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
January 8, 2026
6:00 PM

A regular meeting of the Swanzey Planning Board will be held on **Thursday, January 8, 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. December 18, 2025

3) Public Hearings

A. **PB 25-017: Site Plan Review Application** – Fieldstone Land Consultants have submitted a Site Plan Review Application on behalf of Paul Thomas to expand the gravel parking lot at Twinkle Town. The property is located at Tax Map 220, Lot 191 in the Business District. **A site visit for this project is scheduled for January 5 at 2pm.**

B. **PB 25-018: Site Plan Review Application –** Fieldstone Land Consultants have submitted a Site Plan Review Application on behalf of Paul Thomas for an accessory storage structure measuring 5,000 square feet. The property is located at Tax Map 220, Lots 171 & 173 in the Business District. **A site visit for this project is scheduled for January 5 at 2pm.**

4) Discussions/Other Business

A. New Tenant Application – Nicole Knobloch – 190 Talbot Hill Road

B. Discussion on Rezone Proposal

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – **December 18, 2025**
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6pm by Chair Scott Self. The meeting was held at Whitcomb Hall and online for the public. Other members present were Vice Chair Michael York, Victoria Ames, Richard Lane, Mark Scalera, Brandon Self, Alternate Charlie Harbeck, and Selectman's Representative Mark LaBelle. Also present was Town Planner Adam Paquette and Recording Secretary Susan Ells.

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

Absent: Alternates Stacey Goodale, Jane Johnson

Others Present:
Kai Kraemer with FACT TV, Deborah Sprague, Jeanette Gokey, Sharee Howard, Matthew Tarr, Matt Robinson, John Noonan, Paul Thomas, Katherine and David Jones, Jim Tempesta, Cheri Domina, Bill Hutwelker

MINUTES:
The meeting minutes of **December 4, 2025** were considered. A motion was made by York to approve the meeting minutes as presented. There was a second by B Self**.** All were in favor. With no further discussion, the motion passed.

REGIONAL IMPACT
A Motion was made by York that the Base Hill Road Proposal has a regional impact. There was a second by Lane**.** Chair Self disagreed since this is a for a warrant article. With no further discussion, Lane and York voted for the motion; the others voted against; the motion failed 2-5.

APPLICATIONS AND PUBLIC HEARING(S):
A. **Base Hill Road Rezone Proposal** – Petitioned Zoning Amendment
Chair Self read Amendment as written for the March 2026 warrant.

Sharee Howard presented the SCSA (Seriously Concerned Swanzey Abutters) group's reasons for the proposed amendment to rezone Base Hill Road and asked for the support of the Planning Board. Chair Self said they understand the concerns of the group, but he feels what they are proposing is spot zoning and that it is unfair to the property owner who bought the 7 acres as commercial property as it would restrict what he can do with the property. It would take away his property rights. Chair Self then asked for input from the Board. Victoria Ames thanked the group for the work they put into the proposal; and said she is especially interested in protecting the wetland's preservation and public safety. She is in support. Mark Scalera said it is a unique situation since there are primarily residences.

He gives kudos for bringing it forward. It is spot zoning because it must be. He is leaning toward being in favor. Richard Lane said he understands what the petition is for and sympathizes with them, but with the projected changes with the proposed wetlands article that will be on the warrant it might restrict what might go in there. Chair Self said it would punish the other businesses and restrict them from expanding to change the zone. York said that the owner had bought it for commercial reasons and if it changes to residential, it will reduce the value of the property for that owner.

Matt Robinson is a business owner and owns Lots #1 and #22. Understands what the residents are talking about, but he has concerns about the changes. It will devalue both properties he owns; if he was to sell #22, there would be restrictions that would deter buyers.

Chair Self reminded the group that this article is going on the warrant; this is an opportunity for the public to air their opinions, but the article won't change.

Cheri Domina supports the proposal; she asked Sharee if this is changed from last year's article and was told it is the same and clarified that the 7 acres would be rezoned, and it was confirmed that it is the intent.

Deborah Sprague lived on Base Hill Road for over 50 years and has reported in the past how dangerous that road is with large trucks traveling the road. Chair said the rezoning would not stop the traffic.

Jeanette Gokey spoke about her concerns about a business moving next to her.

Jim Tempesta spoke as a property owner on that road and said he hears the group's issues, but he isn't convinced that rezoning is the answer. He agrees that the traffic is a problem but feels something should be done with the road itself.

David Jones said he thinks the purpose of the proposal is preventative but that it won't cure a problem. This is to prevent further deterioration; Chair Self said its purpose is to prevent the development of one piece of property.

Chair Self closed the Public Hearing at 6:36pm and asked the board for their input. He said they've heard the arguments; he doesn't feel it's fair to that property owner or others that it gets rezoned; he feels this is spot zoning. York agreed and said it is illegal in NH and cited a court case.

York made a motion that the Board will not endorse nor recommend the zoning change article; B Self seconded the motion; 5 voted for the motion; Scalera and Ames were against. The motion passed.

The public hearing reopened at 6:39pm

B. **Amendment #6** – Rezone Proposal
Chair Self read the proposed amendment that would rezone parcels from the Rural/Ag district to Residential. He asked for public input. Matthew Tarr asked why they are rezoning the lots to Residential; Chair Self explained it is so it can be developed for residential use, with smaller lot sizes of

1 acre. Tarr said Map 219 is landlocked; Chair Self explained if it was to be developed, there would need to be road put in, like they did for Marcy Hill. He described the lot he owns and Paquette said it is currently considered a nonconforming lot, but this change would make it a conforming lot. He offered to schedule a meeting to explain. Chair Self said there are more restrictions in Rural/Ag by size and frontage. If he were to expand it currently, he would need a variance from the Zoning Board, but if it changes to Residential and he wanted to expand, he could without a variance.

John Noonan from Fieldstone Land Consultant represents his client, John Burke, who wants to rezone his lots and the remaining lots are being requested to be rezoned by the Town at the same time to conform to the rest of the lots in that area.

Lane asked if the abutters were notified and Paquette said all the owners of the affected lots were notified by certified letter.

Paquette also pointed out that this supports Master Plan. Ames expressed her concerns about adding more residential use, which has potential for many building lots and wonders if the facilities of the town could support the increase.

Paquette said that it is not dense development that 1 acre lots are not dense and it would take decades for it to be developed.

Lane asked at what point they would address density and Chair Self said the Planning board would address it during sub-division.

Domina asked which area was Rural/Ag and why wasn't the Conservation Commission contacted; Paquette said he dropped the ball, but it is zoning, not site plans; it's just changing possible uses. Paquette said there are no wetlands. York said he used to live on Marcy Hill and there are no wetlands.

Chair Self closed public hearing at 6:59pm. Chair asked the board if they support the plan to go onto the warrant.

A motion was made by B Self to put Amendment #6 onto the 2026 warrant. York seconded the motion. With no other discussion, all were in favor and the motion passed.

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

John Noonan from Fieldstone Land Consultants reviewed the application with the Board. Chair Self asked the board if they feel it is complete enough to go to a public hearing.

Scalera made a motion that the application is complete, LaBelle seconded. Lane asked about the items that were not completed; Chair Self explained that the items would need to be approved by the State

so the application is complete enough to go to a public hearing. With no further discussion All approved. Motion passed.

The public hearing was opened at 7:09pm.

John Noonan explained the plan for the subdivision. Chair Self said the new lot which isn't a full acre for a contiguous lot for that site which doesn't meet the zoning regulations. However, it would make it more conforming than it is now, and he feels it is a good plan. The consensus of the board is that it is a good plan.

Chair Self closed public hearing at 7:15pm.

York made a motion to approved it because it will make it a more conforming lot with the condition of a perk test and showing where a 4000 sq foot area for a leech field on the property will be. Scalera seconded; all were in favor and the motion passed.

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

Chair Self informed John Noonan that these proposals were submitted after a change in zoning to the wetlands had been presented to the Planning Board. If the Board approves the plat at this meeting and the voters don't approve the change in zoning to wetlands, then they are all set. However, if the voters do approve it, then the applicant would need to come back to the Planning Board to apply for a conditional use permit. If that was not approved, the applicant would need to come back with an updated site plan. Noonan said he was aware and knows the Conservation Commission has not reviewed the plan yet, so the applicant would like to review the application for completeness at this meeting.

Chair Self read the summary of the site plan review application and John Noonan reviewed the checklist.

York made a motion that the application is complete. Scalera seconded the motion; all were in favor and the motion passed.

Chair Self opened the public hearing at 7:28pm.

John Noonan is asking that this hearing be continued to the next meeting; he then reviewed the plans for expanding the parking lot which will be hard packed gravel. He explained the request for a waiver for landscaping since it doesn't face a public way, and they will be leaving the existing trees. Chair Self asked for a consensus from the Board. Lane said he was not sure; Ames would like a site visit and would like to defer her decision. The others felt leaving the trees was sufficient. Paquette said the primary concern is there needs to be one ADA accessible parking space. Noonan said the grade is ADA compliant. They feel this parking lot would not be used by a wheelchair, but more likely would prefer

to park near the building. Paquette also said there needs to be an ADA compliant walkway to the building. Ames asked questions about the existing parking spaces which she would like to see on the plan. Paul Thomas said the plan already showed additional parking and people park there now. Lane asked if there was an ADA designated spot near the building and was told there was none currently. Noonan said there will be one near the building and one in rear. Domina would be interested in site visit.

York made a motion to continue the public hearing until the January 8, 2026 meeting; Lane seconded. All were in favor and the motion passed.

Ames made a motion for a Site visit scheduled on Monday, January 5, 2026 at 2pm; York seconded; all in favor. The motion passed.

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

Chair Self read the Site Plan review application; John Noonan reviewed the checklist which the board reviewed for completeness.

Scalera made a motion that the application is complete to proceed to public hearing. B Self seconded the motion; all were in favor and the motion passed.

Public hearing opened at 7:52pm

John Noonan is proposing a 5,000-foot storage unit with 3 parking spaces. The use will be for storage of equipment and maintenance items for the business the applicant owns across the street.

A motion was made by B Self to continue the public hearing until the January 8, 2025 meeting; Lane seconded the motion. All were in favor and the motion passed.

Lane made a motion for a site visit on January 5, 2026 at 2pm; LaBelle seconded; all were in favor and the motion passed.

Discussions and Other Business:

1) Approve Schedule for 2026

Lane made a motion to approve the Planning Board schedule for 2026 about meeting dates and application dates. B Self seconded the motion; all were in favor and the motion passed.

2) York reported that CIP and Governance made their recommendations to the BOS. He has copies if anyone wants to schedule a meeting with him to discuss.

ADJOURNMENT

A motion to adjourn was made by LaBelle. There was a second to the motion by B. Self with no further discussion. All were in favor and the m*otion passed.* Adjournment occurred at 8:04pm.

Next Meeting: January 8, 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
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Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: December 11, 2025

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

Summary:

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

The applicant is seeking waivers to the following:

13. Landscape Plan

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

21. Location and type of proposed sewage disposal system.

22. Architectural Plans.

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

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

Applicable Ordinances and Regulations:

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

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

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

Site Plan Review Regulations:

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

2. Off-street parking and loading requirements.

g. Landscaping in Parking Areas:

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

4. Illumination/Lighting

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

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

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

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

Staff Comments:

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

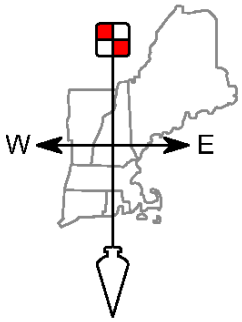
Conservation Commission Comments:

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

Attachments:

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

LETTER OF TRANSMITTAL



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

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

Date: November 26, 2025

Re: 3 ARROWCREST DRIVE
Site Plan Applications
Tax Map Parcel 220, LOT 191, Swanzey, NH

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

❒ Shop drawings ■ Prints ■ Plans ❒ Samples ❒ Specifications

❒ Copy of letter ❒ Change order ❒ _____.

COPIES	DATE	NO.	DESCRIPTION
1	5/26/25		Site Plan Application & Checklist
1			Abutters List & Labels
1			Letter of Authorization (Owner & Applicant)
4	5/26/25		Full Size Site Plans (22”x34”)
1			Electronic Copy of all submittals above
			Submission Fees (To be determined by Swanzey Planning Department)

THESE ARE TRANSMITTED as checked below:

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

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

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

■ For review and comment ❒ _____.

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

REMARKS:
Hi Adam, We are submitting an application for an expansion to the parking lot behind the Twinkle Town business. If you have any questions or need any additional information, please let me know. Thank you,

John Noonan

Project No. 1744.02

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

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

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

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

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

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

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

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

1. Name and address of owner(s) of record:
PAUL F. THOMAS
3 ARROWCREST DRIVE, SWANZEY, NH 03446

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

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

Preferred Telephone: _____ Email: _____

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

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

4. Street Address of Proposed Project: 3 ARROWCREST DRIVE

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

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

7. Project Name: TWINKLE TOWN - PARKING LOT EXPANSION

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

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

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

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

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

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

14. Total Number of Employees: 2-3 Employees

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

The following items must be submitted with the application:

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

The following affidavits must be signed and dated:

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

11/26/25 _____ _____

Date Signature

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

11/26/25 _____

Date Signature

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

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

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

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

PLAT SUBMISSION CHECKLIST

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

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

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

Date: 11/26/25

FLC#1744.02 / CJC

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

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

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

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

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

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

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

Date; 11/26/25

FLC#1744.02 / CJC

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

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

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

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

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

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

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

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Swanzey, NH 03446

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

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

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

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

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

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

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

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

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

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

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

November 25, 2025

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

To Whom It May Concern:

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

Very truly yours,

Owner:

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

SHEET INDEX

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

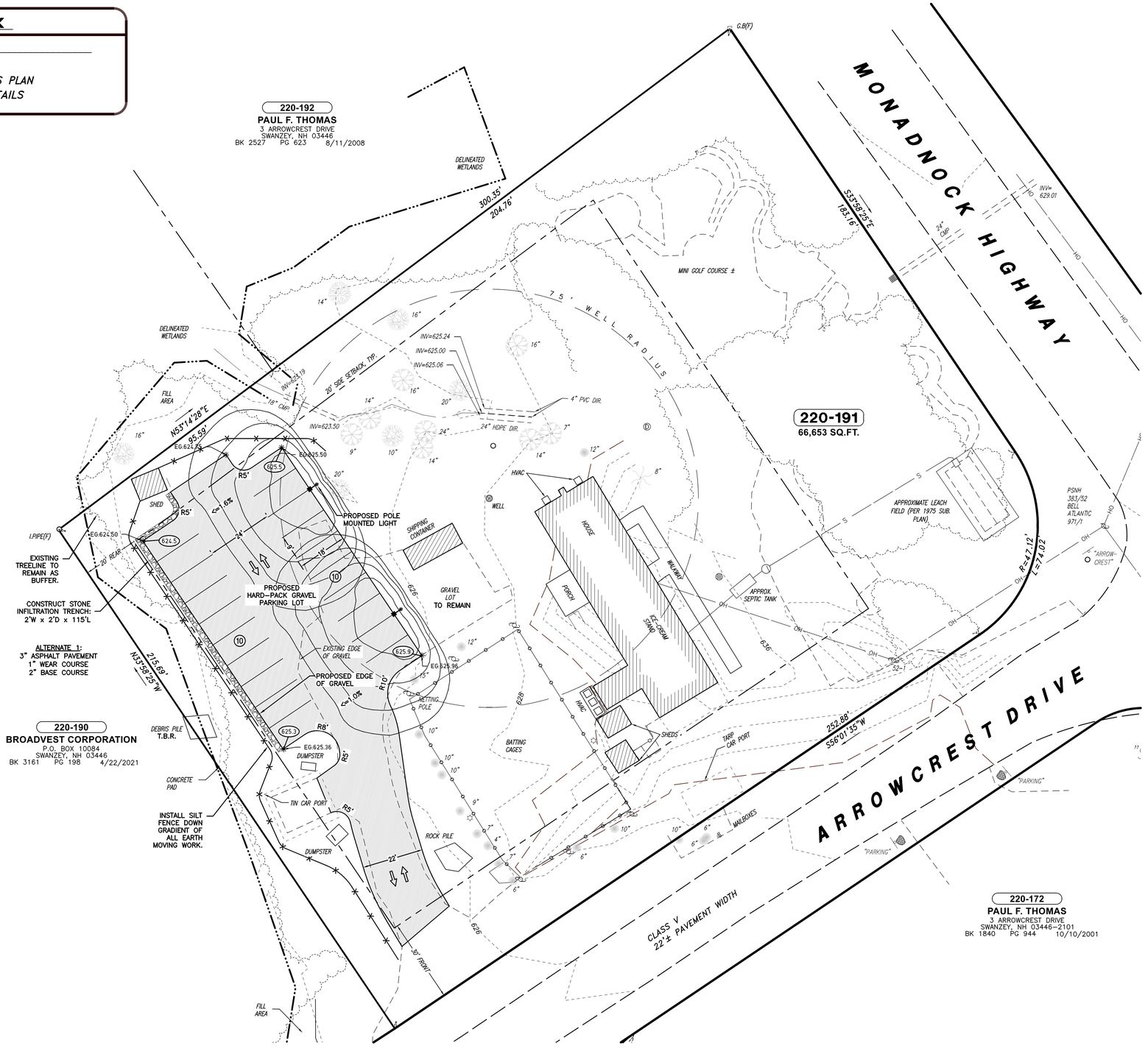
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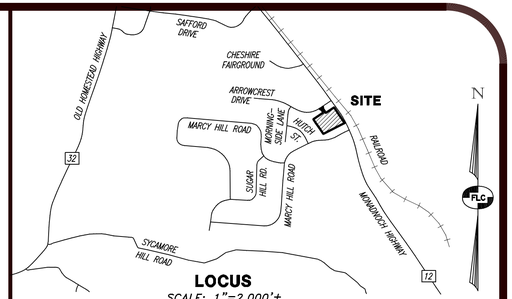
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 480 — 10' CONTOUR INTERVAL
- 482 — 2' CONTOUR INTERVAL
- STOCKADE FENCE
- CHAIN-LINK FENCE
- WIRE FENCE
- CULVERT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

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

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





LOCUS

SCALE: 1"=2,000'±

NOTES:

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

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

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

GRAPHIC SCALE

20' 10' 0 20' 40' 60'

IMPERIAL: 1"=20'

REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE PLAN

TAX MAP 220 LOT 191

(3 ARROWCREST DRIVE)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

PAUL F. THOMAS

3 ARROWCREST ROAD E. SWANZEY NH 03446

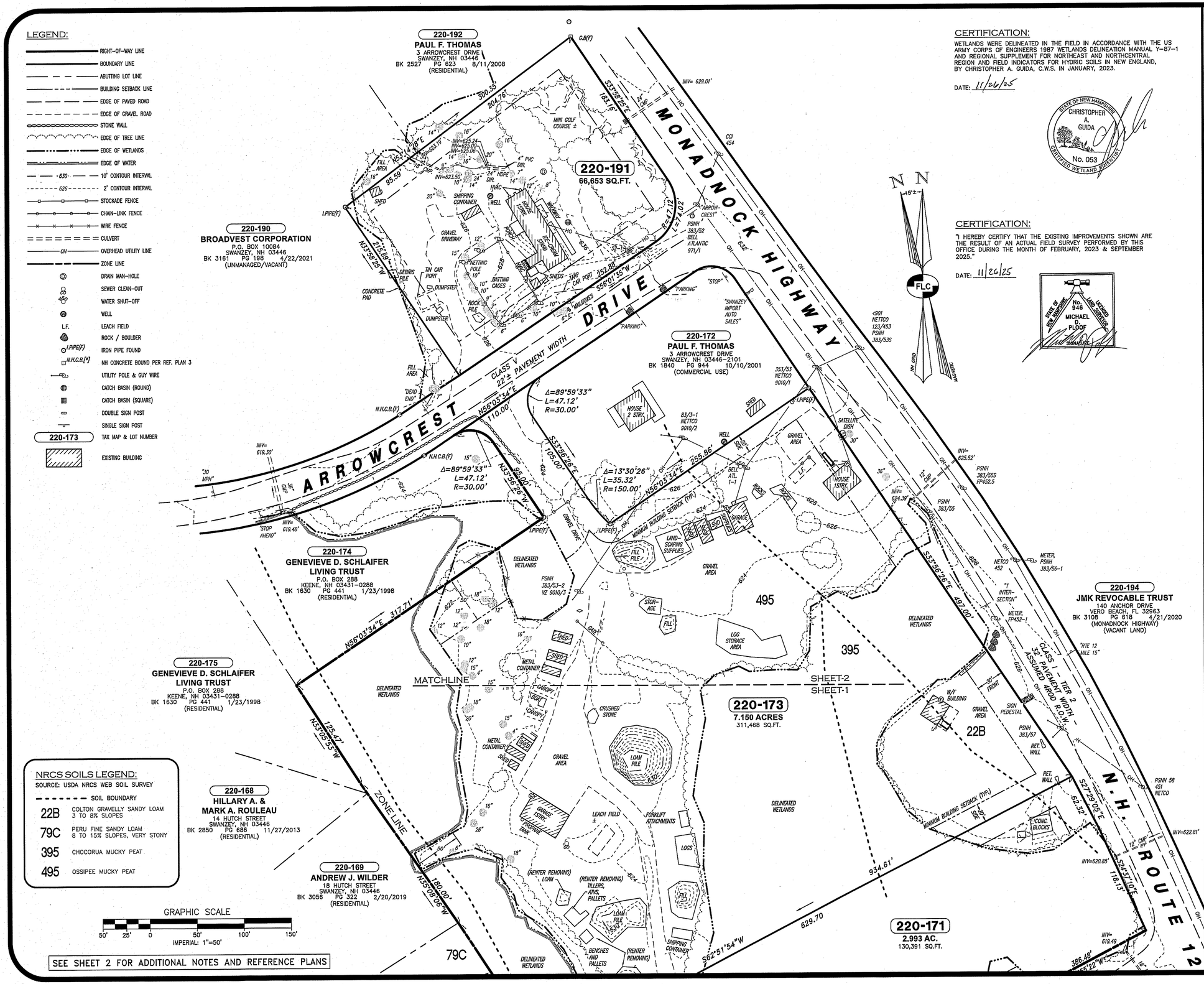
SCALE: 1" = 20' NOVEMBER 26, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 1744SP02.dwg	PROJ. NO. 1744.02	SHEET: SP-1	PAGE NO. 1 OF 3



CERTIFICATION:

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

DATE: 11/26/25

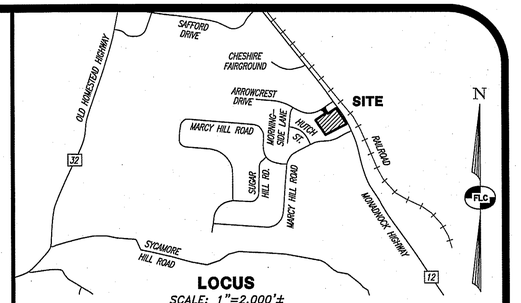
STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 053
CERTIFIED WETLAND SCIENTIST

CERTIFICATION:

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

DATE: 11/26/25

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



LOCUS
SCALE: 1"=2,000'±

NOTES:

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

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

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

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

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

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

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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN

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

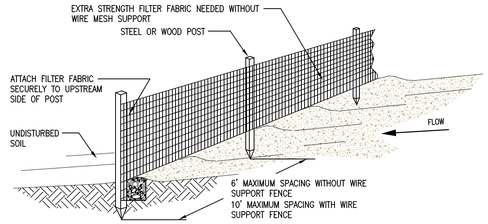
PREPARED FOR & LAND OF:
PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1" = 50' SEPTEMBER 26, 2025

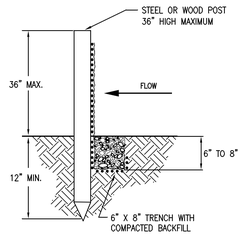
Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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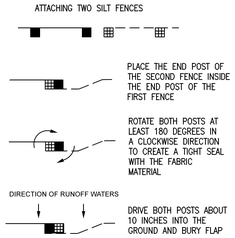
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PERSPECTIVE VIEW



SECTION VIEW

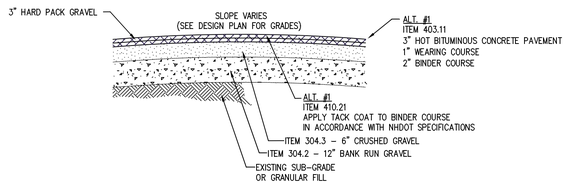


ATTACHING TWO SILT FENCES

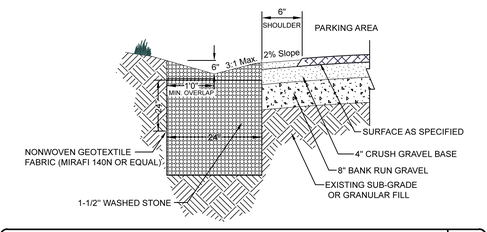
NOTES:

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

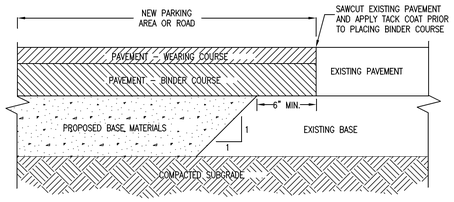
SILT FENCE	1 / DT - 1



PARKING LOT SECTION	2 / DT - 1

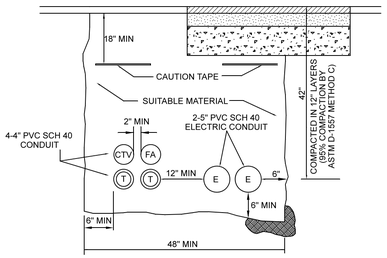


STONE DRAIN / LEACHING TRENCH	3 / DT - 1



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

PAVEMENT MATCH	4 / DT - 1



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

TYPICAL UTILITY TRENCH	5 / DT - 1

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

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

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

SCALE: 1" = 20' NOVEMBER 26, 2025

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

FIELDSTONE
LAND CONSULTANTS, PLLC

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FILE: 1744DT02.dwg	PROJ. NO. 1744.02	SHEET: DT-1	PAGE NO. 3 OF 3

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: December 15, 2025

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

Summary:

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

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

The applicant is not seeking any waivers.

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

Applicable Ordinances and Regulations:

Section III, Article T

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

Section V, Article B.1.s

Uses Permitted

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

Site Plan Review Regulations:

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

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

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

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

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

Staff Comments:

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

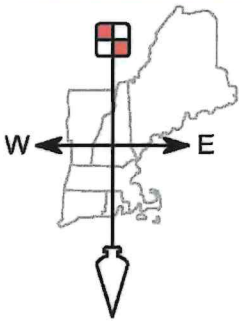
Conservation Commission Comments:

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

Attachments:

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

LETTER OF TRANSMITTAL



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

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

Date: November 26, 2025

Re: Paul F. Thomas - 373 Monadnock Highway
Site Plan Application - Storage Building Development
Tax Map Parcel 220-171 & 220-173 - Swanzey, NH

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

❒ Shop drawings ■ Prints ■ Plans ❒ Samples ❒ Specifications

❒ Copy of letter ❒ Change order ❒ _____.

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

THESE ARE TRANSMITTED as checked below:

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

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

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

■ For review and comment ❒ _____.

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

REMARKS:
Hello Adam, we are submitting the above listed items for the next Planning Board meeting. Please let me know if you need any additional submission materials or have any questions.
Thank you,

Charlie Ritchie

Chuck L. Ritchie, E.I.T.

Project No. 1744.01

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

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

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

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

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

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

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

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

1. Name and address of owner(s) of record:
   Paul F. Thomas
   3 Arrowcrest Drive, Swanzey, NH 03446
   Preferred Telephone:_____ Email:_____
2. Name and address of applicant (if different):
   Same as owner
   Preferred Telephone:_____ Email:_____
3. Name and address of surveyor or other professional whose name and seal appear on the plat:
   Chad Branon, P.E. & Michael Ploof, LLS (Fieldstone Land Consultants, PLLC)
   206 Elm Street, Milford, NH 03055
   Preferred Telephone: (603) 672-5456 Email: cebranon@fieldstonelandconsultants.com
4. Street Address of Proposed Project: 373 Monadnock Highway, Swanzey, NH 03446
5. Zoning District(s): Business District Tax Map# 220 Lot#(s) 171 & 173
6. Proposed Permitted Use (Per Zoning): Storage Building
7. Project Name: Storage Building Development
8. Area of Lot in Square Feet and Acres: 441,859 SF (10.14 Acres)
9. Traffic Volume on Adjacent Major Streets: Annual Average Daily Traffic 12,962 (Monadnock Highway)
10. Projected Number of Vehicle Movements On and Off the Property Per Day: 35 Trips
11. Gross Floor Area of Existing Buildings (Square Feet): 1,271 SF
12. Gross Floor Area of Additions (Square Feet): N/A
13. Gross Floor Area of New Buildings (Square Feet): 5,000 SF
14. Total Number of Employees: None (storage building)
15. Hours of Operation: None Specified (storage building)

The following items must be submitted with the application:

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

The following affidavits must be signed and dated:

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

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

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

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

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

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

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

FEE SCHEDULE

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

Total Application Filing Fees: $_____

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

PLAT SUBMISSION CHECKLIST

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

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

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

Date: 11/26/25

FLC#1744.00 / CLR1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

November 25, 2025

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

To Whom It May Concern:

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

Very truly yours,

Owner:

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

SITE DEVELOPMENT PLANS

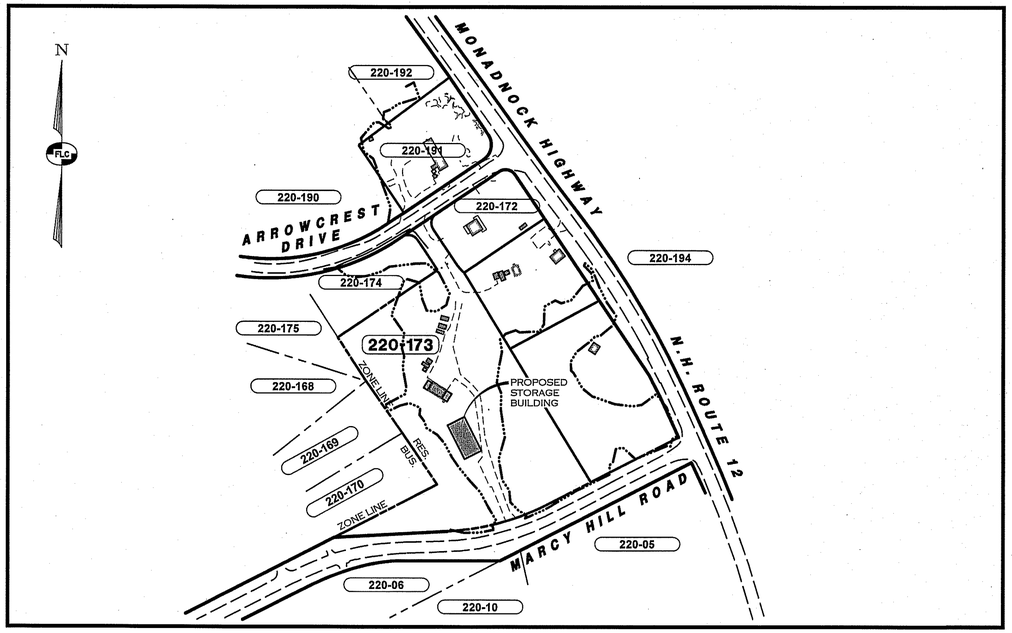
STORAGE BUILDING DEVELOPMENT

- TAX MAP 220 LOTS 171 & 173 -

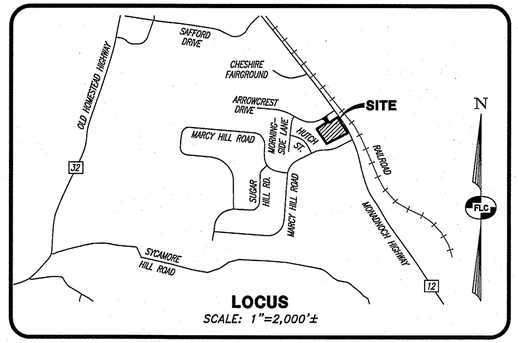
(373 MONADNOCK HIGHWAY & MARCY HILL ROAD)

SWANZEY, NEW HAMPSHIRE

NOVEMBER 25, 2025



SCALE: 1"=200'



LOCUS
SCALE: 1"=2,000'±

SHEET INDEX

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

PREPARED FOR AND LAND OF:

PAUL F. THOMAS
3 ARROWCREST ROAD
EAST SWANZEY, NH 03446

OWNER'S SIGNATURE:_____ DATE:_____

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

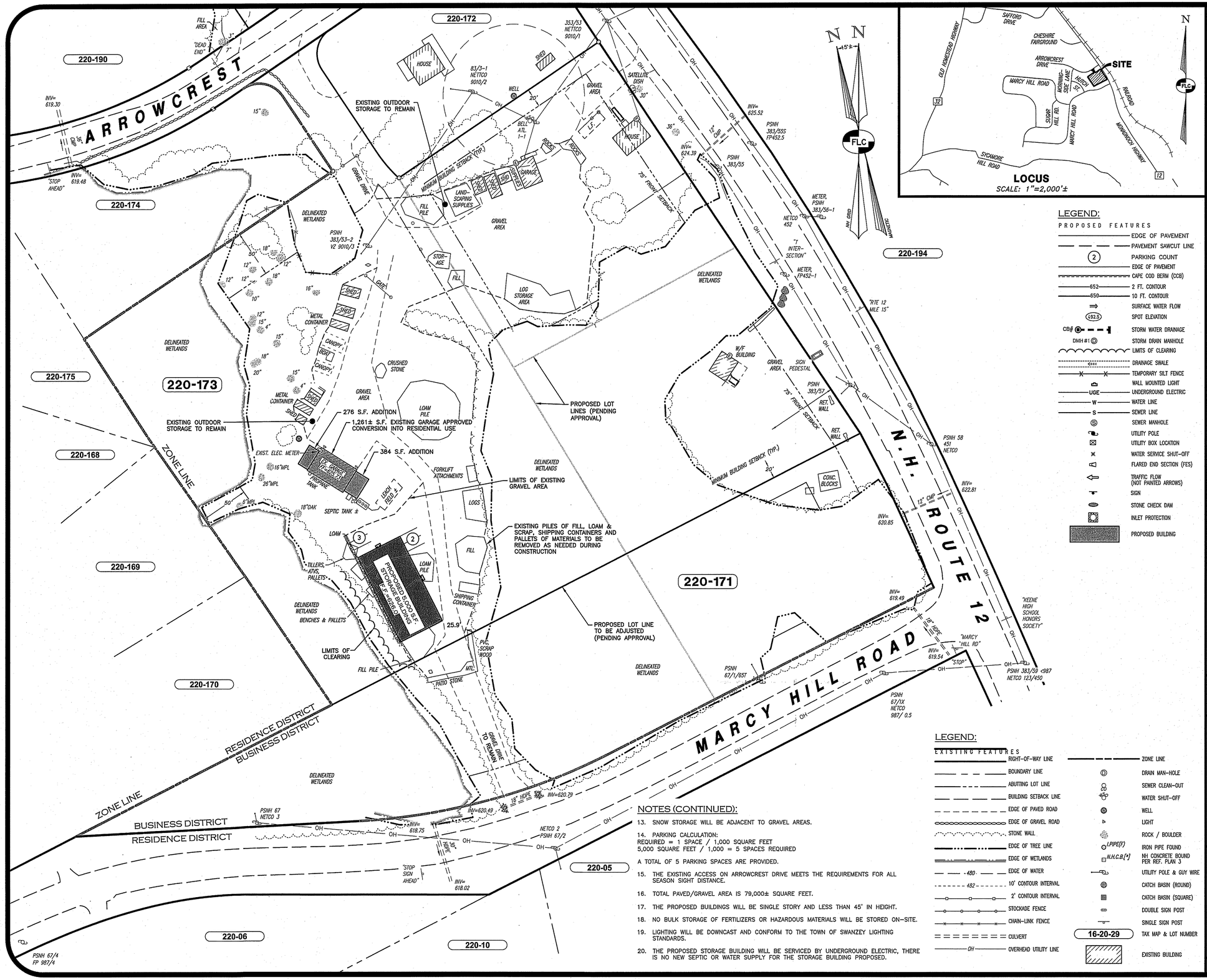
1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
3.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

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

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs
W E
FIELDSTONE
LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

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

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



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 220 LOT 171 AND TAX MAP 220 LOT 173 IS PAUL F. THOMAS, 3 ARROWCREST DRIVE, SWANZEY, NH 03446. DEED REFERENCE TO LOT 220-171 IS BK.3253 PG.811 DATED JULY 26, 2023 AND LOT 220-173 IS BK.1538 PG.883, DATED OCTOBER 25 DATED NOVEMBER 6, 2020 RECORDED IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ALONG WITH THE EXISTING CONDITIONS FOR TAX MAP 220 LOT 171 AND TAX MAP 220 LOT 173.
3. THE TOTAL AREA OF EACH LOT IS AS FOLLOWS:
   A. TAX MAP 220 LOT 173 IS 7.15 ACRES WITH 110.00 FT. OF FRONTAGE ALONG ARROWCREST DRIVE AND 497.00 FT. OF FRONTAGE ALONG NH ROUTE 12 PER REFERENCE PLAN NO. 1 NOTED HEREON.
   B. TAX MAP 220 LOT 171 IS 2.99 ACRES WITH 180.45 FT OF FRONTAGE ALONG N.H. ROUTE 12 AND 963.99 FT ALONG MARCY HILL ROAD.
4. ZONING FOR THE PARCEL IS THE BUSINESS (B) DISTRICT.

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

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

LEGEND:

PROPOSED FEATURES

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

NOTES (CONTINUED):

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

LEGEND:

EXISTING FEATURES

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

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

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

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

SITE LAYOUT PLAN

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

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

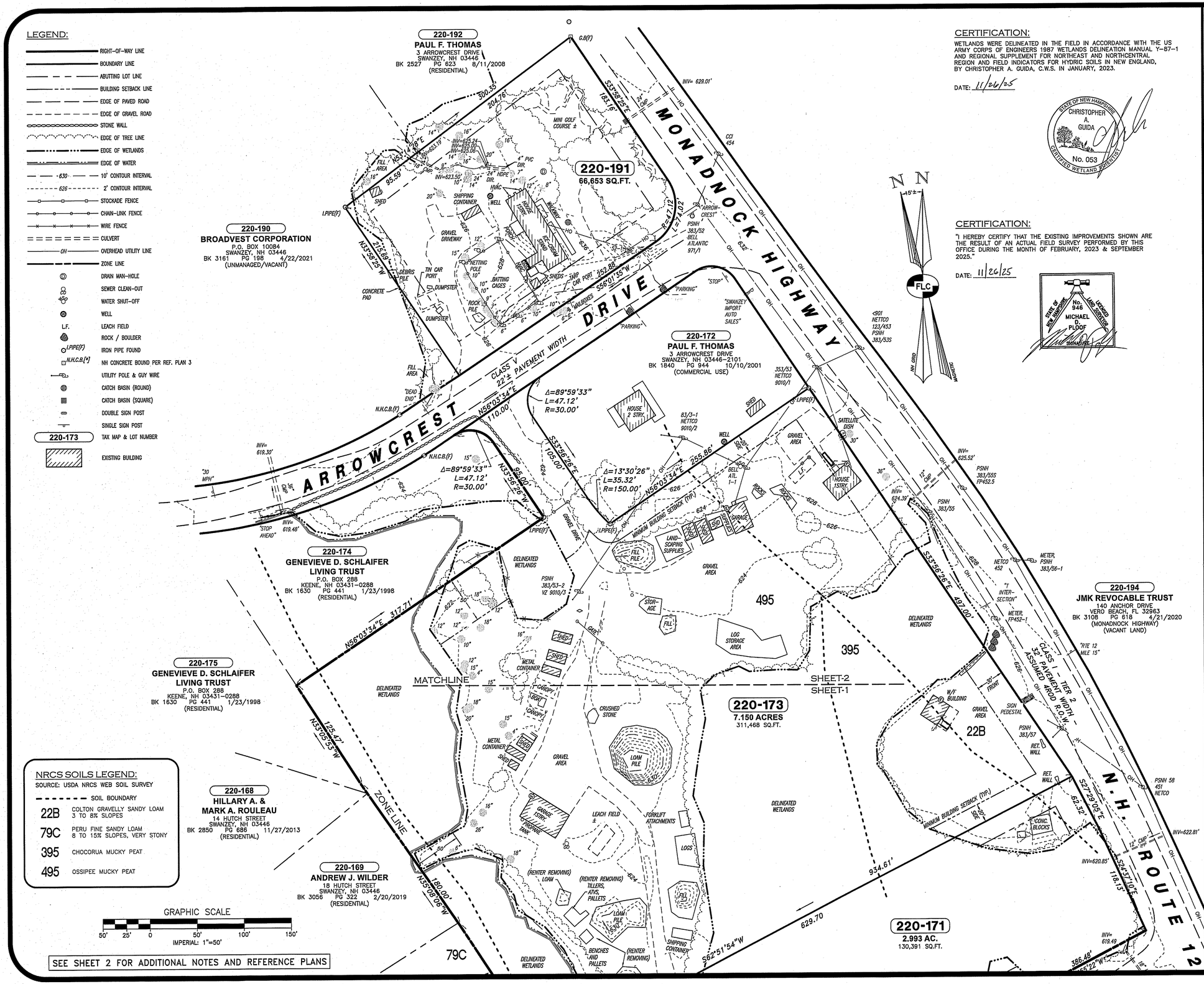
SCALE: 1" = 50' NOVEMBER 26, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 1744EX01.dwg	PROJ. NO. 1744.01	SHEET: SP-1



CERTIFICATION:

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

DATE: 11/26/25

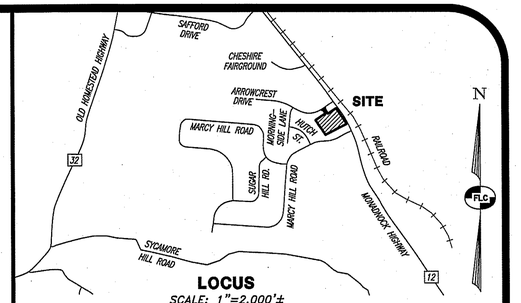
STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 053
CERTIFIED WETLAND SCIENTIST

CERTIFICATION:

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

DATE: 11/26/25

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



LOCUS
SCALE: 1"=2,000'±

NOTES:

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

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

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

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

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

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

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

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REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN

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

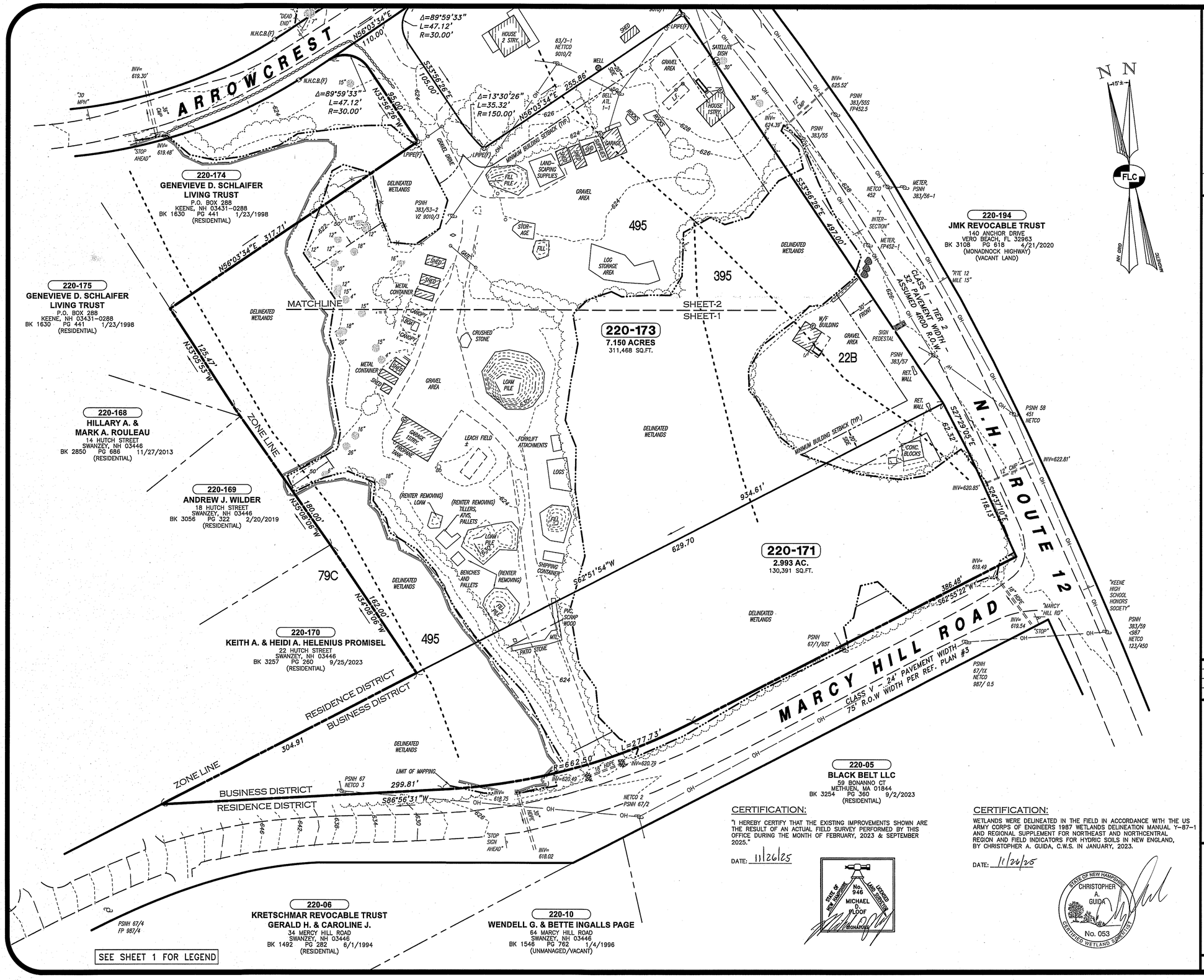
PREPARED FOR & LAND OF:
PAUL F. THOMAS
3 ARROWCREST ROAD E. SWANZEY NH 03446

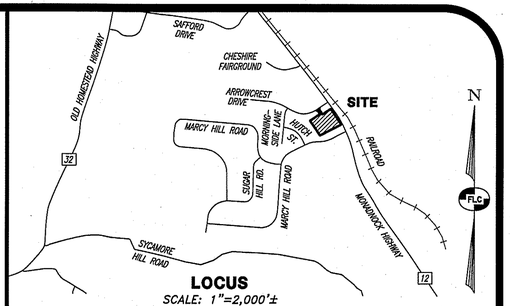
SCALE: 1" = 50' SEPTEMBER 26, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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

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

NOTES CONTINUED:

11. PARCELS 220-191 AND 220-173 ARE SUBJECT TO THE EASEMENTS HEREBY RESERVED TO THE CITY OF KEENE AND THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AS DESCRIBED IN VOL.569 PG.140 AND VOL.574 PG.282 RECORDED IN THE C.C.R.D. SUBJECT TO RIGHTS OF THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TEL & TEL. IN VOL.894 PG.68 RECORDED IN THE C.C.R.D.
12. 11. PARCEL 220-171 MAY BE SUBJECT TO CONDITIONS STATED IN REFERENCE PLAN #3 AND VOL. 3253 PG.811 DATED: 7/26/2023.

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

CERTIFICATION:

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

DATE: 11/26/25

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

CERTIFICATION:

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

DATE: 11/26/25

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

EXISTING CONDITIONS PLAN

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

PREPARED FOR & LAND OF:

PAUL F. THOMAS

3 ARROWCREST ROAD E. SWANZEY NH 03446

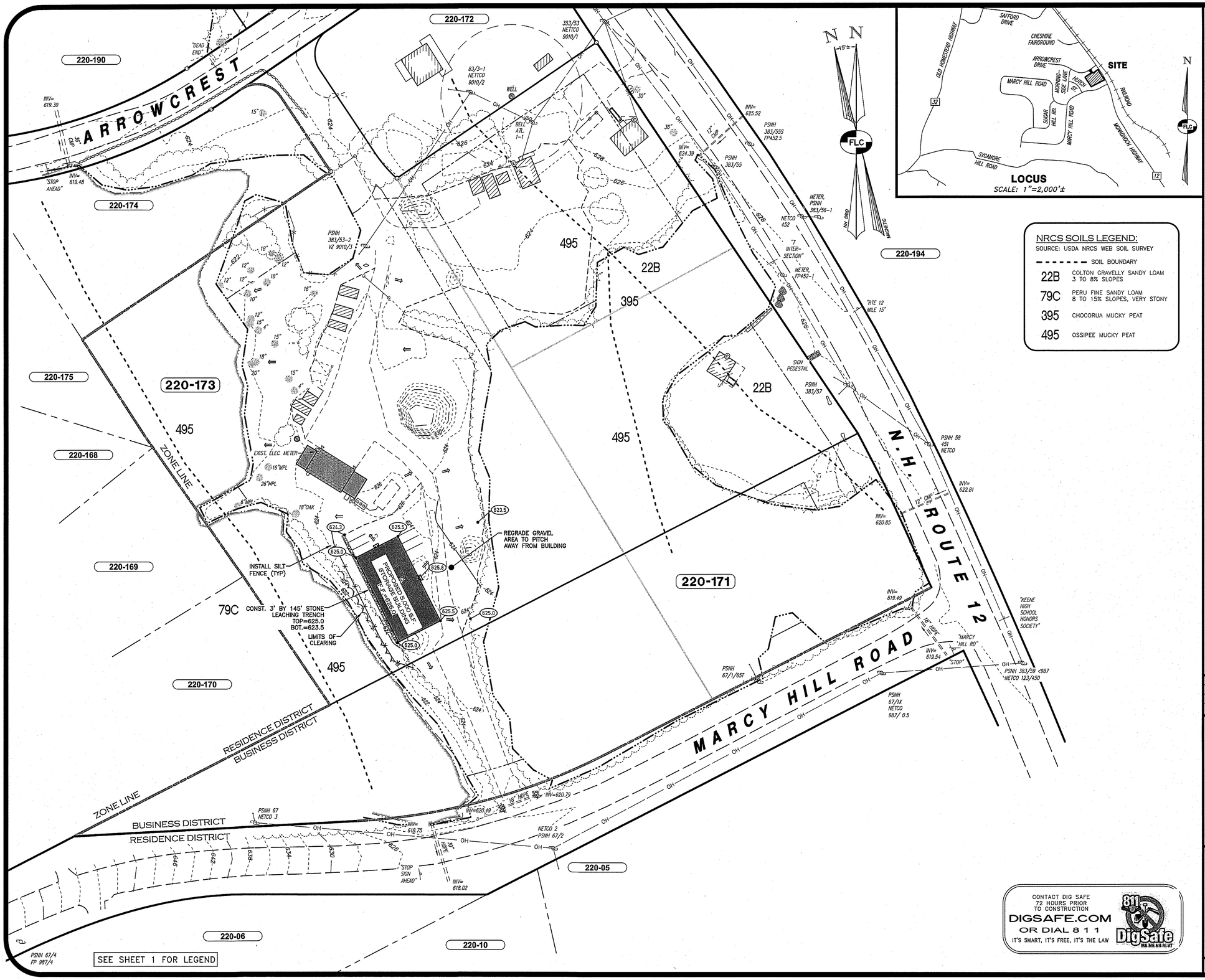
SCALE: 1" = 50' SEPTEMBER 26, 2025

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NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

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

CONSTRUCTION NOTES:

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

SEE SHEET SP-1 FOR LEGEND

GRAPHIC SCALE

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

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

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

GRADING & DRAINAGE PLAN

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

PREPARED FOR & LAND OF:

PAUL F. THOMAS

3 ARROWCREST ROAD E. SWANZEY NH 03446

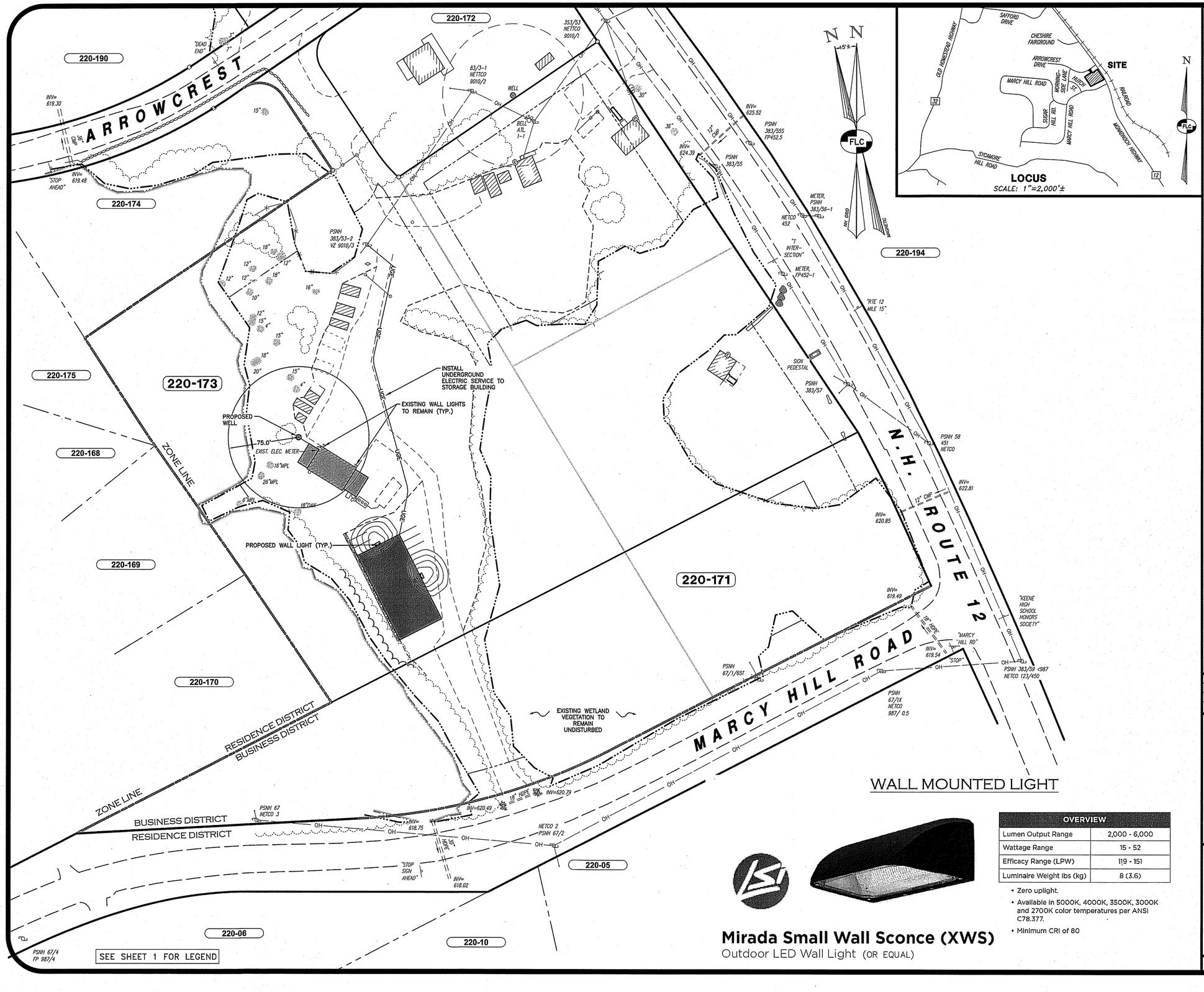
SCALE: 1" = 50' NOVEMBER 26, 2025

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LIGHTING NOTES:

1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UP-LIGHTING ARE PROHIBITED.
3. LIGHTING IS PROVIDED VIA BUILDING MOUNTED LIGHTS.
4. LIGHTING FIXTURES PROVIDED BY EXPOSURE 2 LIGHTING.

LANDSCAPING CALCULATIONS:

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

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

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

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

LANDSCAPING REQUIREMENTS ARE MET THROUGH PRESERVATION OF EXISTING VEGETATION

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

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

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

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

UTILITY, LIGHTING & LANDSCAPING PLAN

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

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

SCALE: 1" = 50' NOVEMBER 26, 2025

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WALL MOUNTED LIGHT

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

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

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

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.

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

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

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

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

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

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

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

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

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

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

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

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

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

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

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

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

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

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

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES — 1 / DT-1

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

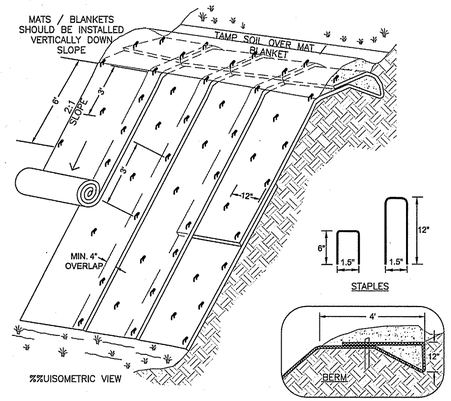
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

WINTER CONSTRUCTION NOTES — 2 / DT-1

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

CONSTRUCTION SEQUENCE — 3 / DT-1

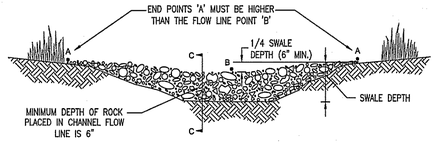


%%UISOMETRIC VIEW

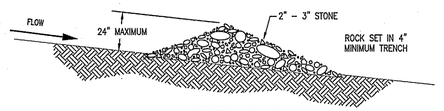
NOTES:

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

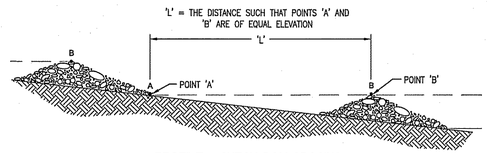
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C – C

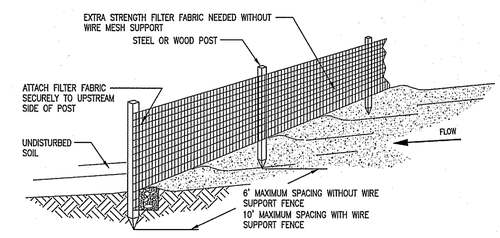


PROFILE – CHECK DAM SPACING

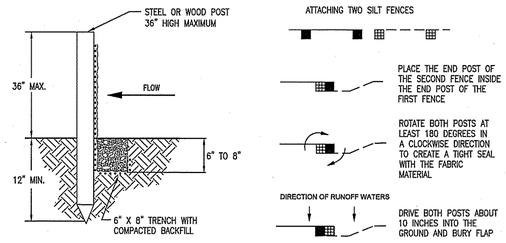
NOTES:

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

STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW

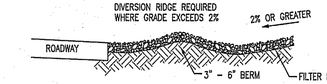


SECTION VIEW — ATTACHING TWO SILT FENCES

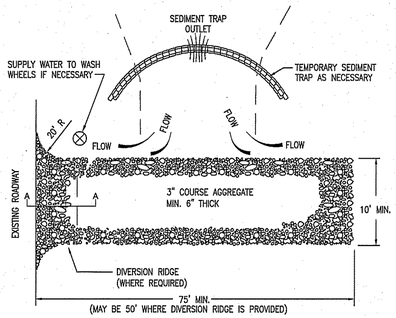
NOTES:

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

SILT FENCE — 6 / DT-1



SECTION A–A



PLAN VIEW

NOTES:

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

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT-1

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

811 DigSafe MA-ME-NH-RI-VT

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

EROSION CONTROL DETAILS

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

PREPARED FOR:

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

SCALE: 1"=20' NOVEMBER 26, 2025

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

W E

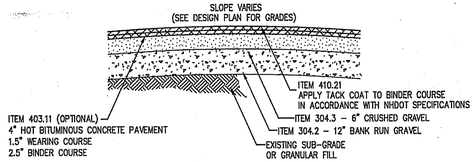
FIELDSTONE LAND CONSULTANTS, PLLC

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

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

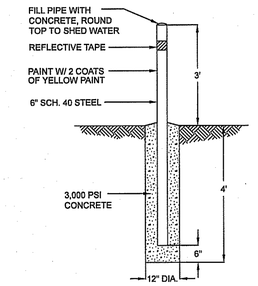
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN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

GENERAL CONSTRUCTION NOTES | 1 | DT-2



** SEE CURB DETAILS WHEN APPLICABLE**

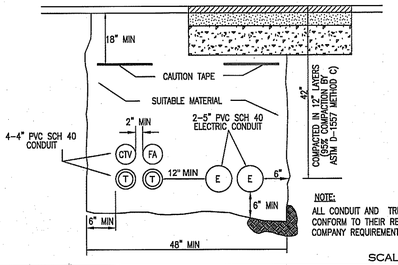
PARKING SECTION | 2 | DT-2



OR APPROVED EQUAL

SCALE: N.T.S.

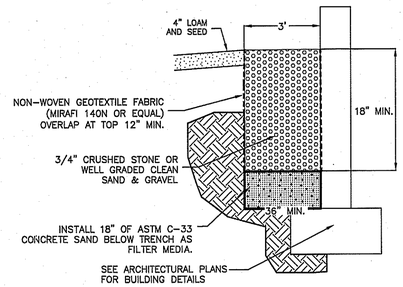
BOLLARD | 3 | DT-2



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

SCALE: N.T.S.

TYPICAL UTILITY TRENCH | 4 | DT-2



SCALE: N.T.S.

STONE DRIP EDGE TRENCH | 5 | DT-2

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

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

CONSTRUCTION DETAILS

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

PREPARED FOR:

PAUL F. THOMAS

3 ARROWCREST ROAD E. SWANZEY NH 03446

SCALE: 1"=20' NOVEMBER 26, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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

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

RECEIVED
DEC 15 2025
TOWN OF SWANZEY

NEW TENANT APPLICATION FORM

Date Received:_____ By:_____

Businesses moving into a building that has previously received Site Plan approval for the **same type of permitted use** may be allowed without a formal Site Plan Review.

Applications submitted by new tenants do not automatically require a public hearing. However, the Planning Board reserves the right to determine, based on the nature of the application, whether a Site Plan Review will be necessary. This process helps ensure that any proposed use aligns with local planning and zoning regulations.

Application Fee: $25.00

SELECT ONE OPTION BELOW:

- [x] **New Tenant in a Multi-Tenant Building**
- [ ] **New Tenant in a Single-Tenant Building**

1. Name and address of owner(s) of record:
   Purple Ivy LLC
   135 Old Homestead Hwy North Swanzey, NH 03431
   Preferred Telephone: 603-439-0000 Email: thehairspa@yahoo.com
2. Name and address of applicant (if different):
   Nicole Knobloch
   190 Talbot Hill Road Swanzey, NH 03446
   Preferred Telephone: 631-377-2657 Email: nbknobloch@yahoo.com
3. Street Address of Proposed Project: 135 Old Homestead Hwy Suite 203
4. Zoning District(s): Comm/Ind Tax Map# 104 Lot(s)# 1

5. Type of Business (describe briefly):
Medspa- Providing personal care services for facials, injectables, etc

6. Location of Business on Property (site plan of property location shall be included:
135 Old Homestead Hwy Suite 203

7. Proposed Hours and Days of Operation: 8:00AM-5:00PM(3-5daysweek)

8. Estimated Customers Per Day: 3-6

9. Parking Spaces Planned: 2-3

10. Number of Full-Time Employees: 1 owner

11. Number of Part-Time Employees: N/A

12. Number of Pick-ups & Deliveries each day/week: 2

13. Means of Pick-up & Delivery (large truck, van, personal vehicle, etc.):
Van or Personal Vehicle

14. Outside Lighting (describe briefly):
Flood Light near Entrance

15. Special Licenses Required: Medical Director Physician: Emily Sullivan #0665

16. Permits Required: N/A

17. Signs Required (describe briefly and attach a copy of completed sign permit application):
Island Beauty Medspa

The Applicant 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 this application shall be borne by the applicant and/or owner.

12/10/2025
Date

Applicant Signature

The Owner 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 this application shall be borne by the applicant and/or owner.

12/10/25
Date

Owner Signature

FOR PLANNING BOARD USE ONLY

Comments:

The above application was:

☐ **APPROVED**

☐ **DENIED**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

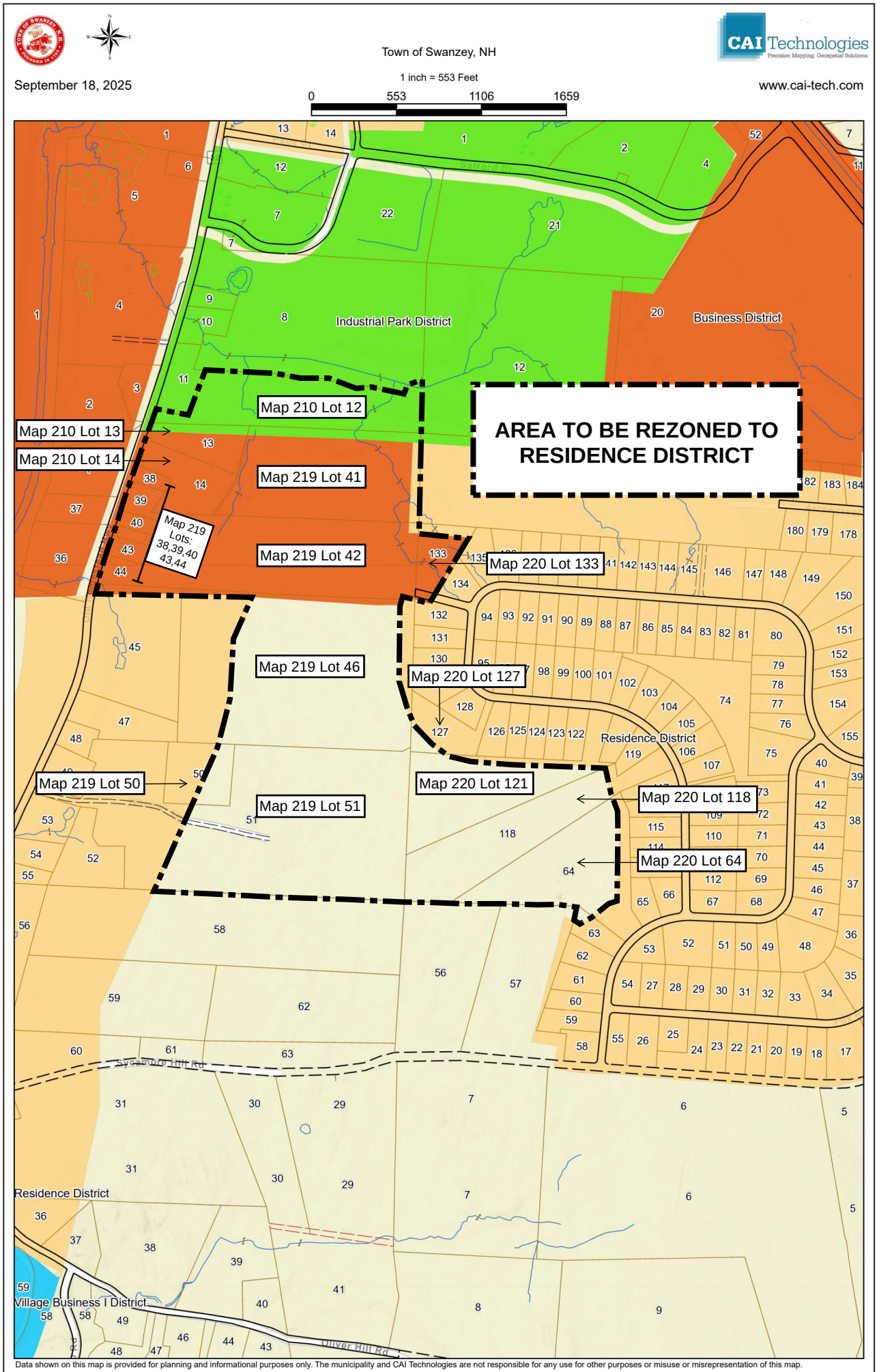
Amendment No. 6 Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board, to amend the Swanzey Zoning Map as follows:

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

Map 210, Lots 12, 13, 14.

Map 219, Lots 38, 39, 40, 41, 42, 43, 44, 46, 50, 51.

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


Town of Swanzey, NH
September 18, 2025
1 inch = 553 Feet
0 553 1106 1659
www.cai-tech.com
CAI Technologies
Precision Mapping. Geospatial Solutions.
Industrial Park District
Business District
Residence District
Village Business I District
Map 210 Lot 12
Map 210 Lot 13
Map 210 Lot 14
Map 219 Lot 41
Map 219 Lots: 38,39,40 43,44
Map 219 Lot 42
Map 219 Lot 46
Map 219 Lot 50
Map 219 Lot 51
Map 220 Lot 133
Map 220 Lot 127
Map 220 Lot 121
Map 220 Lot 118
Map 220 Lot 64
AREA TO BE REZONED TO RESIDENCE DISTRICT
Sycamore Hill Rd
Oliver Hill Rd
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.