LOT. MINIMUM FRONTAGE IS 125 FEET. MINIMUM SETBACKS ARE 30 FEET FOR FRONT & 20 FEET SIDE AND REAR LOT LINES.
5. THE FOLLOWING PROPOSED LOTS COULD BE DEVELOPED INTO TWO-FAMILY HOME LOTS: 20-153-8, 9, 10, 13, 15, 16 & 20-153.
6. PORTIONS OF THE SITE ARE WITHIN THE WETLAND CONSERVATION DISTRICT. A 125 FOOT SEPTIC SETBACK EXISTS FROM ALL DELINEATED WETLANDS.
7. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON, TOGETHER WITH A PRECISE FIELD SURVEY BY THIS OFFICE IN APRIL, SEPTEMBER AND DECEMBER, 2019.
8. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
9. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN WERE DERIVED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF APRIL & SEPTEMBER, 2019.
10. THE UNDERGROUND 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.
11. TAX MAP PARCEL 20-153 DOES NOT LIE WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330026 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33005C0269E DATED MAY 23, 2006.
12. SOIL TYPES FOR THE SITE ARE: 347B, 73C, 169B, 558B, & 559C – LYME AND MOOSILAUKE, BERKSHIRE FINE SANDY LOAM, SUNAPEE FINE SANDY LOAM, & SKERRY FINE SANDY LOAM.
13. NHDES SUBDIVISION APPROVAL NUMBER IS PENDING.
14. THE SUBDIVISION REGULATIONS OF THE TOWN OF SWANZEY ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
15. THE PARCEL IS SUBJECT TO THE EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND THE CITY OF KEENE, SEE BOOK 569 PAGE 140 AND BOOK 574 PAGE 282 RECORDED AUGUST 5, 1950 AND DECEMBER 3, 1948 RESPECTIVELY IN THE CHESHIRE COUNTY REGISTRY OF DEEDS. ALSO SUBJECT TO THE RIGHTS OF PUBLIC SERVICE CO. OF N.H. AND NEW ENGLAND TEL. & TEL., SEE VOL.894, PG.68 RECORDED JANUARY 13, 1975.
16. SUBJECT PROPERTY IS LOCATED IN THE BUSINESS DISTRICT AND THE FUTURE USE OF THE LOTS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DWELLINGS WOULD REQUIRE A SPECIAL EXCEPTION FOR THE ZONING BOARD ASSESSMENT PER SECTION V, ARTICLE B.2 OF THE ZONING ORDINANCE.
17. A TOWN DRIVEWAY PERMIT WILL BE REQUIRED FOR EACH LOT SUBJECT TO APPROVAL BY THE PUBLIC WORKS AND FIRE DEPARTMENTS.
18. ACCEPTANCE OF THE PROPOSED EXTENSION OF ARROWCREST DRIVE IS SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN PURSUANT TO RSA 674:40.

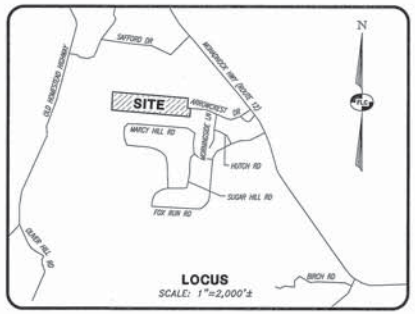
811 DigSafe MA ME NH RI VT

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

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



SCALE: 1"=200'



LOCUS
SCALE: 1"=2,000'±

SHEET INDEX

PAGE	SHEET	TITLE
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2	EX-1	EXISTING CONDITIONS PLAN
3	SB-1	SUBDIVISION & TOPOGRAPHIC PLAN
4	SB-2	SUBDIVISION & TOPOGRAPHIC PLAN
5	SB-3	SUBDIVISION & TOPOGRPAHIC PLAN
6	PP-1	ROADWAY PLAN & PROFILE (STA. 0+00 TO 10+00)
7	PP-2	ROADWAY PLAN & PROFILE (STA. 10+00 TO 16+50)
8	PP-3	STORMWATER MANAGEMENT PLAN & PROFILES
9	DT-1	CONSTRUCTION DETAILS
10	DT-2	CONSTRUCTION DETAILS
11	DT-3	DRAINAGE DETAILS
12	DT-4	EROSION CONTROL DETAILS

REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT AND 2 LOT SUBDIVISION OF LAND AT ARROWCREST DRIVE IN SWANZEY, N.H. – OWNED BY BROADVEST PROPERTIES INC." TAX MAP 20 LOT 153, SCALE:1"=200' PREPARED BY: VORCE, SONEY AND ASSOCIATES, INC. DATED: MAY 16, 2006. SEE C.C.R.D. PLAN #13-5-142.
2. "EXISTING CONDITIONS PLAN – PROPOSED 7-LOT SUBDIVISION – ARROWCREST DRIVE – SWANZEY, NH – PREPARED FOR – BROADVEST PROPERTIES – TAX MAP 20, LOT 153", DATED MARCH 8, 2006, SVE #05-395, SCALE:1"=100'.
3. "ARROW CREST – SUBDIVISION – RT. 12 N SWANZEY N.H. – BY PAKO HOMES, INC. – SITE PLAN", SCALE:1"=200' AND DATED OCTOBER 3, 1974. SEE C.C.R.D. PLAN BOOK 30 PAGE 64.
4. "G.W.STONE & SON, INC. – 800 PARK AVENUE, KEENE, N.H. – MARCY HILL PARK, SWANZEY N.H. – 210 ACRES – PRELIMINARY: JANUARY 6, 1972 & REVISED PLAT JANUARY 13, 1972" PREPARED BY: R.K. PIPER – SEE C.C.R.D. PLAN BOOK 23-42.
5. "8 LOT SUBDIVISION OF LAND – AT ARROWCREST DRIVE – IN SWANZEY, N.H. – PREPARED FOR – BROADVEST PROPERTIES, INC.", SCALE 1"=200', DATED AUGUST 11, 2004 AND LAST REVISED DECEMBER 1, 2004, BY VORCE, SONEY AND ASSOCIATES, INC. (C.C.R.D. PLAN # 12-10-174 & #12-10-174).

PREPARED FOR:
BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

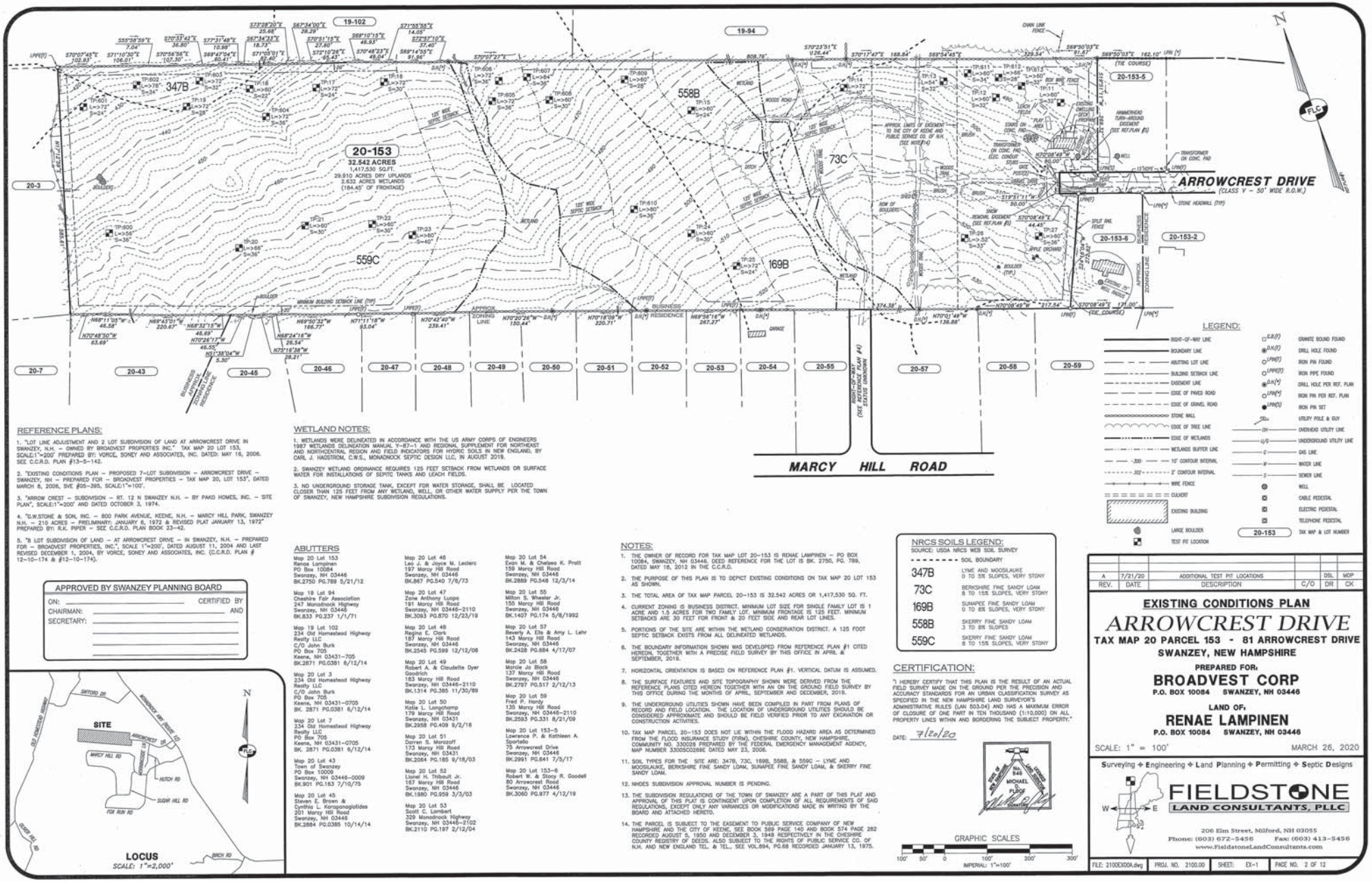
LAND OF:
RENAE LAMPINEN
P.O. BOX 10084 SWANZEY, NH 03446

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Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	7/23/20	REVISED PER TOWN COMMENTS.		DSL	CEB
A	7/21/20	REVISED PER TOWN AND CLIENT COMMENTS.		DSL	CEB

FILE: 2100D\00A.dwg | PROJ. NO. 2100.00 | SHEET: CV-1 | PAGE NO. 1 OF 12



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3. "ARROW CREST – SUBDIVISION – RT. 12 N SWANZEY N.H. – BY PAKO HOMES, INC. – SITE PLAN", SCALE:1"=200' AND DATED OCTOBER 3, 1974.

4. "G.W.STONE & SON, INC. – 800 PARK AVENUE, KEENE, N.H. – MARCY HILL PARK, SWANZEY N.H. – 210 ACRES – PRELIMINARY: JANUARY 6, 1972 & REVISED PLAT JANUARY 13, 1972" PREPARED BY: R.K. PIPER – SEE C.C.R.D. PLAN BOOK 23-42.

5. "B LOT SUBDIVISION OF LAND – AT ARROWCREST DRIVE – IN SWANZEY, N.H. – PREPARED FOR – BROADVEST PROPERTIES, INC.", SCALE 1"=200', DATED AUGUST 11, 2004 AND LAST REVISED DECEMBER 1, 2004, BY VORCE, SONEY AND ASSOCIATES, INC. (C.C.R.D. PLAN # 12-10-174 & #12-10-174).

WETLAND NOTES:

1. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CARL J. HAGSTROM, C.W.S., MONADNOCK SEPTIC DESIGN LLC, IN AUGUST 2019.

2. SWANZEY WETLAND ORDINANCE REQUIRES 125 FEET SETBACK FROM WETLANDS OR SURFACE WATER FOR INSTALLATIONS OF SEPTIC TANKS AND LEACH FIELDS.

3. NO UNDERGROUND STORAGE TANK, EXCEPT FOR WATER STORAGE, SHALL BE LOCATED CLOSER THAN 125 FEET FROM ANY WETLAND, WELL, OR OTHER WATER SUPPLY PER THE TOWN OF SWANZEY, NEW HAMPSHIRE SUBDIVISION REGULATIONS.

APPROVED BY SWANZEY PLANNING BOARD

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

ABUTTERS

Map 20 Lot 153
Renae Lampinen
PO Box 10084
Swanzey, NH 03446
BK.2750 PG.789 5/21/12

Map 19 Lot 94
Cheshire Fair Association
247 Monadnock Highway
Swanzey, NH 03446
BK.833 PG.237 1/1/71

Map 19 Lot 102
234 Old Homestead Highway
Realty LLC
C/O John Burk
PO Box 705
Keene, NH 03431-705
BK.2871 PG.0381 6/12/14

Map 20 Lot 3
234 Old Homestead Highway
Realty LLC
C/O John Burk
PO Box 705
Keene, NH 03431-0705
BK. 2871 PG.0381 6/12/14

Map 20 Lot 7
234 Old Homestead Highway
Realty LLC
PO Box 705
Keene, NH 03431-0705
BK. 2871 PG.0381 6/12/14

Map 20 Lot 43
Town of Swanzey
PO Box 10009
Swanzey, NH 03446-0009
BK.901 PG.163 7/10/75

Map 20 Lot 45
Steven E. Brown &
Cynthia L. Karaponaglotides
201 Marcy Hill Road
Swanzey, NH 03446
BK.2884 PG.0385 10/14/14

Map 20 Lot 46
Leo J. & Joyce M. Leclerc
197 Marcy Hill Road
Swanzey, NH 03446
BK.867 PG.540 7/6/73

Map 20 Lot 47
Zane Anthony Luopa
191 Marcy Hill Road
Swanzey, NH 03446-2110
BK.3093 PG.870 12/23/19

Map 20 Lot 48
Regina E. Clark
187 Marcy Hill Road
Swanzey, NH 03446
BK.2545 PG.599 12/12/08

Map 20 Lot 49
Robert A. & Claudette Dyer
Goodrich
183 Marcy Hill Road
Swanzey, NH 03446-2110
BK.1314 PG.385 11/30/89

Map 20 Lot 50
Katie L. Longchamp
179 Marcy Hill Road
Swanzey, NH 03431
BK.2958 PG.409 8/2/16

Map 20 Lot 51
Darren S. Morozoff
173 Marcy Hill Road
Swanzey, NH 03431
BK.2064 PG.185 9/18/03

Map 20 Lot 52
Lionel H. Thibault Jr.
167 Marcy Hill Road
Swanzey, NH 03446
BK.1980 PG.959 3/3/03

Map 20 Lot 53
Scott C. Lambert
329 Monadnock Highway
Swanzey, NH 03446-2102
BK.2110 PG.197 2/12/04

Map 20 Lot 54
Evan M. & Chelsea K. Pratt
159 Marcy Hill Road
Swanzey, NH 03446
BK.2889 PG.548 12/3/14

Map 20 Lot 55
Milton S. Wheeler Jr.
155 Marcy Hill Road
Swanzey, NH 03446
BK.1407 PG.174 5/8/1992

Map 20 Lot 57
Beverly A. Ells & Amy L. Lehr
143 Marcy Hill Road
Swanzey, NH 03446
BK.2428 PG.684 4/17/07

Map 20 Lot 58
Marcie Jo Block
137 Marcy Hill Road
Swanzey, NH 03446
BK.2797 PG.517 2/12/13

Map 20 Lot 59
Fred P. Hardy
135 Marcy Hill Road
Swanzey, NH 03446-2110
BK.2593 PG.331 8/21/09

Map 20 Lot 153-5
Lawrence P. & Kathleen A.
Sportello
75 Arrowcrest Drive
Swanzey, NH 03446
BK.2991 PG.641 7/5/17

Map 20 Lot 153-6
Robert W. & Stacy R. Goodell
80 Arrowcrest Road
Swanzey, NH 03446
BK.3060 PG.977 4/12/19

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP LOT 20-153 IS RENAE LAMPINEN – PO BOX 10084, SWANZEY, NH 03446. DEED REFERENCE FOR THE LOT IS BK. 2750, PG. 789, DATED MAY 18, 2012 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS ON TAX MAP 20 LOT 153 AS SHOWN.
3. THE TOTAL AREA OF TAX MAP PARCEL 20-153 IS 32.542 ACRES OR 1,417,530 SQ. FT.
4. CURRENT ZONING IS BUSINESS DISTRICT. MINIMUM LOT SIZE FOR SINGLE FAMILY LOT IS 1 ACRE AND 1.5 ACRES FOR TWO FAMILY LOT. MINIMUM FRONTAGE IS 125 FEET. MINIMUM SETBACKS ARE 30 FEET FOR FRONT & 20 FEET SIDE AND REAR LOT LINES.
5. PORTIONS OF THE SITE ARE WITHIN THE WETLAND CONSERVATION DISTRICT. A 125 FOOT SEPTIC SETBACK EXISTS FROM ALL DELINEATED WETLANDS.
6. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON, TOGETHER WITH A PRECISE FIELD SURVEY BY THIS OFFICE IN APRIL & SEPTEMBER, 2019.
7. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
8. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN WERE DERIVED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF APRIL, SEPTEMBER AND DECEMBER, 2019.
9. THE UNDERGROUND 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.
10. TAX MAP PARCEL 20-153 DOES NOT LIE WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330026 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33005C0269E DATED MAY 23, 2006.
11. SOIL TYPES FOR THE SITE ARE: 347B, 73C, 169B, 558B, & 559C – LYME AND MOOSILAUKE, BERKSHIRE FINE SANDY LOAM, SUNAPEE FINE SANDY LOAM, & SKERRY FINE SANDY LOAM.
12. NHDES SUBDIVISION APPROVAL NUMBER IS PENDING.
13. THE SUBDIVISION REGULATIONS OF THE TOWN OF SWANZEY ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
14. THE PARCEL IS SUBJECT TO THE EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND THE CITY OF KEENE, SEE BOOK 569 PAGE 140 AND BOOK 574 PAGE 282 RECORDED AUGUST 5, 1950 AND DECEMBER 3, 1948 RESPECTIVELY IN THE CHESHIRE COUNTY REGISTRY OF DEEDS. ALSO SUBJECT TO THE RIGHTS OF PUBLIC SERVICE CO. OF N.H. AND NEW ENGLAND TEL. & TEL., SEE VOL.894, PG.68 RECORDED JANUARY 13, 1975.

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

SOIL BOUNDARY

347B	LYME AND MOOSILAUKE 0 TO 5% SLOPES, VERY STONY
73C	BERKSHIRE FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
169B	SUNAPEE FINE SANDY LOAM 0 TO 8% SLOPES, VERY STONY
558B	SKERRY FINE SANDY LOAM 3 TO 8% SLOPES
559C	SKERRY FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY

CERTIFICATION:

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

DATE: 7/20/20

GRAPHIC SCALES
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/21/20	ADDITIONAL TEST PIT LOCATIONS		DSL	MDP

EXISTING CONDITIONS PLAN

ARROWCREST DRIVE

TAX MAP 20 PARCEL 153 - 81 ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

LAND OF:
RENAE LAMPINEN
P.O. BOX 10084 SWANZEY, NH 03446

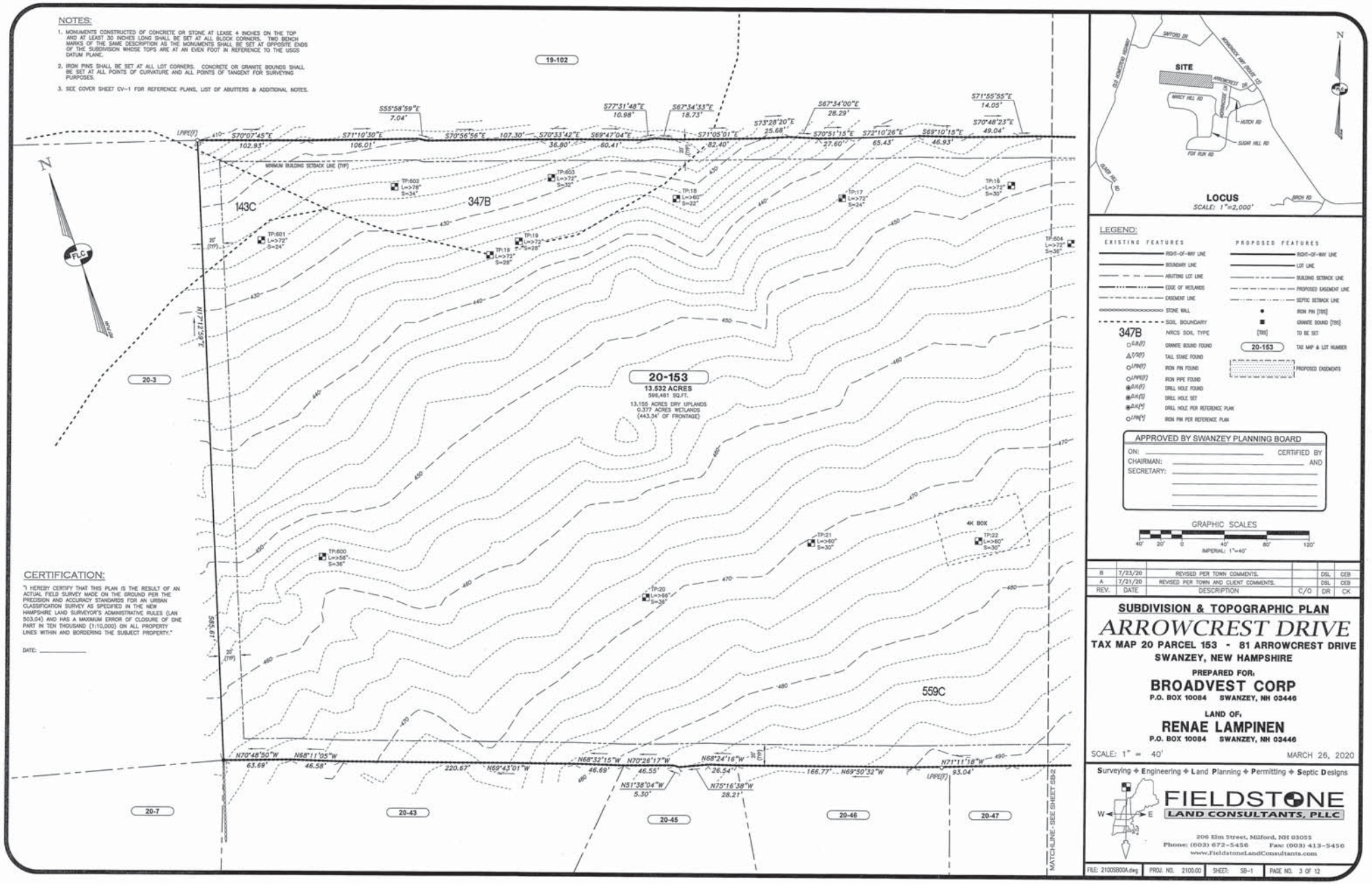
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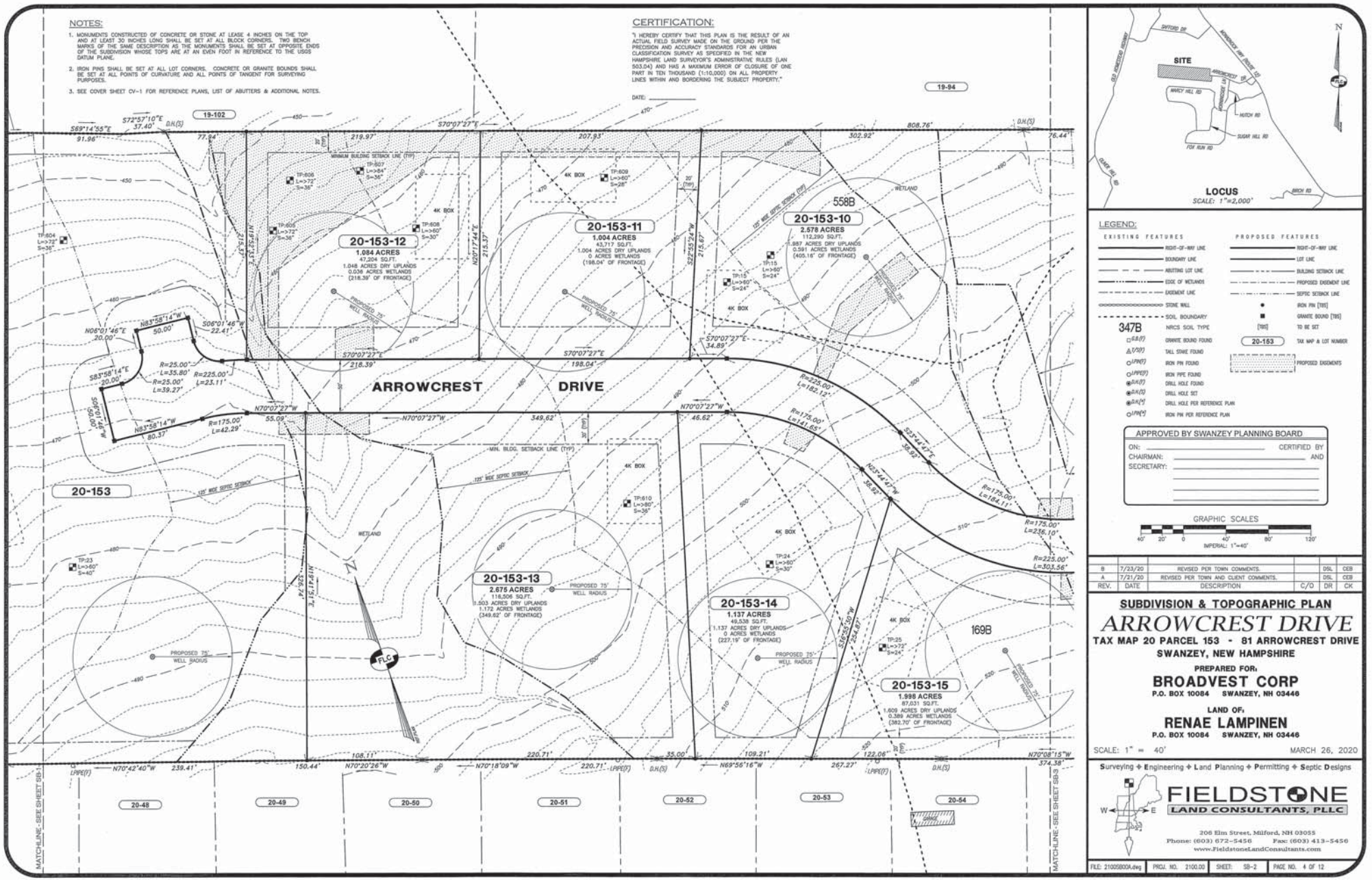
Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

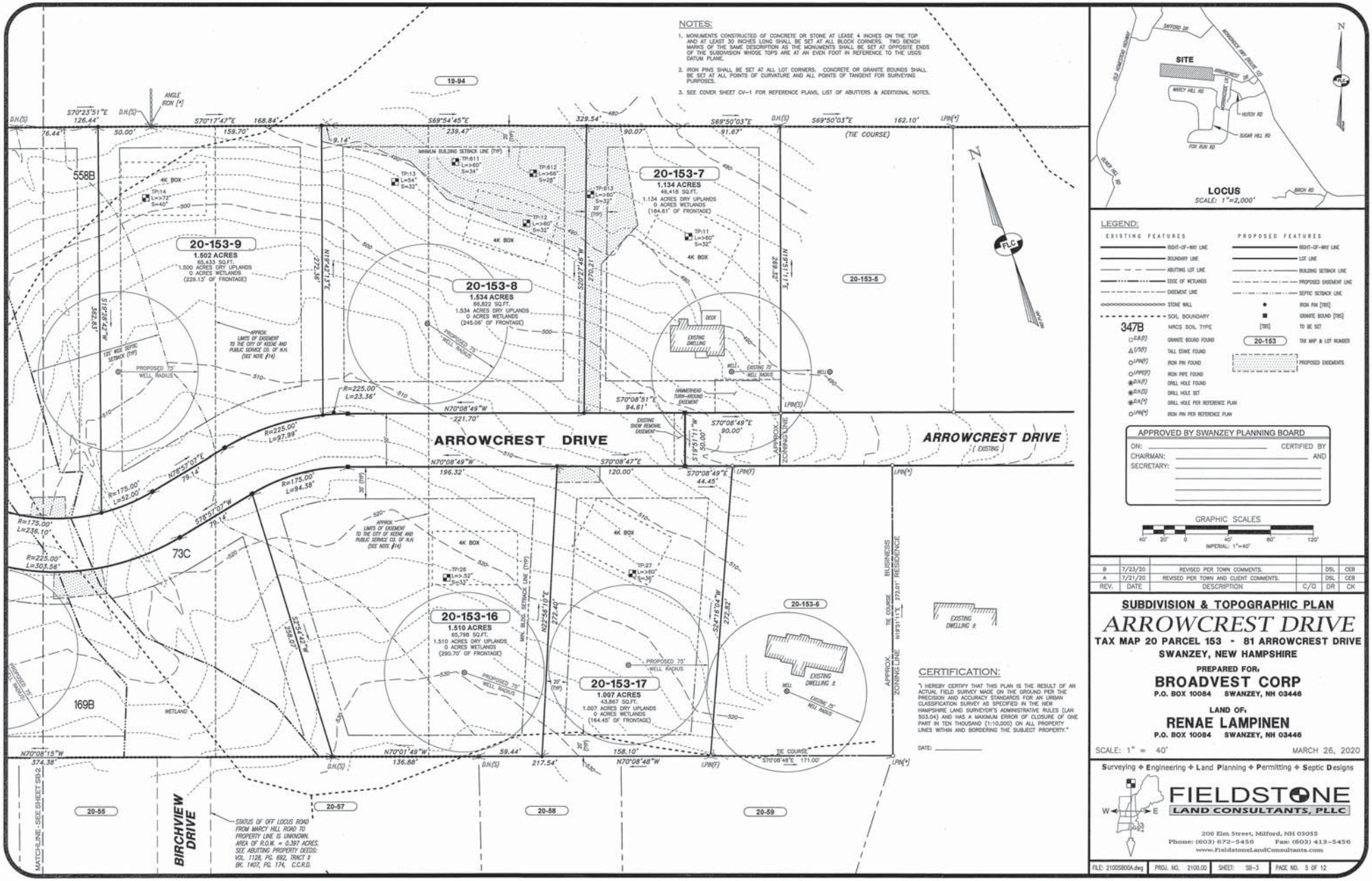
FIELDSTONE
LAND CONSULTANTS, PLLC

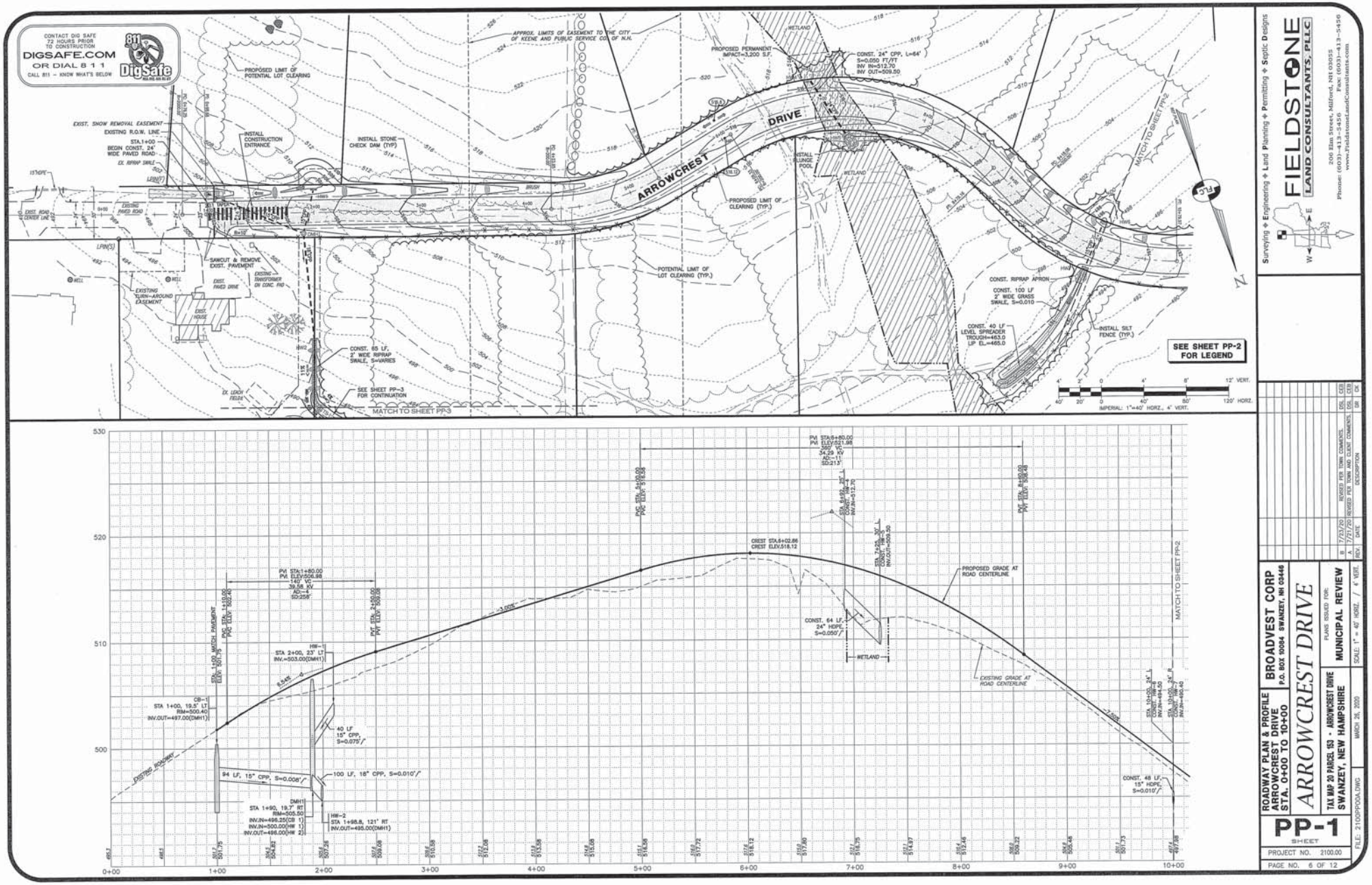
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 2100DX00A.dwg	PROJ. NO. 2100.00	SHEET: EX-1	PAGE NO. 2 OF 12


NOTES:
1. MONUMENTS CONSTRUCTED OF CONCRETE OR STONE AT LEASE 4 INCHES ON THE TOP AND AT LEAST 30 INCHES LONG SHALL BE SET AT ALL BLOCK CORNERS. TWO BENCH MARKS OF THE SAME DESCRIPTION AS THE MONUMENTS SHALL BE SET AT OPPOSITE ENDS OF THE SUBDIVISION WHOSE TOPS ARE AT AN EVEN FOOT IN REFERENCE TO THE USGS DATUM PLANE.
2. IRON PINS SHALL BE SET AT ALL LOT CORNERS. CONCRETE OR GRANITE BOUNDS SHALL BE SET AT ALL POINTS OF CURVATURE AND ALL POINTS OF TANGENT FOR SURVEYING PURPOSES.
3. SEE COVER SHEET CV-1 FOR REFERENCE PLANS, LIST OF ABUTTERS & ADDITIONAL NOTES.
19-102
20-153
13.532 ACRES
589,461 SQ.FT.
13.155 ACRES DRY UPLANDS
0.377 ACRES WETLANDS
(443.34' OF FRONTAGE)
347B
143C
559C
4K BOX
20-3
20-7
20-43
20-45
20-46
20-47
MINIMUM BUILDING SETBACK LINE (TYP)
MATCHLINE-SEE SHEET SB-2
CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."
DATE: _____
SITE
LOCUS
SCALE: 1"=2,000'
SWYFORD DR
OLD HOMESTEAD HIGHWAY
KENNEDY MEMORIAL DRIVE (US 12)
ARROWCREST DR
NANCY HILL RD
HUTCH RD
SUGAR HILL RD
FOX RUN RD
OLIVER HILL RD
BIRCH RD
LEGEND:
EXISTING FEATURES
PROPOSED FEATURES
RIGHT-OF-WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
EDGE OF WETLANDS
EASEMENT LINE
STONE WALL
SOIL BOUNDARY
NRCS SOIL TYPE
GRANITE BOUND FOUND
TALL STONE FOUND
IRON PIN FOUND
IRON PIPE FOUND
DRILL HOLE FOUND
DRILL HOLE SET
DRILL HOLE PER REFERENCE PLAN
IRON PIN PER REFERENCE PLAN
LOT LINE
BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
SEPTIC SETBACK LINE
IRON PIN [TBS]
GRANITE BOUND [TBS]
TO BE SET
TAX MAP & LOT NUMBER
PROPOSED EASEMENTS
APPROVED BY SWANZEY PLANNING BOARD
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____
GRAPHIC SCALES
IMPERIAL: 1"=40'
B 7/23/20 REVISED PER TOWN COMMENTS. DSL CEB
A 7/21/20 REVISED PER TOWN AND CLIENT COMMENTS. DSL CEB
REV. DATE DESCRIPTION C/O DR CK
SUBDIVISION & TOPOGRAPHIC PLAN
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LAND OF:
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FILE: 21003800A.dwg PROJ. NO. 2100.00 SHEET: SB-1 PAGE NO. 3 OF 12


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DATE: _____
ARROWCREST DRIVE
20-153-12
1.084 ACRES
47,204 SQ.FT.
1.048 ACRES DRY UPLANDS
0.036 ACRES WETLANDS
(218.39' OF FRONTAGE)
20-153-11
1.004 ACRES
43,717 SQ.FT.
1.004 ACRES DRY UPLANDS
0 ACRES WETLANDS
(198.04' OF FRONTAGE)
20-153-10
2.578 ACRES
112,290 SQ.FT.
1.987 ACRES DRY UPLANDS
0.591 ACRES WETLANDS
(405.16' OF FRONTAGE)
20-153
20-153-13
2.675 ACRES
116,506 SQ.FT.
1.503 ACRES DRY UPLANDS
1.172 ACRES WETLANDS
(349.62' OF FRONTAGE)
20-153-14
1.137 ACRES
49,538 SQ.FT.
1.137 ACRES DRY UPLANDS
0 ACRES WETLANDS
(227.19' OF FRONTAGE)
20-153-15
1.998 ACRES
87,031 SQ.FT.
1.609 ACRES DRY UPLANDS
0.389 ACRES WETLANDS
(382.70' OF FRONTAGE)
19-102
19-94
20-48
20-49
20-50
20-51
20-52
20-53
20-54
558B
169B
MATCHLINE - SEE SHEET SB-1
MATCHLINE - SEE SHEET SB-3
LOCUS
SCALE: 1"=2,000'
SITE
LEGEND:
EXISTING FEATURES
PROPOSED FEATURES
RIGHT-OF-WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
EDGE OF WETLANDS
EASEMENT LINE
STONE WALL
SOIL BOUNDARY
NRCS SOIL TYPE
GRANITE BOUND FOUND
TALL STAKE FOUND
IRON PIN FOUND
IRON PIPE FOUND
DRILL HOLE FOUND
DRILL HOLE SET
DRILL HOLE PER REFERENCE PLAN
IRON PIN PER REFERENCE PLAN
LOT LINE
BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
SEPTIC SETBACK LINE
IRON PIN [TBS]
GRANITE BOUND [TBS]
TO BE SET
TAX MAP & LOT NUMBER
PROPOSED EASEMENTS
APPROVED BY SWANZEY PLANNING BOARD
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____
GRAPHIC SCALES
IMPERIAL: 1"=40'
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FILE: 21005B00A.dwg PROJ. NO. 2100.00 SHEET: SB-2 PAGE NO. 4 OF 12


NOTES:
1. MONUMENTS CONSTRUCTED OF CONCRETE OR STONE AT LEASE 4 INCHES ON THE TOP AND AT LEAST 30 INCHES LONG SHALL BE SET AT ALL BLOCK CORNERS. TWO BENCH MARKS OF THE SAME DESCRIPTION AS THE MONUMENTS SHALL BE SET AT OPPOSITE ENDS OF THE SUBDIVISION WHOSE TOPS ARE AT AN EVEN FOOT IN REFERENCE TO THE USGS DATUM PLANE.
2. IRON PINS SHALL BE SET AT ALL LOT CORNERS. CONCRETE OR GRANITE BOUNDS SHALL BE SET AT ALL POINTS OF CURVATURE AND ALL POINTS OF TANGENT FOR SURVEYING PURPOSES.
3. SEE COVER SHEET CV-1 FOR REFERENCE PLANS, LIST OF ABUTTERS & ADDITIONAL NOTES.
20-153-9
1.502 ACRES
65,433 SQ.FT.
1.500 ACRES DRY UPLANDS
0 ACRES WETLANDS
(229.13' OF FRONTAGE)
20-153-8
1.534 ACRES
66,822 SQ.FT.
1.534 ACRES DRY UPLANDS
0 ACRES WETLANDS
(245.06' OF FRONTAGE)
20-153-7
1.134 ACRES
49,418 SQ.FT.
1.134 ACRES DRY UPLANDS
0 ACRES WETLANDS
(184.61' OF FRONTAGE)
20-153-16
1.510 ACRES
65,798 SQ.FT.
1.510 ACRES DRY UPLANDS
0 ACRES WETLANDS
(290.70' OF FRONTAGE)
20-153-17
1.007 ACRES
43,867 SQ.FT.
1.007 ACRES DRY UPLANDS
0 ACRES WETLANDS
(164.45' OF FRONTAGE)
ARROWCREST DRIVE
ARROWCREST DRIVE
(EXISTING)
BIRCHVIEW DRIVE
MATCHLINE - SEE SHEET SB-2
STATUS OF OFF LOCUS ROAD FROM MARCY HILL ROAD TO PROPERTY LINE IS UNKNOWN. AREA OF R.O.W. = 0.397 ACRES. SEE ABUTING PROPERTY DEEDS: VOL. 1128, PG. 692, TRACT II BK. 1407, PG. 174, C.C.R.D.
558B
73C
169B
WETLAND
20-153-5
20-153-6
20-55
20-57
20-58
20-59
SITE
SWYFORD DR
ARROWCREST DR
MARCY HILL RD
HUTCH RD
SUGAR HILL RD
FOX RUN RD
OLIVER HILL RD
BIRCH RD
OLD HANCOCK HIGHWAY
WINCHESTER WAY (PRIVATE TYP)
LOCUS
SCALE: 1"=2,000'
LEGEND:
EXISTING FEATURES
PROPOSED FEATURES
RIGHT-OF-WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
EDGE OF WETLANDS
EASEMENT LINE
STONE WALL
SOIL BOUNDARY
347B NRCS SOIL TYPE
GRANITE BOUND FOUND
TALL STAKE FOUND
IRON PIN FOUND
IRON PIPE FOUND
DRILL HOLE FOUND
DRILL HOLE SET
DRILL HOLE PER REFERENCE PLAN
IRON PIN PER REFERENCE PLAN
LOT LINE
BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
SEPTIC SETBACK LINE
IRON PIN [TBS]
GRANITE BOUND [TBS]
[TBS] TO BE SET
20-153 TAX MAP & LOT NUMBER
PROPOSED EASEMENTS
APPROVED BY SWANZEY PLANNING BOARD
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____
GRAPHIC SCALES
IMPERIAL: 1"=40'
CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."
DATE: _____
B 7/23/20 REVISED PER TOWN COMMENTS. DSL CEB
A 7/21/20 REVISED PER TOWN AND CLIENT COMMENTS. DSL CEB
REV. DATE DESCRIPTION C/O DR CK
SUBDIVISION & TOPOGRAPHIC PLAN
ARROWCREST DRIVE
TAX MAP 20 PARCEL 153 - 81 ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE
PREPARED FOR:
BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446
LAND OF:
RENAE LAMPINEN
P.O. BOX 10084 SWANZEY, NH 03446
SCALE: 1" = 40' MARCH 26, 2020
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: 2100SB00A.dwg PROJ. NO. 2100.00 SHEET: SB-3 PAGE NO. 5 OF 12



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B	7/23/20	REVISED PER TOWN COMMENTS	DSL	CEB
A	7/31/20	REVISED PER TOWN AND CLIENT COMMENTS	DSL	CEB

BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

ROADWAY PLAN & PROFILE
ARROWCREST DRIVE
STA. 0+00 TO 10+00

ARROWCREST DRIVE

PLANS ISSUED FOR: MUNICIPAL REVIEW

TAX MAP 20 PARCEL 153 - ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

SCALE: 1" = 40' HORZ. / 4' VERT.

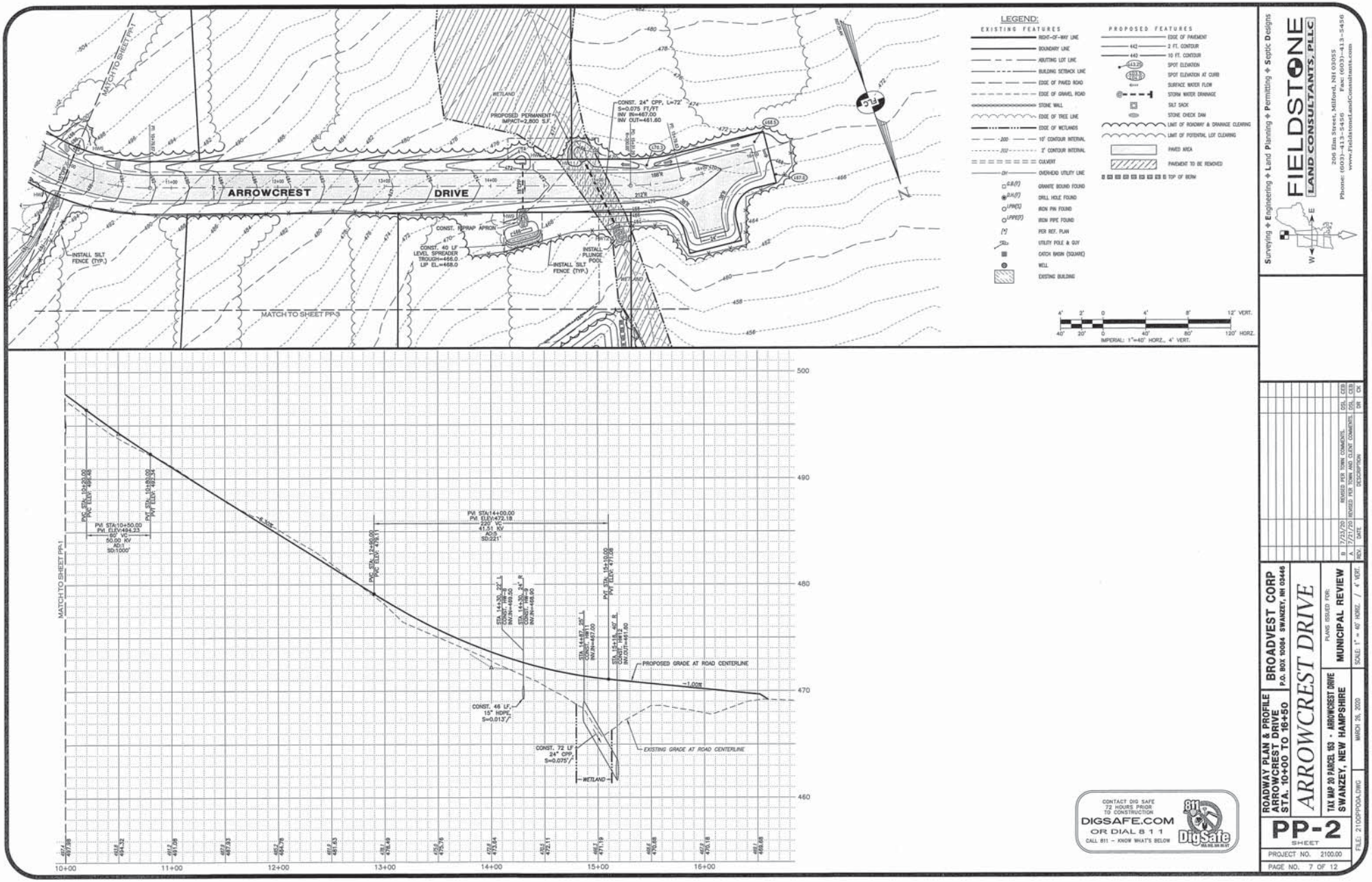
MARCH 26, 2020

FILE: 2100PP00A.DWG

PP-1
SHEET

PROJECT NO. 2100.00

PAGE NO. 6 OF 12



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A	7/21/20	REVISED PER TOWN AND CLIENT COMMENTS.	DSL CEB
			DR CK

ROADWAY PLAN & PROFILE
ARROWCREST DRIVE
STA. 10+00 TO 16+50

BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

ARROWCREST DRIVE

TAX MAP 20 PARCEL 152 - ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

PLANS ISSUED FOR:
MUNICIPAL REVIEW

SCALE: 1" = 40' HORZ. / 4' VERT.

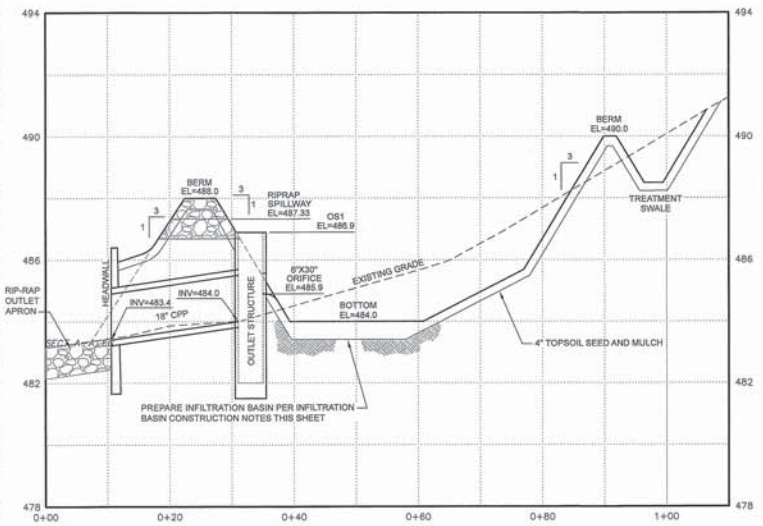
MARCH 26, 2020

FILE: 2100PPDOA.DWG

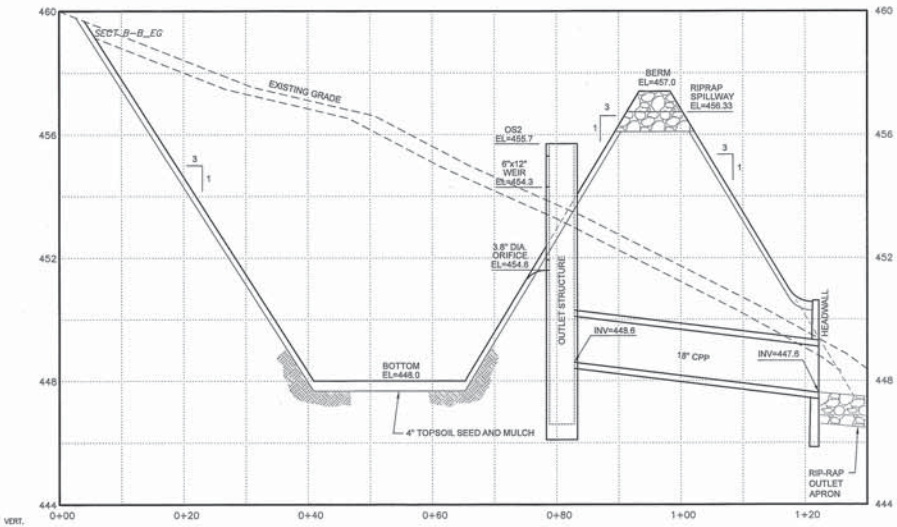
PP-2
SHEET

PROJECT NO. 2100.00

PAGE NO. 7 OF 12

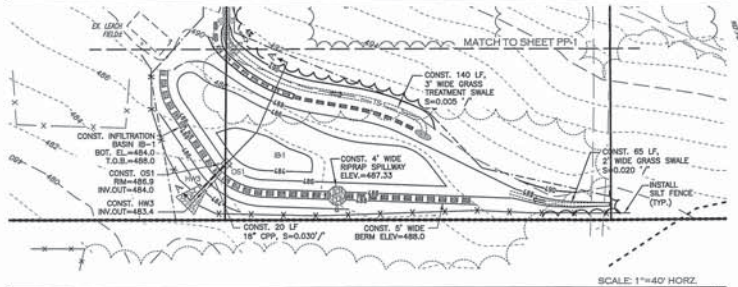


SECTION A-A: INFILTRATION BASIN 1 (IB-1) — 1 / PP-3

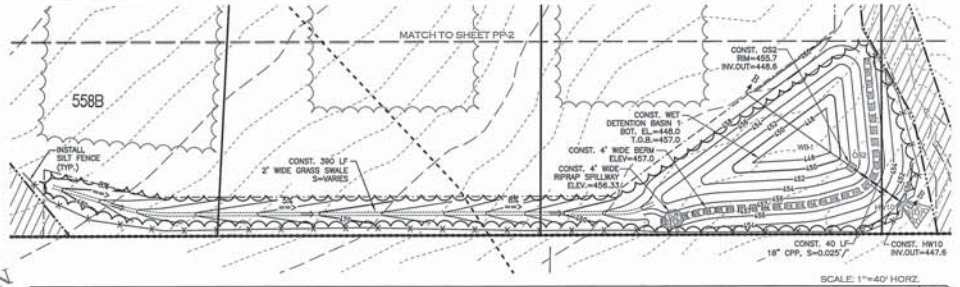


SECTION B-B: WET DETENTION BASIN 1 (WB-1) — 3 / PP-3

0 2' VERT. 0 10' HORZ. IMPERIAL GRAPHIC SCALE



SECTION A-A: INFILTRATION BASIN 1 (IB-1) — 2 / PP-3



SECTION B-B: WET DETENTION BASIN 1 (WB-1) — 4 / PP-3

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

1. CATCH BASINS, PIPE INLETS, DRAINAGE BASINS AND SPILLWAYS SHALL BE INSPECTED AFTER EVERY MAJOR STORM FOR POLLUTANT BUILD-UP. POLLUTANTS CONSIST OF SEDIMENTS, DEBRIS AND/OR FLOATING HYDROCARBONS.
2. IN THE ABSENCE OF A MAJOR STORM, THE SYSTEM MUST BE CHECKED AT LEAST TWICE A YEAR, IN THE SPRING AND FALL FOR HYDROCARBON ACCUMULATION.
3. IF, UPON INSPECTION, A SIGNIFICANT AMOUNT OF POLLUTANTS HAVE ACCUMULATED IN ANY OF THE CATCH BASINS, THEN THE POLLUTANTS MUST BE REMOVED AND DISPOSED OF PROPERLY.
4. A SIGNIFICANT AMOUNT OF POLLUTANTS SHALL BE DEFINED AS A NOTICEABLE SHEEN ON THE WATER SURFACE IN THE SUMPS OF ANY CATCH BASINS AND/OR WHEN SEDIMENTS HAVE ACCUMULATED TO WITHIN 6 INCHES BELOW THE OUTLET OF ANY OF THE CATCH BASINS. WHEN EITHER OF THESE SITUATIONS ARE DISCOVERED UPON THE REQUIRED SEMIANNUAL INSPECTION, THEN THE STEPS STATED ABOVE SHALL BE COMPLETED.
5. THE DRAINAGE BASIN EMBANKMENTS SHOULD BE INSPECTED FOR RODENT BURROWS, BARE SPOTS, WET AREAS OR EROSION. ANY DEFICIENCIES SHALL BE CORRECTED TO PREVENT ADDITIONAL DAMAGE.
6. PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE ERODED AREA OF THE OUTLET.

STORMWATER MAINTENANCE NOTES — 5 / PP-3

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 AS SPECIFIED OR 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.

INFILTRATION BASIN CONSTRUCTION NOTES — 6 / PP-3

SEE SHEET PP-2 FOR LEGEND

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

FIELDSTONE LAND CONSULTANTS, PLLC
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REV.	DATE	DESCRIPTION	DSL	CEB	DR	CK
B	7/23/20	REVISED PER TOWN COMMENTS.	DSL	CEB		
A	7/21/20	REVISED PER TOWN AND CLIENT COMMENTS	DSL	CEB		

STORMWATER MANAGEMENT PLAN & PROFILES

BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

ARROWCREST DRIVE

PLANS ISSUED FOR: MUNICIPAL REVIEW

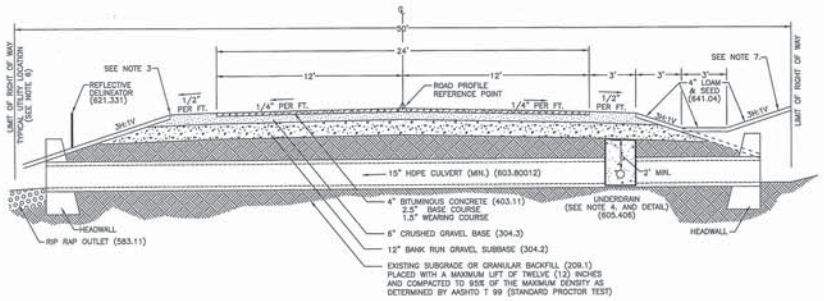
TAX MAP 20 PARCEL 153 - ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

SCALE: AS NOTED
MARCH 26, 2020

P.E.: 21OOPPDOA.DWG

PP-3
SHEET

PROJECT NO. 2100.00

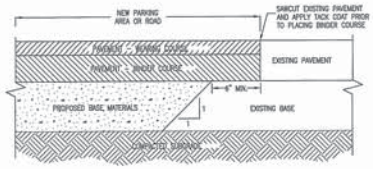


GENERAL ROAD CONSTRUCTION NOTES:

1. REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER ROAD FOUNDATION MATERIAL WITHIN 3' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO THE DIRECTOR OF PUBLIC WORKS. COMPACTION TO BE AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM 1557).
2. ALL MATERIALS AND CONSTRUCTION SHALL MEET AND BE COMPLETED IN STRICT ACCORDANCE WITH THE TOWN OF SWANZEY'S CURRENT ROAD AND DRAINAGE SPECIFICATIONS.
3. A 1.0' SHOULDER EXTENSION IS REQUIRED WHEREVER GUARDRAILS ARE TO BE LOCATED TO PROVIDE FOR GUARDRAIL CONSTRUCTION AND SUPPORT. THE GUARDRAIL POSTS SHALL BE SET FOURTEEN (14) FEET FROM CENTERLINE.
4. SHOULD UNDERDRAIN PIPE BE REQUIRED IN CUT SECTIONS, THE PIPE SHALL DISCHARGE THROUGH A MORTARED RUBBLE AND MASONRY ENDWALL OR INTO A CATCH BASIN.
5. WHERE ROAD GRADE IS 5% OR GREATER, ROAD SWALE SHALL BE LINED WITH RIPRAP (2 LAYERS, 6" TO 8" STONE, 6' WIDE WITH 6" GRAVEL BASE OR EROSION CONTROL FABRIC).
6. ALL UTILITY POLES AND TRANSFORMER SLABS SHALL BE LOCATED AT THE RIGHT OF WAY LINE.
7. SIDE SLOPES IN LEDGE CUT SHALL BE ONE (1) FOOT HORIZONTAL TO TWO (2) FEET VERTICAL WITH A FOUR FOOT FALL ZONE BETWEEN THE DITCH LINE TOE OF SLOPE.
8. ROADWAY AND DRAINAGE FILL SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 304.3.6 OF THE NHDOT STANDARD SPECIFICATIONS – 2016.
9. MAXIMUM ROAD GRADE SHALL NOT EXCEED 8%.

SCALE: N.T.S.

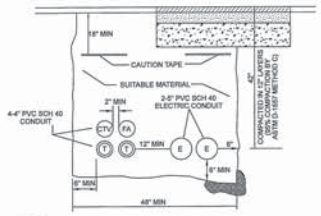
TYPICAL CROSS-SECTION - SUBDIVISION STREET | 1 | DT-1



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

SCALE: N.T.S.

PAVEMENT MATCH | 2 | DT-1



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

SCALE: N.T.S.

TYPICAL UTILITY TRENCH | 3 | DT-1

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430.53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES | 4 | DT-1

1. INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS WILL BE GROUND AND THE GRINDINGS STOCK-PILED ON SITE. STUMP TAILINGS SHALL BE USED FOR EROSION CONTROL. EXCESS TAILINGS SHALL BE COMPACTED WITH SUITABLE MATERIAL IN NON STRUCTURAL FILL SLOPES. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
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. CONSTRUCT ROAD AND INSTALL DRAINAGE PIPES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
7. PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL ROAD AND PARKING AREAS ARE PAVED AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCHBASINS.
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 AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH PAVING. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF ROAD AND PARKING AREA PAVING (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. IN AN EFFORT TO RESTORE ADEQUATE INFILTRATION RATES OF THE BASINS PRIOR TO USE, THE BASES OF THE INFILTRATION BASINS SHALL BE DEEPLY TILLED AND THEN FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE INFILTRATION BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
15. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES | 5 | DT-1



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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/21/20	REVISED PER TOWN AND CLIENT COMMENTS.		DSL	CEB

CONSTRUCTION DETAILS

ARROWCREST DRIVE

TAX MAP 20 PARCEL 153 - ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

LAND OF:
RENAE LAMPINEN
P.O. BOX 10084 SWANZEY, NH 03446

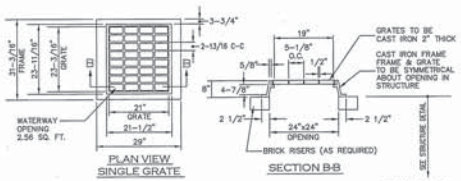
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Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

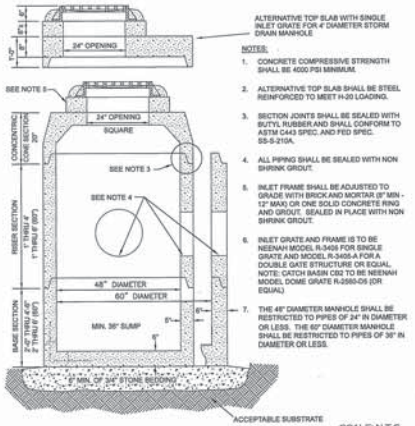
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
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FILE: 21000T00A.dwg	PROJ. NO. 2100.00	SHEET: DT-1	PAGE NO. 9 OF 12



SCALE: N.T.S.

FRAME AND GRATE - NHDOT TYPE B — 1 / DT-2

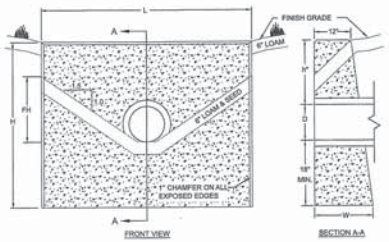


NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH BRICK AND MORTAR (8" MIN - 12" MAX) OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3406 FOR SINGLE GRATE AND MODEL R-3405-A FOR A DOUBLE GATE STRUCTURE OR EQUAL. NOTE: CATCH BASIN C92 TO BE NEENAH MODEL DOME GRATE R-2560-DS (OR EQUAL)
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

SCALE: N.T.S.

CATCH BASIN — 2 / DT-2



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'-3"	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"
30	11'-0"	5'-6"	2'-10"	1'-6"	2'-4.50"
36	13'-0"	6'-0"	3'-4"	1'-6"	2'-6.00"

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

SCALE: N.T.S.

HEADWALL - PRECAST CONCRETE — 3 / DT-2

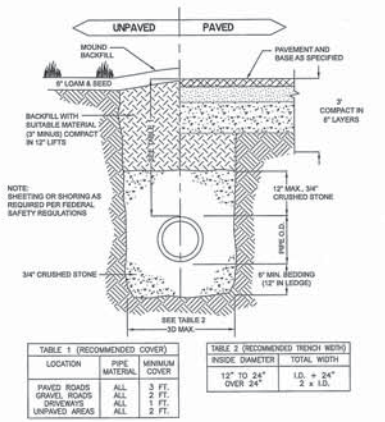
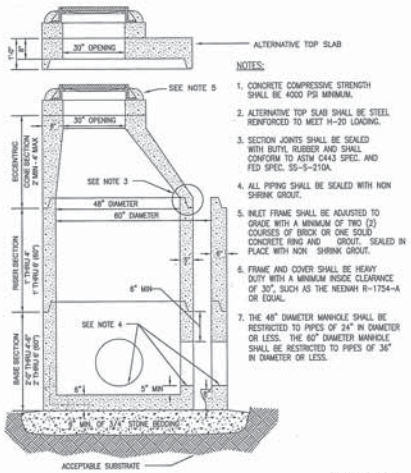


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

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

SCALE: N.T.S.

DRAINAGE TRENCH (TYPICAL) — 4 / DT-2

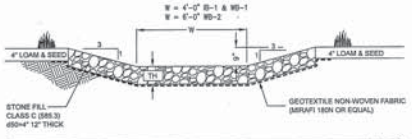


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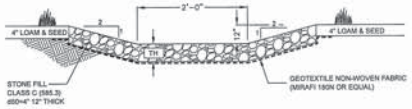
1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5.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

SCALE: N.T.S.

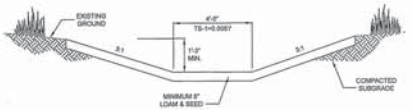
MANHOLE - STORM DRAIN — 5 / DT-2



RIPRAP SPILLWAY DETAIL — 6 / DT-2



RIPRAP SWALE DETAIL — 7 / DT-2



TREATMENT SWALE — 8 / DT-2



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REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/21/20	REVISED PER TOWN AND CLIENT COMMENTS.		DSL	CEB

CONSTRUCTION DETAILS

ARROWCREST DRIVE

TAX MAP 20 PARCEL 153 - ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

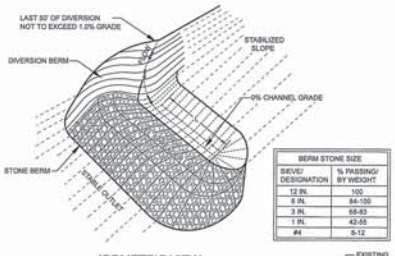
LAND OF:
RENAE LAMPINEN
P.O. BOX 10084 SWANZEY, NH 03446

SCALE: NOT TO SCALE — MARCH 26, 2020

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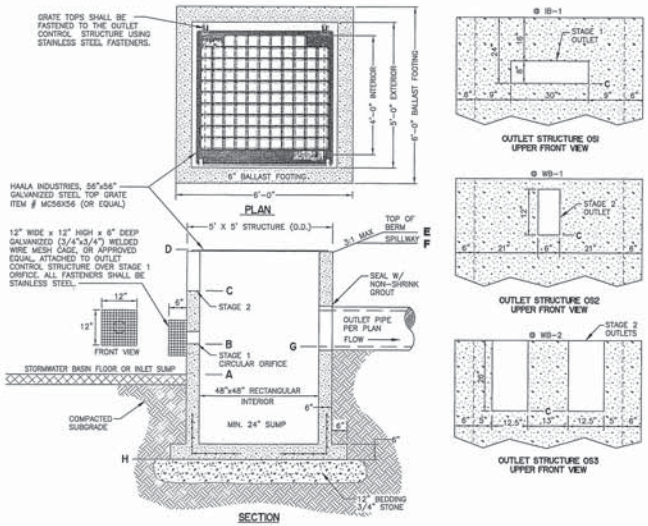
ISOMETRIC VIEW

BERM STONE SIZE	
SIEVE/ DESIGNATION	% PASSING/ BY WEIGHT
12 IN.	100
6 IN.	84-100
3 IN.	58-83
1 IN.	42-55
#4	8-12

NOTES:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT FILL.
3. THE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING A STONE BERM 1.5' H x 5' W ALONG THE ENTIRE LENGTH OF THE LIP.
4. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A 1 PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING INTO THE SPREADER.
5. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

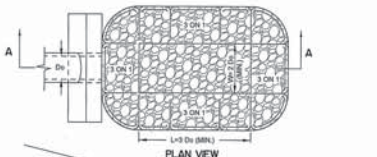
STONE BERM LEVEL SPREADER — 1 / DT-3



LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)							
	STAGE 1	STAGE 2	A	B	C	D	E	F	G	H
OS1 (IB-1)	8"x30" ORIFICE	N/A	484.0	485.9	N/A	486.9	488.00	487.33	484.00	481.50
OS2 (WB-1)	3.8" ORIFICE	6"x12" WEIR	448.0	451.60	454.30	455.70	457.00	456.33	448.60	455.50
OS3 (WB-2)	4.8" ORIFICE	12.5"x26" WEIR(2X)	417.0	421.50	424.80	427.00	428.00	427.33	419.00	414.50

SCALE: N.T.S.

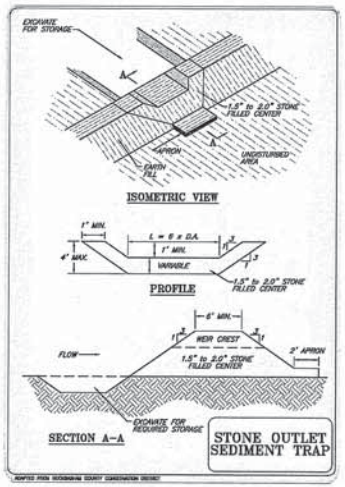
STORMWATER BASIN OUTLET STRUCTURE — 2 / DT-3



LOCATION	Do(IN)	L (FT)	W (FT)	ELEV.
HW5	24	6	4	508.5
HW12	24	6	4	460.0
HW17	24	6	4	416.6

L=3 Do = 3(2 FT.) = 6 FT.
W=2 Do = 2(2 FT.) = 4 FT.

PLUNGE POOL — 3 / DT-3



1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE;
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES;
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA;
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION;
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA;
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED; AND
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. REFER TO THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3 FOR ALTERNATIVE SEDIMENT TRAP OPTIONS.

SEDIMENT TRAP — 4 / DT-3



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DRAINAGE DETAILS

ARROWCREST DRIVE

TAX MAP 20 PARCEL 153 - ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
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1. INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE BURIED ON SITE AT THE LOCATIONS SHOWN. STUMPS SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
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. CONSTRUCT STORAGE BUILDINGS, PAVED AREAS AND ASSOCIATED SITE IMPROVEMENTS AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.
7. PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL AREAS ARE STABLE AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCH BASINS.
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 AND PREPARE FOR LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
11. FINISH CONSTRUCTING STORAGE BUILDINGS AND PAVED AREAS. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING (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. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE STORMWATER BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
15. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES

1 DT-4

EROSION CONTROL (GENERAL CONSTRUCTION)

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
4. 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.
5. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
6. 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.
7. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. 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-ERODIBLE MATERIAL SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
10. ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
11. ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)

	POUNDS / 1,000 SQUARE FEET
CREEPING RED FESCUE	0.62 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.56 LBS
REDTOP	0.12 LBS

APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF

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

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.

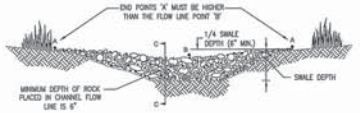
13. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
14. A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
15. 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.
16. 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.

EROSION CONTROL (WINTER CONSTRUCTION)

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

EROSION CONTROL NOTES

2 DT-4



VIEW LOOKING UPSTREAM



SECTION C - C



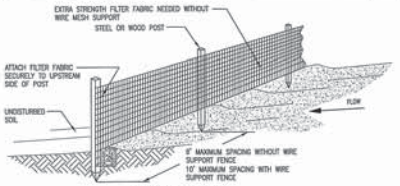
PROFILE - CHECK DAM SPACING

NOTES:

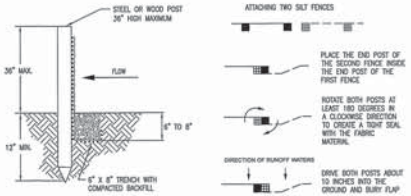
1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED 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

3 DT-4



PERSPECTIVE VIEW



SECTION VIEW

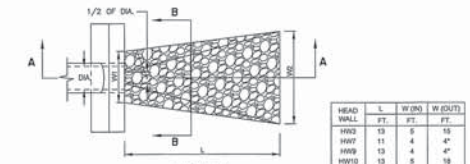
ATTACHING TWO SILT FENCES

NOTES:

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

SILT FENCE

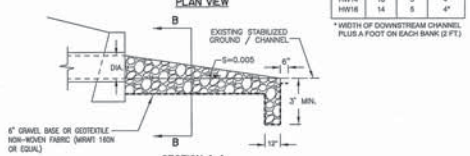
4 DT-4



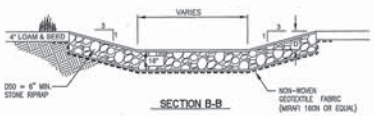
PLAN VIEW

HEAD WALL	L FT.	W (IN) FT.	W (OUT) FT.
HW3	13	5	15
HW7	11	4	4*
HW9	13	4	4*
HW10	13	5	18
HW14	16	5	4*
HW16	14	5	4*

* WIDTH OF DOWNSTREAM CHANNEL PLUS A FOOT ON EACH BANK (2 FT.)



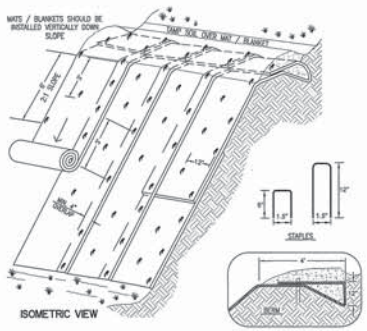
SECTION A-A



SECTION B-B

RIP-RAP OUTLET PROTECTION

5 DT-4



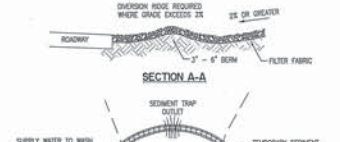
ISOMETRIC VIEW

NOTES:

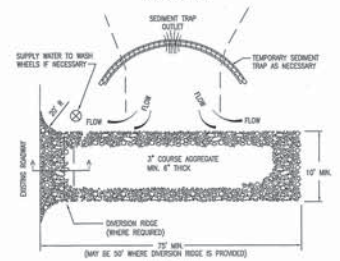
1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 7 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, REVEGED AND REMULCHED AS DIRECTED.

EROSION BLANKETS - SLOPE INSTALLATION

6 DT-4



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-4

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/21/20	REVISED PER TOWN AND CLIENT COMMENTS.		DSL	CEB

EROSION CONTROL DETAILS

ARROWCREST DRIVE

TAX MAP 20 PARCEL 153 - ARROWCREST DRIVE
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
BROADVEST CORP
P.O. BOX 10084 SWANZEY, NH 03446

LAND OF:
RENAE LAMPINEN
P.O. BOX 10084 SWANZEY, NH 03446

SCALE: NOT TO SCALE MARCH 26, 2020

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: 2100DT00A.dwg | PROJ. NO. 2100.00 | SHEET: DT-4 | PAGE NO. 12 OF 12

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – August 13, 2020

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:02 p.m. by Chair Glenn Page. The meeting was held at Whitcomb Hall and via Zoom software for electronic conferencing due to the COVID-19 health emergency in the State of New Hampshire. Emergency meeting pursuant to Executive Order 2020-04, Section 8 and Emergency Order #12, Section 3. Members present: Chair Glenn Page, Richard Sainsbury, and Ruth Snyder at Whitcomb Hall and Jane Johnson, Michael York, Scott Self and Selectmen's Representative Kenneth P. Colby Jr. via Zoom.

Absent: Alternate Steve Malone

Others Present:
Chad Branon, Civil Engineer from Fieldstone Land Use Consultants, LLC was present via Zoom. David A. Mann was also present via Zoom and Resident Rick Spring of 74 Arrowcrest Drive 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 890 1295 0757. If there is difficulty accessing the meeting, please call (603) 352-7411 ext. 108.

Regional Impact: Board members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by Self that there is no item on the agenda which can be construed to have potential for regional impact. There was a second by Snyder with no further discussion. All were in favor by roll call. ***Motion passed.***

MINUTES:

- The meeting Minutes of July 23, 2020 were considered. **Motion** was made by Sainsbury to approve the meeting Minutes of July 23, 2020. There was a second to the motion by Snyder and no further discussion. All were in favor by roll call except Self, York and Colby who all abstained. ***Motion passed.***

APPLICATIONS and PUBLIC HEARINGS
Subdivision Application #20-004
Fieldstone Land Consultants, on behalf of Broadvest Corp, has submitted a Subdivision Application for the property located at 81 Arrowcrest Drive and shown at Tax Map 20, Lot 153. The existing property is approximately 32.5 acres in size. On July 20, 2020, the Town received revised plans from the applicant reducing the number of proposed lots from 20 to 12. The applicant is proposing to subdivide the property into 5 single-family lots and 7 two-family lots for a total of 19 units. The property is located at the end of Arrowcrest Drive and the subdivision would extend the road approximately 1,600 feet to provide access to the new lots. Public hearing continued from Planning Board hearing of July 23, 2020

Bachler said after review of the plans a question came up for lot #10 and lot #13 for size requirement which is calculated excluding wetlands to determine the size. He noted that the applicant has addressed this issue and the lots are now sized appropriately. Bachler said the hammer-head turnaround has been reviewed by the Public Works Director and the Fire Department and all found the plan acceptable. He said Fieldstone has addressed other staff concerns about road design and staff is comfortable with the Board continuing with the public hearing.

Branon said there was no concerns over Swanzey staff recommendations. Timing of construction would be spring 2021 for the road. He noted permits will be required from the State of New Hampshire for Alteration of Terrain and from New Hampshire Department of Environmental Services for storm water permits.

The Chair asked for comments from the members of the Board. Bachler asked Branon when work would be completed. Branon said the road would be completed in 2021. Bachler said the re-paving of Arrowcrest Drive is scheduled for 2022 and the Town does not want to repave and then have heavy construction traffic driving over the newly paved road. Page said the road is anticipated to be completed in 2021. Branon said the base would be completed in 2021 and would need topcoat in 2022 however there would be building construction on-going as lots are sold. Storm water management construction should be completed in 2021.

Bachler explained the opportunity for the public to speak or to ask questions via the Q&A function.

Bachler identified Rick Spring to speak. Spring spoke about his concerns. He said Arrowcrest Drive has deteriorated over the years. Bachler said the Town has a plan to repave Arrowcrest Drive in 2022. Spring asked about drainage. He said there is runoff that comes down the hill and fills the drainage ditches on the side of the road. Branon said storm water drainage swales are planned along the new portion of Arrowcrest Drive to capture run-off from all of the lots. He pointed to storm water management area in the drawings. Lot 16, 17 and 8 and 9 will be mitigated by those areas. Spring asked if the water will go under the road and not down the road. Branon said they will be improving the existing conditions. Spring said the drain under his driveway has been occluded from water from up the hill.

Spring asked about the proposed tie-in to Marcy Hill Road. Branon said that the connection was discussed at some length and cannot be obtained due to wetland issues. Spring said he read that it had been ruled out in the previous minutes of the meeting and Branon said that the Fire Department is comfortable with the hammerhead design and there is no need for the Marcy Hill Road connection. Bachler said the Fire Department said it would be nice to have, but because of uncertainty about the public right of way off Marcy Hill Road and the wetlands mentioned by Branon, the connection is not feasible at this time. Spring thanked the Board and had no further questions.

The Chair asked for questions from the Board. Bachler spoke about the conditions that staff is recommending in regard to any approval by the Board (stated below as bullet points). Self asked about one of the items saying that the item was really a ZBA issue and not the purview of the Planning Board and therefore could be removed. Bachler spoke about the ZBA approval and whether the applicant would have to go back to the ZBA as separate applications for each lot and he said he would try to make that as a single acceptance.

Public hearing closed at 6:31 pm

Motion was made by Snyder to grant the request of Fieldstone Lane Consultants on behalf of Broadvest Corp. for a subdivision property at 81 Arrowcrest Drive and shown at Tax Map 20, Lot 153 into 12 lots consisting of 5 single-family lots and 7 two-family lots for a total of 19 units subject to the bulleted items below. There was a second to the motion by Self and no further discussion. All were in favor by roll call except Colby who abstained. ***Motion passed.***

- Acceptance of the proposed extension of Arrowcrest Drive is subject to approval by the Board of Selectmen pursuant to RSA 674:40.
- A financial security in the amount of the estimated cost of the construction of the road, drainage facilities, and any other public improvements shall be approved by the Planning Board and Town counsel prior to the filing of the subdivision plan. The financial security shall also include a fee to cover the cost of construction observation by the Town's engineer. A percent of the guarantee may be retained by the Town for up to two years to insure the road and all drainage facilities are properly functioning.
- An as-built plan of the road and other improvements shall be provided to the Town prior to the Board of Selectmen considering acceptance of the road.
- A warranty deed for the road and any required easements shall be conveyed to the Town.
- A Town Driveway permit will be required for each lot subject to approval by the Public Works and Fire Departments.
- Applicant shall obtain all necessary subdivision approvals from the New Hampshire Department of Environmental Services prior to the plat being recorded.
- If required, applicant shall obtain an Alteration of Terrain Permit from the New Hampshire Department of Environmental Services prior to the plat being recorded.

Branon thanked the Board and left the meeting.

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

August 17, 2020

Fieldstone Land Consultants
Attn: Chad Branon
206 Elm Street
Milford, NH 03055

NOTICE OF PLANNING BOARD DECISION

Dear Mr. Branon,

At its duly-noticed meeting on August 13, 2020, the Swanzey Planning Board approved the subdivision application submitted on behalf of Broadvest Corp for property at 81 Arrowcrest Drive (Map 20, Lot 153). Please note that the Planning Board voted to approve the subdivision application subject to the following conditions:

1. Acceptance of the proposed extension of Arrowcrest Drive is subject to approval by the Board of Selectmen pursuant to RSA 674:40.
2. A financial security in the amount of the estimated cost of the construction of the road, drainage facilities, and any other public improvements shall be approved by the Planning Board and Town counsel prior to the filing of the subdivision plan. The financial security shall also include a fee to cover the cost of construction observation by the Town's engineer. A percent of the guarantee may be retained by the Town for up to two years to insure the road and all drainage facilities are properly functioning.
3. An as-built plan of the road and other improvements shall be provided to the Town prior to the Board of Selectmen considering acceptance of the road.
4. A warranty deed for the road and any required easements shall be conveyed to the Town.
5. A Town Driveway permit will be required for each lot subject to approval by the Public Works and Fire Departments.
6. Applicant shall obtain all necessary subdivision approvals from the New Hampshire Department of Environmental Services prior to the plat being recorded.
7. Applicant shall obtain an Alteration of Terrain Permit from the New Hampshire Department of Environmental Services prior to the plat being recorded.

Prior to the subdivision plan being recorded, the Planning Board and Town counsel will need to review and approve the required financial security to cover the estimated cost of the road, drainage facilities, and other public improvements. In addition, copies of the required NH DES permits and approvals will need to be provided. Please contact me once these items are ready for review by the Town and I will schedule them for an upcoming Planning Board meeting. If you should have any questions, I can be reached at mbachler@swanzeynh.gov or at 603-352-7411, ext. 108.

Sincerely,
Matthew Bachler
Director of Planning & Economic Development

Outlook

Re: Subdivision Documentation

From Adam Paquette <apaquette@swanzeynh.gov>
Date Mon 6/15/2026 4:03 PM
To shane lampinen <shane.lampinen@yahoo.com>; Chad Branon <cebranon@fieldstonelandconsultants.com>
Cc Stephon Mehu <smehu@swanzeynh.gov>; Joe DiRusso <jdirusso@swanzeynh.gov>; billhutwelker@masiello.com <billhutwelker@masiello.com>

Hi Shane, thanks for reaching out.

Upon re-examining the Notice of Decision, I am revising my previous assessment that all conditions are administrative. Condition #2 regarding financial security requires discretionary judgment and formal Planning Board approval, classifying it as a compliance condition rather than a standard administrative task. Furthermore, our subdivision regulations mandate that all conditions must be satisfied, making no distinction between administrative and non-administrative items. Consequently, I expect the Board will uphold these regulations and require a new application submission. Screenshot of regulations for reference:

5.05 Conditional Approval

The Board may grant conditional approval of an application, but the plat will not be signed or recorded until all of the conditions have been met. If conditions have not been met within (one) year, the approval is null and void and the applicant must resubmit his application. A further public hearing is not required when such conditions:

1) Are administrative in nature.

2) Involve no discretionary judgment on the part of the Board, or

3) Involve the application's possession of permits and approvals granted by other boards or agencies, such as the Department of Transportation, the Wetlands Board, or Water Supply and Pollution Control Division.

A further public hearing will be required to demonstrate compliance with the terms of all other conditions pursuant to RSA 676:4,I,(i).

I can place you on the agenda for the 25th, but please be aware that you will be at the end of an already long meeting. I'm concerned this will just cost you time when you could instead be submitting a new application. That being said, I have placed you on the agenda; please let me know who will be attending. If you would like to discuss further before the meeting, please let me know.

Best,
Adam Paquette
Town Planner - Town of Swanzey
620 Old Homestead Highway
P.O. Box 10009

Swanzey, NH 03446
Phone: 603-352-7411 ext 112

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From: shane lampinen <shane.lampinen@yahoo.com>
Sent: Monday, June 15, 2026 3:05 PM
To: Chad Branon <cebranon@fieldstonelandconsultants.com>; Adam Paquette <apaquette@swanzeynh.gov>
Cc: Stephon Mehu <smehu@swanzeynh.gov>; Joe DiRusso <jdirusso@swanzeynh.gov>; billhutwelker@masiello.com <billhutwelker@masiello.com>
Subject: Re: Subdivision Documentation

Hi Adam,

Thank you for your response.

I understand your interpretation of Section 5.05 and appreciate your explanation.

Before proceeding with a new subdivision application, I would respectfully request a copy of any Planning Board determination, Town Counsel opinion, or other authority concluding that the August 13, 2020 subdivision approval is no longer valid.

As you know, the Planning Board approved the subdivision subject to conditions that were administrative in nature and contemplated subsequent review of the financial security and recording of the plan. Since the approval was granted, the project has remained active through permitting, engineering, surveying, and related development efforts undertaken in reliance upon the Planning Board's approval.

Given the significance of requiring a previously approved subdivision to restart the application process, I would appreciate the opportunity to discuss the matter with the Planning Board and/or Town Counsel before submitting a new application.

Accordingly, I respectfully request that this matter be placed on the next available Planning Board agenda for discussion.

Thank you for your assistance, and I look forward to working with the Town toward a resolution.

Sincerely,

Shane Lampinen

Owner/Realtor

Broadvest Real Estate

www.broadvest.com

Cell: 603-759-1263

On Friday, June 12, 2026 at 08:56:29 AM EDT, Adam Paquette <apaquette@swanzeynh.gov> wrote:

Hello,

You're correct; the conditions are administrative. However, they must still be completed within one year. Since all conditions were not met within one year, the approval is null and void. You would have needed to meet all conditions by August 13, 2021. Please proceed with the submittal of a new application so we can get you into a Planning Board for a public hearing. Thank you.

Best,
Adam Paquette
Town Planner - Town of Swanzey
620 Old Homestead Highway
P.O. Box 10009
Swanzey, NH 03446
Phone: 603-352-7411 ext 112

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From: shane lampinen <shane.lampinen@yahoo.com>
Sent: Thursday, June 11, 2026 11:37 AM
To: Adam Paquette <apaquette@swanzeynh.gov>; Chad Branon <cebranon@fieldstonelandconsultants.com>
Cc: Stephon Mehu <smehu@swanzeynh.gov>
Subject: Re: Subdivision Documentation

HI Adam,

I had a chance to review the original approval and the conditional approval section of the subdivision regulations.

The Conditional approval section (5.05) on page 7 states a further public hearing is not required when the conditions are (1) administrative in nature. and (3) involve the applications possession of permits and approvals granted by other boards. (attached is a copy)

The planning board approval had 7 conditions, all of which were either administrative in nature or involve other permits or boards. (attached is a copy)

The required permits from the state of NH have been approved. My next step to continue the project is to get the financial security (security bond) in place, approved by the planning board and the recording of the plan. This is what I've been working on with DPW director Joe Dirruso and my insurance company.

This was the understanding with prior Town Planners .

Let me know if I can meet with the planning board this June 25th meeting to go over the bond requirements and get condition # 2 finalized with the planning board and get the plan set up for recording.

Thanks,

Shane Lampinen
Owner/Realtor
Broadvest Real Estate
www.broadvest.com
Cell: 603-759-1263

On Thursday, June 11, 2026 at 09:30:37 AM EDT, Adam Paquette <apaquette@swanzeynh.gov> wrote:

Hello,

Thanks for speaking with me today. As we discussed, you'll need to resubmit your application due to the following (found in subdivision regulations):

> The Board may grant conditional approval of an application, but the plat will not be signed or recorded until all of the conditions have been met. If conditions have not been met within (one) year, the approval is null and void and the applicant must resubmit his application. A further public hearing is not required when such conditions:

Attachments:
1. Application
2. Subdivision Regulations
3. Planning Board Schedule

Please let me know if you have any questions. Thank you.

Best,
Adam Paquette
Town Planner - Town of Swanzey
620 Old Homestead Highway
P.O. Box 10009
Swanzey, NH 03446
Phone: 603-352-7411 ext 112

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immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.

SWRPC | Southwest Region Planning Commission

37 Ashuelot Street
Keene, NH 03431
(603) 357-0557
www.swrpc.org

DATE: June 29, 2026

TO: Town of Swanzey Planning Board

FROM: Southwest Region Planning Commission

SUBJECT: Home-Based Child Care Zoning Language and Related Selectboard Follow-Up

Background

In 2024, HB 1567[1] amended RSA 674:16 by adding a new paragraph VI as follows:

> *In its exercise of the powers granted under this subdivision, the local legislative body of a city, town, or county in which there are located unincorporated towns or unorganized places shall, as described in RSA 672:1, V-a, allow home-based care (family care and group family care) by right or pursuant to a conditional use permit as long as all requirements for such programs adopted in rules of the department of health and human services (He-C 4002) are met. Family or group family child care shall be allowed as an accessory use to any primary residential use and shall not be subject to local site plan review in any zone where a primary residential use is permitted. If all requirements of the department of health and human services are met, but an application for a conditional use permit is pending with the municipality in which the home-based child care facility is located, an applicant may begin operation during such time until the permit is granted or denied.*

The practical effect of this is to make it easier for qualified providers to operate licensed home-based child care programs. Licensed child care providers are subject to state health, safety, staffing, space, and operational standards through the New Hampshire Department of Health and Human Services[2]. Licensed or legally license-exempt providers may accept New Hampshire Child Care Scholarship payments[3], which can make child care more accessible for eligible working families. DHHS licensing rules require applicants to obtain applicable local approvals, including zoning approval. As a result, unnecessary local zoning barriers can unintentionally limit child care availability within communities.

Pending legislation, HB 1195[4], will further amend RSA 674:16, VI to update terminology and require family day care homes and group family day care homes to be allowed by right on lots

---

[1] New Hampshire-2024-HB1567-Amended (https://legiscan.com/NH/text/HB1567/id/2999035)
[2] he-c-4002-formatted.pdf (https://www.dhhs.nh.gov/sites/g/files/ehbemt476/files/documents2/he-c-4002-formatted.pdf)
[3] Child Care Scholarship Provider Enrollment and Web Billing | New Hampshire Department of Health and Human Services (https://www.dhhs.nh.gov/programs-services/childcare-parenting-childbirth/child-development-and-head-start/child-care)
[4] bill.pdf (https://gc.nh.gov/bill_Status/pdf.aspx?id=32569&q=billVersion)

37 Ashuelot Street
Keene, NH 03431
(603) 357-0557
www.swrpc.org

where residential use is permitted in the primary dwelling or within an existing accessory structure. HB 1195 is also expected to create RSA 674:81, which would require municipalities to allow child care centers by right on commercially zoned land. RSA 674:81 will also disallow site plan review for child care centers with fewer than 30 children.

To support municipal compliance with these statutory changes, the Community Development Finance Authority (CDFA), with support from the Couch Family Foundation, is funding technical assistance through Regional Planning Commissions to help selected New Hampshire communities update local zoning ordinances to reduce barriers to child care. The project focuses on municipal zoning barriers affecting family-based child care providers and is intended to help communities comply with recent state legislation, remove unintended regulatory obstacles, and support expanded child care availability. SWRPC was selected as a participating RPC and identified Swanzey as a strong candidate through a screening process that considered zoning compliance, youth population, existing child care availability, and potential local impact. Swanzey was also identified by Monadnock Economic Development Corporation as a candidate for this work, and the project fits well with the Town's broader zoning audit. While the zoning audit is focused on identifying areas for improvement and pointing to available model language where appropriate, this child care zoning project is supported by a separate external grant and includes assistance with fully developing proposed amendment language for Planning Board consideration.

Existing Zoning Structure

Swanzey's current zoning ordinance addresses child care-related uses, but not consistently and not in a way that clearly distinguishes home-based family child care from center-based child care uses. The ordinance includes references to "daycare facility," "daycare or kindergarten facility," and "child care facility" in different zoning districts, but it does not define those terms.

The ordinance regulates home occupations and home-based businesses in Section III.U. Because family day care homes and group family day care homes are conducted from a residence, it may initially seem logical to address them within those provisions. However, Section III.U is not a seamless fit. Home occupations are subject to local criteria, and home-based businesses require site plan review by the Planning Board. For that reason, SWRPC does not recommend regulating family day care homes or group family day care homes under the home occupation or home-based business provisions. Instead, they should be addressed as a separate category of accessory residential use.

37 Ashuelot Street
Keene, NH 03431
(603) 357-0557
www.swrpc.org

Recommended Amendment Approach

Because Swanzey is also reviewing the structure of its zoning ordinance through a broader zoning audit, the home-based child care amendment should be drafted so it can work under either the current ordinance structure or a future reorganized structure.

Under the current ordinance, the most appropriate location to include home-based child care is **Section III: General Provisions Applicable to All Districts**. Placing the operative language within a new subsection under Section III would create one cross-district rule that applies where primary residential use is permitted. This approach would avoid regulating family day care homes and group family day care homes as ordinary home occupations or home-based businesses.

If the broader zoning reorganization is adopted, SWRPC recommends placing this provision in a new **Accessory Use** subsection of the General Zoning Provisions. The same substantive language could be used in either location.

Proposed language:

> ***Family Day Care Homes and Group Family Day Care Homes***
>
> *Family day care homes and group family day care homes, as defined in [Section XIII], shall be permitted by right as accessory uses on any lot where primary residential use, is permitted, provided that the program complies with all applicable requirements of the New Hampshire Department of Health and Human Services under He-C 4002.*
>
> *Family day care homes and group family day care homes may be conducted within the primary dwelling or within an existing accessory structure located on the same lot as the primary residential use.*
>
> *Family day care homes and group family day care homes shall not require a special exception and shall not be subject to local site plan review. They shall not be regulated as home occupations or home-based businesses under [Section III.U].*
>
> *Nothing in this section shall exempt the use from applicable state licensing, building, fire, health, life safety, water supply, or sewage disposal requirements.*
>
> *Nothing in this section shall be construed to override any private covenant, including homeowners' association covenants.*

Suggested definitions for **Section XIII: Definitions**:

> ***Family Day Care Home:*** *A family day care home as defined in RSA 170-E:2, IV(a); child care provided in an occupied residence for less than 24 hours per day, except in emergencies, generally for up to 6 children from one or more unrelated families, subject to applicable State licensing requirements. In addition to the 6 children, up to 3 children*

attending a full day school program may also be cared for up to 5 hours per day on school days and all day during school holidays, provided that the after school and holiday increase in capacity is permitted by the state fire code and in compliance with any local ordinance.

Group Family Day Care Home: *A group family day care home as defined in RSA 170-E:2, IV(b), as amended. Child care provided in an occupied residence for less than 24 hours per day, except in emergencies, generally for 7 to 12 children from one or more unrelated families, subject to applicable State licensing requirements. In addition to the 12 children, up to 5 children attending a full day school program may also be cared for up to 5 hours per day on school days and all day during school holidays, provided that the after school and holiday increase in capacity is permitted by the state fire code and any local ordinance.*

Anticipated July 2026 Change: Child Care Centers

HB 1195, which was passed by the state legislature and is currently awaiting the governor's signature, is expected to create RSA 674:81, addressing child care centers on commercially zoned land. This issue is separate from family day care homes and group family day care homes. Swanzey's ordinance currently uses several terms for center-based child care uses, including "daycare facility," "daycare or kindergarten facility," and "child care facility," and those uses are not treated consistently across commercial districts.

As anticipated, RSA 674:81 will require municipalities to allow child care centers by right on commercially zoned land, provided applicable DHHS licensing requirements are met. It would also allow an existing building within a commercial district, or portion of a building therein, to be converted to a child care center if the exterior dimensions do not change. Local site plan review may still apply if the licensed capacity will exceed 30 children, and the statute would preserve enforcement of applicable state fire, building, water supply, and sewage disposal requirements.

In Village Business District I and the Business District, daycare facilities are allowed only by special exception. In Village Business District II, child care centers are not listed as a use. In the Commercial/Industrial District, child care centers are not listed as a use. In the Industrial Park District, "child care facility" is listed as a permitted use.

If HB 1195 is signed into law, SWRPC recommends that Swanzey update its ordinance to use a consistent term, such as "child care center," and allow that use by right in the Village Business I, Village Business II, and Business Districts. The Planning Board should review the Commercial/Industrial District and Industrial Park District separately because HB 1195 preserves municipal authority to restrict child care centers in zones where industrial and

manufacturing uses are permitted if the child care center use is incompatible with existing industrial or manufacturing activity.

Under the current ordinance structure, allowances for child care centers should be included in the district specific sections. Village Business I, Village Business II, and Business districts could incorporate the following language within their permitted uses lists:

> ***[x]. Child care centers****, as defined in Section XIII and subject to RSA 674:81; child care centers shall be permitted by right on commercially zoned land, provided applicable State licensing requirements are met. A child care center may be subject to site plan review if its licensed capacity will exceed 30 children. See Section [III.X] for limitations related to existing industrial or manufacturing uses.*
>
> ***III. [x] Child Care Center Industrial or Manufacturing Use Compatibility***
>
> *A child care center shall not be permitted on a lot containing an existing industrial or manufacturing use, or adjacent to an existing industrial or manufacturing use, unless the child care center is intended exclusively for the children of employees of the industrial or manufacturing use.*

Terminology should be updated within the Rural / Agricultural and Residence Districts for consistency. The Planning Board should also discuss if child care centers as defined in this memo align with the intent of the similar listed uses within the Rural / Agricultural and Residence Districts. Proposed RSA 674:81 does not require child care centers in non-commercial zoning districts.

Define child care center:

> ***Child Care Center:*** *A child day care agency, other than a family day care home or group family day care home, that provides child day care outside of a residence through one or more of the following program types: group child day care center, infant and toddler program, night care program, preschool program, school-age program, small group child day care center, or any combination thereof, as defined in RSA 170-E:2, IV(c), IV(d), IV(e), IV(f), IV(g), and IV(i), and regulated by the New Hampshire Department of Health and Human Services. This term is intended to correspond with "child care center" as defined in RSA 674:81, as amended.*

If the broader zoning reorganization is adopted, SWRPC recommends placing the following provision in the proposed **Specific Use Standards** section and incorporating child care centers in the proposed use table.

> ***Child Care Centers***
>
> 1. *Child care centers, as defined in Section [X], shall be allowed by right within [specific district names], provided the requirements of RSA 170-E and rules adopted*

thereunder by the New Hampshire Department of Health and Human Services regarding licensure and operation of child day care are met.

2. *An existing building, or portion thereof, may be converted to a child care center, within the zoning districts identified in subparagraph 1 of this section, provided that the exterior dimensions of the building do not change.*
3. *A child care center may be subject to local site plan review regulations if the licensed capacity of the child care center will exceed 30 children.*
4. *A child care center shall not be permitted on a lot containing an existing industrial or manufacturing use, or on a lot adjacent to an existing industrial or manufacturing use, unless the child care center is intended exclusively for the children of employees of the industrial or manufacturing use.*
5. *Nothing in this section shall prohibit enforcement of applicable state fire, building, water supply, or sewage disposal requirements*
6. *This section shall not apply to family day care homes or group family day care homes, which are regulated separately as accessory residential uses.*

Selectboard Follow-Up

In addition to the zoning correction, the Planning Board may wish to recommend that the Selectboard consider non-regulatory steps to support home-based child care. Monadnock Economic Development Corporation's (MEDC) materials (attached) describe child care as economic infrastructure and identify home-based child care as one of the faster ways to add licensed slots in rural communities.

Suggested Selectboard actions include:

1. Share MEDC's Bring It Home materials through the Town website, newsletter, or public handouts.
2. Refer interested residents to MEDC for licensing navigation, business readiness support, project planning, and possible home rehabilitation or safety improvement grants.
3. Encourage better coordination among planning, fire, health, and code/building officials so residents receive clear and consistent guidance. MEDC identifies these local officials as helpful coordination partners.

Next Steps

The child care amendments recommended in this memo are intended to work whether Swanzey retains the current ordinance structure or adopts a reorganized ordinance.

The Planning Board should:

- Confirm alignment with SWRPC's recommended approach for family day care homes and group family day care homes, or whether it would like to review additional options.
- Confirm alignment with SWRPC's recommended approach for child care centers on commercially zoned land.
- Decide whether child care centers, as defined in the proposed amendment, should be allowed in the Rural / Agricultural District and Residence District, and if so, whether the existing approval pathways should change. The current ordinance allows daycare-type uses by right in the Rural/Agricultural District and by special exception in the Residence District.
- Determine whether any existing or anticipated industrial or manufacturing uses in the Commercial/Industrial District or Industrial Park District would make nearby child care centers inappropriate or incompatible.

Based on the Planning Board's direction, SWRPC will revise the proposed amendment language, and work with staff to prepare draft warrant language.