TOWN OF SWANZEY

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

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

Swanzey Zoning Board of Adjustment
Meeting Agenda for July 21, 2025
7:00 p.m.

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, July 21, 2025 at 7:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey. The public may also access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

   a. June 16, 2025

3) Public Hearings

   a. **ZBA 25-010: Variance -** Ryan Belanger-Saleh has requested a Variance pursuant to Section IV, Article B.3 of the Town of Swanzey Zoning Ordinance to construct a roof and deck within the front setback of 3 Pitcher Point. The subject property is shown at Tax Map 104, Lot 71 and is located in the Residence District.
   b. **ZBA 25-011: Variance -** ReVision Energy, representing the City of Keene, is seeking a variance under Section IV, Article A.1 of the Town of Swanzey Zoning Ordinance to install a ground-mounted solar energy system on undeveloped land at the Keene Dillant–Hopkins Airport (Tax Map 205, Lot 1). The proposed project is located within the Rural/Agricultural District, where the intended use is not currently permitted.
   c. **ZBA 25-012: Variance -** ReVision Energy, representing the City of Keene, is seeking a variance under Section IV, Article B.1 of the Town of Swanzey Zoning Ordinance to install a ground-mounted solar energy system on undeveloped land at the Keene Dillant–Hopkins Airport (Tax Map 205, Lot 1). The proposed project is located within the Residence District, where the intended use is not currently permitted.
   d. **ZBA 25-013: Special Exception -** Eversource Energy, through its consultant Normandeau Associates, Inc., has submitted a Special Exception application pursuant to Section IX of the Town of Swanzey Zoning Ordinance to allow development within the Flood Plain District. The proposed work is part of the Eversource T198 Transmission Line Structure Replacement Project, which spans approximately 11 miles through Keene, Swanzey, Marlborough, and Troy.

4) Other Business

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – **June 16, 2025 – Session #1**
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:
Chair Adam Mulhearn called to order the meeting at Whitcomb Hall at 6:37pm. Other members present were Vice Chair Jay Ward, Ann Karasinski, and Lisa Thorne and Alternates Pete Delaney, Wayne Lechlider, Jessica Ramsey-Sanchez and Joe Parisi. Also present were Town Planner, Adam Paquette and Recording Secretary, Susan Ells.

ABSENT:
Bryan Rudgers

OTHERS PRESENT:
Nathan Jacobs, Danielle Jacobs

SEATING ALTERNATES:
The Chair seated Ramsey-Sanchez for Rudgers

PUBLIC HEARING:
The board discussed the request by Nathan Jacobs for a rehearing of ZBA 25:008 Variance.

Motion was made by Karasinski that the board rehear the application for ZBA 25:008 Variance; seconded by Thorne. All agreed. ***Motion approved***.

ADJOURNMENT
Motion made by Chair Mulhern to close the public meeting; Thorne seconded and all were in favor. ***Motion passed.*** Adjournment at 6:49pm.

Susan Ells, Recording Secretary

DRAFT

Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – **June 16, 2025 - Session #2**
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:
Chair Adam Mulhearn called to order the meeting at Whitcomb Hall at 7pm. Other members present were Vice Chair Jay Ward, Ann Karasinski, and Lisa Thorne and Alternates Pete Delaney, Wayne Lechlider, Jessica Ramsey-Sanchez and Joe Parisi. Also present were Town Planner, Adam Paquette and Recording Secretary, Susan Ells.

ABSENT:
Bryan Rudgers

OTHERS PRESENT:
Nathan Jacobs, Danielle Jacobs, Richard Lane

MINUTES:
The meeting minutes of **May 19, 2025,** were considered. **Motion** was made by Karasinski to approve the minutes as presented. There was a second made by Ward. All were in favor. ***Motion passed.***

REGIONAL IMPACT:
Karasinski made a motion that there was no regional impact. There was a second by Ward. All were in favor. With no further discussion, ***Motion passed***.

PUBLIC HEARING:
ZBA Variance:

1) **ZBA 25-008: Variance** – (Rehearing) - Nathan Jacobs has requested a Variance pursuant to Section VIII, Article C of the Town of Swanzey Zoning Ordinance to build a structure within the Shoreland Protection District at 71 Wilson Pond Road. The subject property is shown at Tax Map 106, Lot 18 and is located in the Residence District.
    a. Ward recused himself from the public meeting.
    b. Ramsey-Sanchez was seated for Ward
    c. Paquette read the variance application and the memo he sent the board.
    d. Chair Mulhearn asked if the board should not ask for State approval before granting a variance in the future; Paquette confirmed they don't need to ask for State approval. The State's approval comes after the Town's approval.
    e. Nathan Jacobs read his letter to the board requesting the variance which is being reheard. He reviewed the 5 questions and provided his answers.
    f. The Chair asked the board if they had questions for the applicant.
    g. Lechlider asked how many houses on the west side of the pond are in the shoreline protection and was told that most, if not all of them are.

h. Karasinski asked about the square footage of the buildings that have been removed which alleviates some impact on the property. The total of the shed, deck, and carport that removed were 448 square feet; 1202 square feet is size of the current house that will be removed. The size of the proposed house is 2066 square footage.
i. Karasinski has walked through the area since all the rain and witnessed a lot of surface water from the town road running onto the applicants' property. If they are granted permission to build, they would be capturing this water and that would be a protection of the pond.
j. Karasinski asked about a drawing on page 28 – Jacobs confirmed most of the house is outside the buffer.
k. Parisi referenced the Town's master plan from June 2022 regarding the Town's water resources which references a 125' primary structure setback. Many original houses were seasonal, now being renovated to full year use. This changes the impact on the pond.
l. Lechlider shared that at least 3 times in the last few years, cases like this one have been approved. He doesn't see a lot of difference between those cases and this.
m. Ramsey-Sanchez asked if the Jacobs observed the water that is running from the road onto their property. Jacobs said it's important for the water to permeate below the ground before it gets to the pond. Ramsey-Sanchez asked if that makes the property special because if they don't fix the drainage then the water would continue to run into the pond. Jacobs agreed.
n. Mulhearn asked if Jacobs feels that is different from the other properties; Ramsey-Sanchez clarified the question. Jacobs responded that it is absolutely different.
o. Mulhearn asked the public for comments; Richard Lane described two previous cases where the properties were required to stay in the same footprint, so they built vertically. He said he felt this was the same situation.
p. Ramsey-Sanchez asked for clarification on 'nonconforming use' versus 'nonconforming lot'. Paquette explained that this case is a 'conforming use' on a 'nonconforming lot'; that the owners are not able to expand the size of the building without the variance.
q. Jacobs said the State mirrors the town on this requirement.
r. Ramsey-Sanchez asked the size of this lot compared with others. This property is about double the size of the others. Delaney asked if that made the lot unique; Jacobs stated it did.
s. Parisi asked for water mitigation plans. Jacobs said the plans are not complete, but the plans are for roof water run-off which will funnel under the deck and into the ground; the front of the house the water from the driveway will go to the left of the house under the ground. Parisi clarified that there would be less run-off. Jacobs described what the requirements of the State are once the town approves.
t. Ramsey-Sanchez asked for a definition of a 'nonconforming lot'. Paquette explained that 1 acre needs 150 feet of frontage. This lot does not meet that definition.
u. Thorne asked if there is any information from the DPW that confirms the runoff from the road is worse than other properties. Jacobs replied that their property has 100 feet frontage versus the adjacent neighbors who have 50 feet, so he has twice as much road where water washes to his property. Karasinksi said there are a couple others down the street that have a lot of water which the Town might mitigate in the future.
v. Jacobs read his closing statement.

w. Mulhearn asked if there were any further questions. There were none so he closed the public hearing.
x. Mulhern asked if there were any discussions before the questions were deliberated.
y. Mulhearn said that Karasinski's comment about water runoff from the road was very relevant.

The Board deliberated the checklist for granting a variance.

1. **Could the variance be granted without being contrary to the public interest?**

- Karasinski - Yes
- Thorne – No – based on recommendation of the conservation committee and the master plan
- Ramsey-Sanchez – Yes
- Pete – Yes
- Mulhearn - Yes

2. **Would the spirit of the ordinance be observed if the variance were granted?**

- Thorne – No – the spirit of the ordinance was to protect the shoreland. If we grant for one, we need to for all. This applicant could stay within the footprint and go up
- Jess – Yes
- Pete - Yes
- Karasinski - Yes
- Mulhearn - Yes

3. **Would granting the variance do substantial justice?**

- Ramsey-Sanchez - Yes
- Pete - Yes
- Karasinski - Yes
- Thorne – No – previous rationale
- Mulhearn - Yes

4. **Could the variance be granted without diminishing surrounding property values?**

- Pete - Yes
- Karasinski - Yes
- Thorne - Yes
- Ramsey-Sanchez - Yes
- Mulhearn - Yes

5. **Do special conditions of the property exist that distinguish it from other properties in the area?**

- Karasinski - Yes
- Thorne - No
- Ramsey-Sanchez - Yes
- Pete - Yes
- Mulhearn - Yes

A.i. **Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?**

- Thorne – No – didn't find special conditions in the previous question
- Ramsey-Sanchez - Yes

DRAFT

- Pete – Yes
- Karasinski - Yes
- Mulhearn - Yes

A.ii. **Is the proposed use a reasonable one?**

- Ramsey-Sanchez - Yes
- Pete - Yes
- Karasinski - yes
- Thorne - Yes
- Mulhearn - Yes

If the criteria in subparagraph A.i. and A.ii. are not met, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to the special conditions of the property that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance in necessary to enable a reasonable use of the property:

- Not needed

Motion made by Delaney to approve ZBA 25-008 with the condition that the water mitigation is approved by the State and installed correctly. There was a second by **Krasinski**. Thorne opposed. The rest were in favor. With no further discussion, ***Motion passed***.

2) **ZBA 25-009: Variance –** Nathan Jacobs has requested a Variance pursuant to Section IV, Article B.3 of the Town of Swanzey Zoning Ordinance to build a structure 8' into the front setback at 71 Wilson Pond Road. The subject property is shown at Tax Map 106, Lot 18 and is located in the Residence District.
   a. Paquette referenced the previous memo; he feels the applicant's request is reasonable. He said he had not received any comments from other entities.
   b. Ward asked to not be recused from this meeting and returned to the table.
   c. The Chair seated Ramsey-Sanchez for Rudgers.
   d. Jacobs read a letter explaining his request for a setback variance of 8 feet from the requirement of 30 feet to build his house further from the pond and closer to the road.
   e. Mulhern asked if there were questions from the board.
   f. Karasinski asked if the existing house is 30' from the road and was told it is.
   g. Mulhearn asked what material changes would happen if they didn't get the variance; Jacobs said one change would be that they might not be able to build a large enough garage to house their vehicles, bikes, etc.
   h. Ward asked if the house would be built closer to the pond if they don't get the variance. Jacobs agreed it would need to be.
   i. Ramsey-Sanchez asked for clarification on the map which Jacobs provided.
   j. Delaney asked how close the existing house is to the pond and was told 40 feet. The new house will be just about the same – 1.5 foot further from the pond but oriented differently.
   k. There were no other questions from the public, so the Chair closed the meeting to public comments
   l. Ward said this property is different from the others; some are closer to the road. It has more room, so even with the setback it would be further from the road than other houses.

The Board deliberated the checklist for granting a variance.

1. **Could the variance be granted without being contrary to the public interest?**
    - Karasinski - Yes
    - Thorne - Yes
    - Ramsey-Sanchez - Yes
    - Ward - Yes
    - Mulhearn - Yes
2. **Would the spirit of the ordinance be observed if the variance were granted?**
    - Thorne - Yes
    - Ramsey-Sanchez - Yes
    - Ward - Yes
    - Karasinski - Yes
    - Mulhearn - Yes
3. **Would granting the variance do substantial justice?**
    - Ramsey-Sanchez - Yes
    - Ward - Yes
    - Karasinski - Yes
    - Thorne - Yes
    - Mulhearn – Yes
4. **Could the variance be granted without diminishing surrounding property values?**
    - Ward - Yes
    - Karasinski – Yes
    - Thorne - Yes
    - Ramsey-Sanchez - Yes
    - Mulhearn - Yes
5. **Do special conditions of the property exist that distinguish it from other properties in the area?**
    - Karasinski – Yes
    - Ramsey-Sanchez – Yes
    - Ward – Yes
    - Thorne – Yes
    - Mulhearn – No – this is a larger property he feels it doesn't need the extra footage.

A.i. **Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?**

- Thorne - Yes
- Ramsey-Sanchez - Yes
- Ward - Yes
- Karasinski - Yes
- Mulhearn – No – same reasons as the previous question – the property lends itself to other designs that wouldn't need the exception to the setback.

A.ii. **Is the proposed use a reasonable one?**

- Ramsey-Sanchez - Yes
- Ward - Yes
- Karasinski - Yes

DRAFT

- Mulhearn - Yes
- Thorne - Yes

If the criteria in subparagraph A.i. and A.ii. are not met, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to the special conditions of the property that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance in necessary to enable a reasonable use of the property:

- Not needed

Motion by Ward to move the variance forward. Karasinski seconded and all were in favor. ***Motion passed.***

OTHER DISCUSSIONS

- Ward pointed out that the applicant read the application verbatim. Seems like that wasn't necessary; Mulhearn said it might have been easier for the applicant to read it rather than speaking to the board – not everyone is comfortable speaking in public.
- Next time perhaps read the agenda out loud so the public knows when they can speak.
- Paquette thanked everyone for their work today. He will update the flow chart.

ADJOURNMENT

Motion to adjourn was made by Ward and seconded by Thorne and all were in favor. ***Motion passed.*** Adjournment occurred at 9:13pm.

Respectfully Submitted,

Susan Ells, Recording Secretary

DRAFT

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning & Economic Development

TO: Zoning Board of Adjustment

FROM: Adam Paquette, Town Planner

DATE: **July 14, 2025**

RE: ZBA # 25-010 – Variance – Tax Map 104 Lot 71

Background:

Ryan Belanger-Saleh has requested a Variance pursuant to Section IV, Article B.3 of the Town of Swanzey Zoning Ordinance to construct a roof and deck within the front setback of 3 Pitcher Point. The subject property is shown at Tax Map 104, Lot 71 and is located in the Residence District. Notice of Public Hearing was mailed to abutters on July 10, 2025, and notice was published in the Keene Sentinel on July 19, 2025.

Discussion:

The applicant seeks relief from the front setback requirement of 30 feet in the Residence District to allow for the construction of a roof and deck on the front of the existing dwelling. The proposed structure would encroach into the required front setback, with the deck and roof remaining within the property boundaries but closer than the required distance to the front and side lot lines. **The deck would be 8' from the property line abutting Route 32 (in line with the current house) and 20' from the property line abutting Pitcher Point.**

The applicant states that the property is uniquely situated on a corner lot bordered by both a town road and a state highway, creating unusual setback constraints. A deed restriction or physical limitation prevents rear access or expansion. The proposed improvements are intended to enhance the functionality and appearance of the home for family use and are not anticipated to negatively impact neighboring properties or public safety.

The applicant has provided a site plan, photos, and written justification addressing the five criteria for a variance under NH RSA 674:33. The proposed use is residential in nature and consistent with the surrounding neighborhood. The applicant asserts that literal enforcement of the ordinance would result in unnecessary hardship due to the lot's configuration and that the proposed use is reasonable.

Applicable Ordinance Sections:

1. **Section XI, Article B.3**

   3. Existing legally nonconforming buildings or structures that have nonconforming setbacks may be enlarged or changed provided that the expansion does not further encroach into a setback, subject to the following:

   a. In no case shall the expansion be closer to a property line or right-of-way line than ½ (one-half) of any setback distance requirement for the Zoning District that the property is located in.

2. **Section IV, Article B.3**

   3. All lots shall be of at least one (1) acre in size with one hundred fifty (150) feet of frontage on a Town or State maintained road. The front setback is 30 feet from the front property line and 20 feet from the side and rear property lines. (Amended March 11, 2008)

Department Head and Staff Review:

Department Heads were notified of the application on July 1.

Conservation Commission

The Conservation Commission understands that many lots on Wilson Pond are nonconforming to the Shoreland Ordinance, and we appreciate that the owner chose to build their addition on the back of the house, rather than closer to the pond. Being within 125' of the pond, however, the addition is still adding to the impervious surface in the Shoreland Zone, creating additional roof runoff that could carry soil and other contaminants into the lake--this is both contrary to the public interest and does not observe the spirit of the ordinance. We would ask that the project include basic measures to mitigate this additional runoff.

- Cheri Domina, Conservation Commission

Planning

Visibility at intersections is critical for traffic safety, and any obstruction can increase the risk of accidents. Given that corner lots inherently involve multiple points of ingress and egress, and often experience higher turning movements, it is important that any development on such lots adhere strictly to visibility and setback standards. We respectfully request the Zoning Board review this structure with these safety considerations in mind.

Attachments:

A. Variance Application
B. Tax Map

APPLICATION FOR VARIANCE
TOWN OF SWANZEY (New 1/10; Revised 8/22)

MAP# 104 **LOT#** 71

RECEIVED
JUN 10 2025
TOWN OF SWANZEY

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:
Ryan Belanger-Saleh

MAILING ADDRESS OF APPLICANT:
3 Pitcher Pl
N. Swanzey, NH 03431
RyanSalla@gmail.com

Contact phone number: 203 722 5218

OWNER OF PROPERTY:
(If same as applicant, write "same")
Same

MAILING ADDRESS OF OWNER:
(If same as applicant, write "same")
Same

LOCATION OF PROPERTY (Give Zoning District in which located & current street address)

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. ✓ **SITE PLAN** – The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. _____ If applicable, indicate on the Site Plan the location of:
septic system and/or leach field
water supply
curb cuts
parking area (and size of parking spaces)
waterways
wetland areas
tree lines
drainage ways
loading docks
underground tank locations
impervious surfaces

It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ✓ Attach completed and up-to-date listing of ALL abutters with addresses.

4. ✓ Provide a brief description of the project/request.

A Variance is requested from the terms of Section 4, Article B.3 of the Zoning Regulations of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE VARIANCE:

1. Granting the variance would not be contrary to the public interest because:

No, granting the variance would not be contrary to public interest. The proposed roof and deck will be used solely for family gatherings and will remain well within the property lines. This variance would allow for a reasonable improvement without negatively impacting the neighborhood or public safety.

2. Granting the variance would observe the spirit of the ordinance because:

Granting this variance aligns with the spirit of the ordinance because it respects the intent to maintain safety, privacy, and property standards within the neighborhood. The proposed roof and deck will not interfere with neighboring properties or pose any safety concerns, while allowing reasonable use and enjoyment of the property.

3. Granting the variance would do substantial justice because:

Granting the variance would do substantial justice because it allows the property owner to reasonably improve and use their property without harming neighbors or the community. Denying the variance would unnecessarily restrict the owner's ability to enjoy their home, while granting it maintains fairness by balancing individual rights with community interests

4. Granting the variance would not diminish the values of surrounding properties because:

The Proposed roof and deck are well within the property line and do not encroach on neighboring properties. In fact, these enhancements are likely to encourage a sense of community and neighborhood engagement, which would positively contribute to the overall property values in the area.

5. Unnecessary Hardship
Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:
Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because the property is uniquely situated on a corner lot bordered by both a town road and state highway. This creates unusual lot lines and setback requirments that differ from those of most other properties in the neighborhood. As a result, the strict enforcement of the setback provisions effectively prohibits reasonable improvements to the front of the property, limiting its practical use and enjoyment. This hardship is not shared by other property owners nearby and justifies the need for a variance.

A. Owing to the special conditions of the property as set forth above that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The intent of the ordinance is to ensure public safety, adequate setbacks, and neighborhood consistency. However, applying the setback rule strictly to this uniquely situated corner lot - bordered by state/town roads - prevents reasonable use of the property without serving any meaningful public benefit. The proposed build do not compromise safety, do not encroach on neighboring lots, and would be consistent with the look and feel of the neighborhood. Therefore, enforcing the ordinance in this specific case does not fairly serve the public interest.

and

ii. The proposed use is a reasonable one because:
It enhances both the appearance and functionality of the home without negatively impacting surrounding properties or the character of the neighborhood. The deck/roof will provide a safe, attractive for family use, improve curb appeal, and remain entirely within the property boundaries. These improvements are consistent with residential use and reflect a reasonable and appropriate investment in the property

If the criteria in subparagraph A.i. **and** A.ii. are not established, an unnecessary hardship will be deemed to exist if, and only if: N/A Criteria for unnecessary have been established

B. Owing to special conditions of the property as set forth above that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property because:

The corner lot configuration - bordered by both a town road and state highway - imposes unusual setback constraints not shared by neighboring properties. These restrictions prevent any improvements to the front of the home, even though the proposed roof and deck would remain within property lines, poses no safety concerns and be consistent with the residential character of the neighborhood. Without the variance, the property owner is denied the same reasonable use and enjoyment of their home that other property owners in the area are allowed. The variance enables a modest and appropriate improvement that reflects the spirit of the ordinance without harming public interest.

Note: The definition of "unnecessary hardship" set forth in subparagraph 5 shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

[signature] Date: 6/10/25

Signature of Applicant

[signature] Date: 6/10/25

Signature of Property Owner

THIS VARIANCE IS HEREBY:

_____**GRANTED** _____**DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A VARIANCE
(for use by Swanzey Zoning Board of Adjustment)

1. Could the variance be granted without being contrary to the public interest?

_____ Yes _____ No

2. Would the spirit of the ordinance be observed if the variance were granted?

_____ Yes _____ No

3. Would granting the variance do substantial justice?

_____ Yes _____ No

4. Could the variance be granted without diminishing surrounding property values?

_____ Yes _____ No

5. Do special conditions of the property exist that distinguish it from other properties in the area?

_____ _____

Yes No

A.i. Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?

_____ _____
Yes/Agree No

And

A.ii. Is the proposed use a reasonable one?

_____ _____
Yes No

If the criteria in subparagraph A.i. **and** A.ii. are not met, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to the special conditions of the property that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is necessary to enable a reasonable use of the property:

_____ _____
Yes No

If the answer to questions 1, 2, 3, 4 and 5 (5A or 5B) is "yes," the variance should be granted.

If the applicant fails to meet any one of the five variance requirements (1, 2, 3, 4 and/or 5), it cannot be legally granted and should be denied. Note: The applicant only needs to meet either 5A or 5B to satisfy criteria 5.

97 feet Abutters List Report

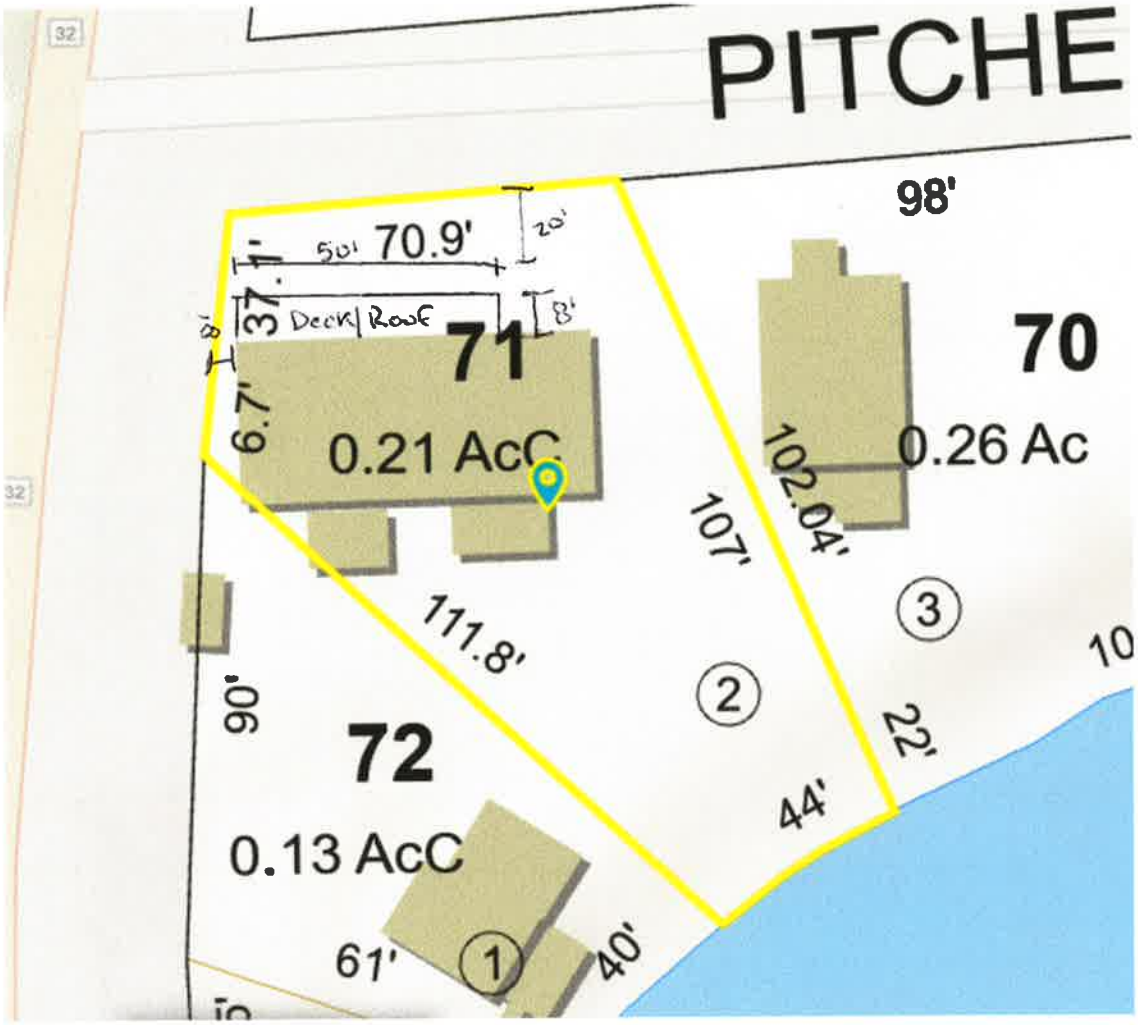
Swanzey, NH
June 10, 2025

Subject Property:

Parcel Number:	104-071-000	Mailing Address:	BELANGER-SALEH, RYAN
CAMA Number:	104-071-000-000		3 PITCHER POINT
Property Address:	3 PITCHER PT		N. SWANZEY, NH 03431

Abutters:

Parcel Number:	104-001-000	Mailing Address:	PURPLE IVY LLC
CAMA Number:	104-001-000-000		135 OLD HOMESTEAD HWY
Property Address:	135 OLD HOMESTEAD HWY		N. SWANZEY, NH 03431
Parcel Number:	104-002-000	Mailing Address:	SHAKOUR DIVERSIFIED INC
CAMA Number:	104-002-000-000		PO BOX 487
Property Address:	121 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	104-065-000	Mailing Address:	FANNING LIV TRUST, JOHN & JOEL
CAMA Number:	104-065-000-000		2 PITCHER PT
Property Address:	2 PITCHER PT		NORTH SWANZEY, NH 03431
Parcel Number:	104-066-000	Mailing Address:	GROOME, GINNETTE
CAMA Number:	104-066-000-000		6 PITCHER PT
Property Address:	6 PITCHER PT		NORTH SWANZEY, NH 03431
Parcel Number:	104-069-000	Mailing Address:	LECHLIDER, WAYNE S
CAMA Number:	104-069-000-000		73 TALBOT HILL RD
Property Address:	9 PITCHER PT		SWANZEY, NH 03446
Parcel Number:	104-070-000	Mailing Address:	HATTENDORFF JR, W.S. HEFFERNON,
CAMA Number:	104-070-000-000		SHEILA L
Property Address:	7 PITCHER PT		7 PITCHER PT
			NORTH SWANZEY, NH 03431
Parcel Number:	104-072-000	Mailing Address:	HENNESSY, JAIME L
CAMA Number:	104-072-000-000		222 WEST ST
Property Address:	138 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	104-073-000	Mailing Address:	TRAHAN REV LIV TRST, GEORGE
CAMA Number:	104-073-000-000		EDEN, JACQUELINE TRUSTEE
Property Address:	OLD HOMESTEAD HWY		34544 COLUMBINE TRAIL WEST
			ELIZABETH, CO 80107
Parcel Number:	104-074-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	104-074-000-000		3 WASHINGTON ST
Property Address:	OLD HOMESTEAD HWY		KEENE, NH 03431



Deck/Roof Build on the ground Level. Finished in Gomposite/PVC in likeness of the existing building. Please see attached picture for a proposed finished work/look.

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 & Economic Development

TO: Zoning Board of Adjustment

FROM: Adam Paquette, Town Planner

DATE: **July 14, 2025**

RE: ZBA #25-0011 and #25-012 – Variances – Map 205 Lot 1

Background:

ReVision Energy, representing the City of Keene, is seeking two variances under Section IV, Article A.1 and Section IV, Article B.1 of the Town of Swanzey Zoning Ordinance to install a ground-mounted solar energy system on undeveloped land at the Keene Dillant–Hopkins Airport (Tax Map 205, Lot 1). Portions of the proposed project are located within the Rural/Agricultural and Residence Districts, where the intended use is not currently permitted.

The subject parcel encompasses approximately 893 acres. The proposed solar array within the Rural/Agricultural District will occupy roughly 13.5 acres at the southern end of the airport property. An additional array, located in the Residence District, will cover approximately 8.6 acres on the eastern side of the property, adjacent to Route 32. This project is part of the City of Keene's broader initiative to transition to 100% clean energy by 2030. Notice of the public hearing was mailed to abutters on July 8, 2025, and published in the Keene Sentinel on July 19, 2025.

Discussion:

The proposed solar energy system complies with all dimensional requirements, including the minimum front, side, and rear setbacks established for both the Rural/Agricultural and Residence Districts under the Swanzey Zoning Ordinance. While the use itself is not explicitly listed as permitted in either district, it is important to note that New Hampshire RSA 672:1, III-d recognizes renewable energy systems as "traditional, fundamental, and accessory uses of land" throughout the state. This statutory language reflects a statewide policy encouraging municipalities to accommodate renewable energy development. Whether the Town of Swanzey's Zoning Ordinance should be amended to explicitly reflect this policy is a broader planning consideration, but it does provide context for the Board's evaluation of the variance request.

Applicable Ordinance Sections:

1. Section IV, Article A.1 – Uses Permitted in the Rural/Agricultural District
2. Section IV, Article B.1 – Uses Permitted in the Residence District

Department Head and Staff Review:

Department Heads were notified of the application on July 1.

Conservation Commission

While the Conservation Commission is generally in favor of this use in the two zones in question, we do have a concern about the continued loss of habitat for state-listed birds and other wildlife in the airport grasslands (a rare habitat), which could be considered contrary to the public interest. We hope that grassland birds will be considered by planners when this project is designed and permitted, and we have questions about state oversight for these species.

- Cheri Domina, Chair, Conservation Commission

Planning

Staff is curious to learn if any power generated could be used to benefit Swanzey.

Attachments:

A. Variance Application
B. Tax Map

APPLICATION FOR VARIANCE
TOWN OF SWANZEY (New 1/10; Revised 8/22)

MAP: 205 **LOT:** 1

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
ReVision Energy Inc. c/o Megan Ulin	7A Commercial Dr. Brentwood, NH 03833
Contact phone number: 603-583-4361	
OWNER OF PROPERTY: (If same as applicant, write "same")	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same")
City of Keene	3 Washington St. Keene, NH 03431

LOCATION OF PROPERTY (Give Zoning District in which located & current street address)
Keene Dillant Hopkins Airport, located at Airport Road and bordered by Old Homestead Highway, of which a portion is located in the Rural/Agricultural District.

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. ☑ **SITE PLAN –** The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. ☑ If applicable, indicate on the Site Plan the location of:
   - septic system and/or leach field
   - water supply
   - curb cuts
   - parking area (and size of parking spaces)
   - waterways
   - wetland areas
   - tree lines
   - drainage ways
   - loading docks
   - underground tank locations
   - impervious surfaces

It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ☑ Attach completed and up-to-date listing of ALL abutters with addresses.

4. ☑ Provide a brief description of the project/request.

A Variance is requested from the terms of Section 4, Article A.1 of the Zoning Regulations of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE VARIANCE:

1. Granting the variance would not be contrary to the public interest because:

See attached.

2. Granting the variance would observe the spirit of the ordinance because:

See attached.

3. Granting the variance would do substantial justice because:

See attached.

4. Granting the variance would not diminish the values of surrounding properties because:

See attached.

5. Unnecessary Hardship
Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

See attached.

A. Owing to the special conditions of the property as set forth above that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

See attached.

and

ii. The proposed use is a reasonable one because:

See attached.

If the criteria in subparagraph A.i. **and** A.ii. are not established, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to special conditions of the property as set forth above that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property because:

See attached.

Note: The definition of "unnecessary hardship" set forth in subparagraph 5 shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

Signature of Applicant

Date: 6/9/2025

Signature of Property Owner

Date: 6-17-25

THIS VARIANCE IS HEREBY:

☐ **GRANTED**

☐ **DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A VARIANCE
(for use by Swanzey Zoning Board of Adjustment)

1. Could the variance be granted without being contrary to the public interest?

_____ Yes _____ No

2. Would the spirit of the ordinance be observed if the variance were granted?

_____ Yes _____ No

3. Would granting the variance do substantial justice?

_____ Yes _____ No

4. Could the variance be granted without diminishing surrounding property values?

_____ Yes _____ No

5. Do special conditions of the property exist that distinguish it from other properties in the area?

_____ Yes _____ No

A.i. Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?

_____ Yes/Agree _____ No

And

A.ii. Is the proposed use a reasonable one?

_____ Yes _____ No

If the criteria in subparagraph A.i. **and** A.ii. are not met, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to the special conditions of the property that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is necessary to enable a reasonable use of the property:

_____ Yes _____ No

If the answer to questions 1, 2, 3, 4 and 5 (5A or 5B) is "yes," the variance should be granted.

If the applicant fails to meet any one of the five variance requirements (1, 2, 3, 4 and/or 5), it cannot be legally granted and should be denied. Note: The applicant only needs to meet either 5A or 5B to satisfy criteria 5.

REVISION ENERGY

Variance Application

Keene Dillant-Hopkins Airport (Parcel 205-001-000)

Project Narrative

ReVision Energy, the Applicant, is seeking a use variance from Section 4, Article A. 1 of the Town of Swanzey Zoning Ordinance to install a ground-mounted solar energy system on undeveloped land at the Keene Dillant-Hopkins Airport, located at Airport Road, Swanzey, NH (Tax Map 205, Lot 1) and which a portion of the subject of the property to be developed is located in the Rural/Agricultural District.

ReVision Energy has been working in partnership with the City of Keene to develop a solar energy system on City-owned land that would achieve the City's goal of transitioning to 100% clean energy use by 2030. The intent of this project is to generate and export solar electricity to the grid that benefits the City of Keene through municipal net metering credits. The Airport would be one intended beneficiary of the net metering credits alongside other municipal electric accounts. Because the proposed system connects directly to the grid and will also serve offsite accounts, it is considered a primary use.

The proposed solar energy system is comprised of two arrays located in the Rural/Agricultural and Residence Districts. The focus of this application is the array located in the Rural/Agricultural District, which will encompass approximately 13 acres of land at the southern end of the airport property. The array has been sited on an "airport development parcel" that is constrained for other airport uses. A land development study previously commissioned by the City identified this parcel as ideal for solar due to certain airspace restrictions, topography, and other constraints that make this area of the property unsuitable for other types of development.

Responses to Variance Criteria

1. **Granting the variance would not be contrary to the public interest because; and**
2. **Granting the variance would observe the spirit of the ordinance because:**

The first two variance criteria are related and are considered together. See Harborside Assocs. v. Parade Residence Hotel, 162 N.H. 508, 514 (2011). "The first step in analyzing whether granting a variance would be contrary to the public interest or injurious to the public rights of others is to examine the applicable zoning ordinance." Chester Rod & Gun Club, Inc. v. Town of Chester, 152 N.H. 577, 581 (2005). For a variance to be contrary to public interest, it "must unduly and in a marked degree conflict with the ordinance such that it violates the ordinances basic zoning objectives." Nine A LLC v. Town of Chesterfield, 157 N.H. 361, 366 (2008). In considering whether "granting a variance violates an ordinance's basic zoning objectives, [the court considers], among other things, whether it would alter the essential character of the locality or threaten public health, safety, or welfare." Id. This determination

includes examining whether granting the variance would "alter the essential character of the neighborhood." Harborside Assocs., 162 N.H. at 514.

While the southern portion of the subject property is located in the rural/agricultural district, this land is unsuitable for the permitted types of development due to airspace-related height restrictions and equipment setbacks, severe grades, and access limitations that encumber this portion of the airport property.

The purpose and intent of the rural/agricultural district as stated in the Swanzey Zoning Ordinance is "to accommodate residences and agricultural uses in what is commonly recognized as being a rural atmosphere" with this district serving as "the potential future growth area for the town." In addition to agricultural and residential uses, a number of additional and more intensive uses are either permitted or permitted by special exception (including hospitals, manufactured, business and industrial uses, material (sand/gravel) extraction, and telecommunications facilities, among others). Therefore, the essential character of a locality or neighborhood within the rural/agricultural district is fluid and heavily influenced by the existing surroundings and the planned growth areas. Such is the case here, where only a very small island of rural/agricultural zoning exists on the airport property, and which is sandwiched between commercial use and business zoning to the south and the remainder of the 893-acre airport property (also commercial use and business zoning).

The proposed location for the solar energy system is bounded to the west by a sand pit and wetlands/floodplain, to the south by undeveloped land (access parcel) and industrial equipment supply, and to the east by Old Homestead Highway (Rt. 32), which is a mixed-use corridor that houses multiple higher intensity uses. The existing uses and zoning in proximity to the proposed solar location along Old Homestead Highway include industrial equipment supply, gas station, greenhouses, hospitality/bed and breakfast, airport storage, consultant services, retail stores, manufacturing, and residences, among others. The airport property itself serves as a transportation hub and economic link for the Monadnock Region and supports a variety of uses including the Keene Dillant-Hopkins Airport and associated services (hangars, flight services, rental services, restaurants), as well as the Keene Wastewater Treatment Plant which includes an accessory solar energy system. The majority of the airport property constitutes a commercial use, and the regular operation of the airport entails a certain amount of activity and existing impact on the surrounding area.

The proposed solar energy system is a passive use will not threaten public health, safety or welfare. The system will not generate an increase in noise or traffic to the area. The panels and mounting structure are generally less than 13ft in height, less than that of a typical single-story residence, and the system will be setback over 500-ft from Old Homestead Hwy, so the visual impact from the nearest public way and residential properties will be minimal. The panels do not produce any smoke, fumes, or odors, nor do the materials or construction result in any toxic materials that pose a risk to abutting properties. With regard to glare, solar panels are designed to absorb light, have an anti-reflective surface and have been shown to reflect less light than

standing water (less than 2%). Never-the-less, because this project is sited at an airport a thorough glare analysis will be completed as part of the FAA permitting to ensure the system will not produce adverse impacts to air traffic. The land beneath and surrounding the solar energy system will be revegetated with grass and will remain pervious allowing for stormwater infiltration. The system will not increase the burden on Town services, and the project will comply with all local, state, and federal permit requirements, final conservation measures from NHF&G, and all FAA regulations to ensure that it does not interrupt safe aircraft operations on the property. In fact, the generation of renewable energy provides a benefit to public health, and the proposed system would result in the generation of clean solar electricity that would be used locally by the City of Keene.

In considering the character of the rural/agricultural district as described by the ordinance (which does permit a mixed-use environment), the character as exists on the ground (a locality that includes multiple commercial/industrial uses, and that does support an existing large scale solar energy system), and the passive nature of the solar energy system, it is evident that the proposed system is a compatible use for this mixed-use neighborhood and will not alter the essential character of the locality, nor will it have a noticeable impact on surrounding properties compared to the existing higher intensity uses on the property. For these reasons, the proposed solar energy system will not violate the basic zoning objectives of the ordinance and thus the proposed solar energy system is not contrary to the public interest, and the spirit of the ordinance is observed.

3. **Granting the variance would do substantial justice because:**

"Perhaps the only guiding rule [on this standard] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." Malachy Glen Assocs. v. Town of Chichester, 155 N.H. 102, 109 (2007).

Granting the variance will allow the property owner, the City of Keene, to use this undeveloped portion of the Airport, that cannot otherwise be reasonably used in strict conformance with the ordinance, in a way that meets the spirit of the ordinance and is compatible with the surrounding land uses in this mixed-use neighborhood. Denying the variance will not serve the public interest as the proposed solar energy system will be a source of locally generated, clean, renewable energy, and would deny the City of Keene the opportunity to achieve their municipal goal of offsetting 100% of their electricity use with renewable energy.

4. **Granting the variances does not diminish the values of surrounding properties:**

Noise disturbance is a significant contributor to diminished property values, particularly for properties in proximity to airports and even busy roads. In contrast, the proposed solar energy system is a passive use that will not increase noise impacts to abutting properties, that is consistent with the character of the locality, and that has significant setbacks from nearby residential properties to limit visual impact. Solar is an established use on the Airport property; an existing approx. 5-acre solar array is permitted as an accessory use serving the Keene Wastewater Treatment Plant (completed in 2022). And, the permitted use of the overall parcel as

an airport, with associated infrastructure and services, is a commercial use compatible with the addition of a solar energy system. The proposed solar energy system may also eventually support the airport's goal of installing electric plane chargers, which could benefit neighboring properties in terms of reduced air travel noise and emissions.

Compared to the existing permitted higher intensity uses on the property and surroundings, the addition of the proposed solar array will not have noticeable impact on surrounding properties, nor will it contribute to diminished surrounding property values. Studies of utility-scale solar farms that have been performed in the larger United States generally support the finding that the presence of a solar farm does not diminish the value of surrounding properties or deter sales of agricultural or residential land.[1] In communities where solar is favorably considered, the presence of a solar farm that generates local renewable electricity can be seen as a positive addition to the landscape. In an example specific to New Hampshire, real estate transactions were evaluated surrounding the New Hampshire Electric Cooperative's 2.2MW solar energy system in Moultonborough in testimony submitted to the NH Site Evaluation Committee and this expert evaluation did not find evidence of reduced property values or correlation in reduction of property values due to proximity to the system.[2]

1. American Clean Power Association. (2022). Property Values and Utility-Scale Solar Facilities [Fact Sheet]. https://cleanpower.org/wp-content/uploads/2021/08/Solar-and-Property-Values-Fact-Sheet_2.2.22.pdf
2. STATE OF NEW HAMPSHIRE. (2019). PREFILED TESTIMONY OF MATTHEW MAGNUSSON ON BEHALF OF CHINOOK SOLAR, LLC OCTOBER 14, 2019. SEC DOCKET NO. 2019-02. pp 8-13. https://www.nhsec.nh.gov/projects/2019-02/application/2019-02_2019-10-14_testimony_magnusson.pdf

5. Unnecessary Hardship A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Applicants for a variance may establish unnecessary hardship by proof that: (1) a zoning restriction as applied to their property interferes with their reasonable use of the property, considering the unique setting of the property in its environment; (2) no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property; and (3) the variance would not injure the public or private rights of others. Simplex Technologies v. Town of Newington, 145 N.H. 727 (2001).

Other types of permitted development are not feasible for this property because it is encumbered by multiple airspace clearance surfaces that limit development heights (due to its location south of the runway), has several instances of severe grades of greater than 15%, and because it is a controlled access area at active airport containing related

infrastructure (approach lighting system, fencing) that must be operated and maintained to ensure safe aircraft operations. As a result, the subject property cannot reasonably be used or accessed for the general purposes allowable under the ordinance.

From a broad view, the boundaries of the zoning districts as applied to the airport parcel, and the unique setting of the property within its environment, make the subject property uniquely configured. More than seventy percent of the 893-acre airport parcel is zoned as business district with a small island of rural/agricultural zoning sandwiched between the southerly oriented runway and the abutting businesses and business zoning located directly to the south. This is unique, relative to other properties in the area both due to the size of the lot, the number of uses that the property already accommodates, and the application of the zoning districts.

As previously established, the character of the locality is mixed-use, with a substantial amount of existing commercial and industrial development. While the intent of the rural/agricultural district is generally to provide for residential and agricultural uses, and to maintain a rural character, it would be unreasonable to suggest this could be accomplished in such a small area relative to the existing uses, and the more highly developed surroundings. Never-the-less, a solar energy system as a passive use does fit well within the character of the locality and listed uses that are permitted in the rural/agricultural district.

It is worth noting that solar energy systems are not expressly prohibited under the Swanzey Zoning Ordinance, the ordinance simply has not yet addressed them. NH RSA 672:1, III-d supports that "…renewable energy systems… when practiced in accordance with applicable laws and regulations, are traditional, fundamental and accessory uses of land throughout New Hampshire, and that a prohibition upon these uses cannot necessarily be inferred from the failure of an ordinance or regulation to address them."

For these reasons, no fair and substantial relationship exists between the general public purposes of the ordinance and the property, and strictly applying the ordinance to prohibit a solar energy system as a primary use on this property would not advance the zoning objectives.

ii. The propose use is a reasonable one because:

"Hardship exists when special conditions of the land render the use for which the variance is sought 'reasonable.'" Rancourt v. City of Manchester, 149 N.H. 51, 54 (2003).

A solar energy system is a uniquely suitable use for this property, as it can accommodate the special conditions of the property (development height restrictions, severe grades, general access restrictions) that other types of development permitted by the ordinance

cannot. Additionally, the proximity to three-phase power lines on Old Homestead Highway make this site attainable for solar energy development. The proposed solar energy system is a passive use that will not generate an increase in noise, smoke, fumes, odors and will not adversely affect the airport and the surrounding properties. The use is reasonable as the character of the neighborhood and locality is already mixed-use, with business, residence, and industrial uses intermingled within a one-half mile radius of the project, and solar is already an established use on this property at the Waste Water Treatment Plant. The visual impact of the project is mitigated due to its placement on the property and the size of the larger airport parcel. For these reasons and for those previously established, granting the variance would not injure the public or private rights of others. Because the subject lands are unsuitable for residential, agricultural or other uses as prescribed by the zoning ordinance, it is reasonable for the City of Keene to pursue development of a solar array that furthers their renewable energy goals at a location that otherwise would not allow for further economic development of the airport. Additionally, the solar energy project would be in alignment with the Town of Swanzey's goals to support efforts to increase the use of solar arrays for commercial properties, as stated in their own Master Plan. The proposed solar energy system is a reasonable use of the property, given the special conditions that encumber it and the unique setting of the property in its environment.

B. Explain how, if the criteria in subparagraph A are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Though the criteria demonstrating unnecessary hardship in subparagraph A have been established, the property cannot be reasonably used in strict conformance with the ordinance on several counts:

It is encumbered by multiple airspace clearance surfaces that limit development heights due to its location south of the runway, including a 400-foot wide 12-acre strip that bi-sects the property and severely limits heights under 13 feet within the approach lighting system clearance surface. This part of the property is additionally not able to be used for hangar development due to the distance from the runway. The shape of the lot is unique, with the property line tracing multiple sharp points at the southern boundary that would inhibit placement of and access to other types of development. The property has several instances of severe grades of greater than 15% that would impede other types of development permitted by the ordinance without substantial and costly earthwork. Finally, it is a fenced, and controlled access area at active airport containing related infrastructure (approach lighting system, and associated setbacks) that must be operated and maintained to ensure safe aircraft operations. As a result, the subject property cannot reasonably be used or accessed for the general purposes allowable under the ordinance and a variance is necessary to enable reasonable use of it.

SYSTEM SUMMARY	
DC SYSTEM SIZE	5,497.800 kW DC
AC SYSTEM SIZE	3,500.000 kW AC
PROJECT TYPE	GROUND MOUNT
TILT / AZIMUTH	30° / 180°

EQUIPMENT SUMMARY		
ITEM	DESCRIPTION	QTY
MODULE	Q CELLS, Q.PEAK DUO XL-G11S.3 595/BFG(595W)	9,240
INVERTER	CPS SCH100KTL-DO/US600	35
DAS	TBD	1

NOTES: NOT FOR CONSTRUCTION.
LAYOUT SUBJECT TO CHANGE.
FOR INFORMATIONAL PURPOSES ONLY.

NOTES: TOTAL PARCEL ACREAGE : 893 ACRES
FOOTPRINT ARRAY 1: 8.6 ACRE
FOOTPRINT ARRAY 2: 13.5 ACRES

SETBACKS FOR RESIDENCE & RURAL/AG DISTRICTS:

30'FRONT/20'SIDE/20'REAR

REVISION ENERGY
758 WESTBROOK STREET
SOUTH PORTLAND, ME 04106
(207) 221-6342

CLIENT:

KEENE AIRPORT

PROJECT ADDRESS:

80 AIRPORT ROAD, KEENE NH

SYSTEM TYPE:

GROUND MOUNT PHOTOVOLTAIC ARRAY

NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS
000	TR	04/17/2025	ISSUED FOR INTERCONNECTION

DESIGNED BY: TR
PRINT SIZE: 24" X 36"
SCALE: 1"=200'
DATE: APRIL 17TH, 2025

DWG TITLE
SITE PLAN

DWG NUMBER
E100

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Layout Map w/Zoning

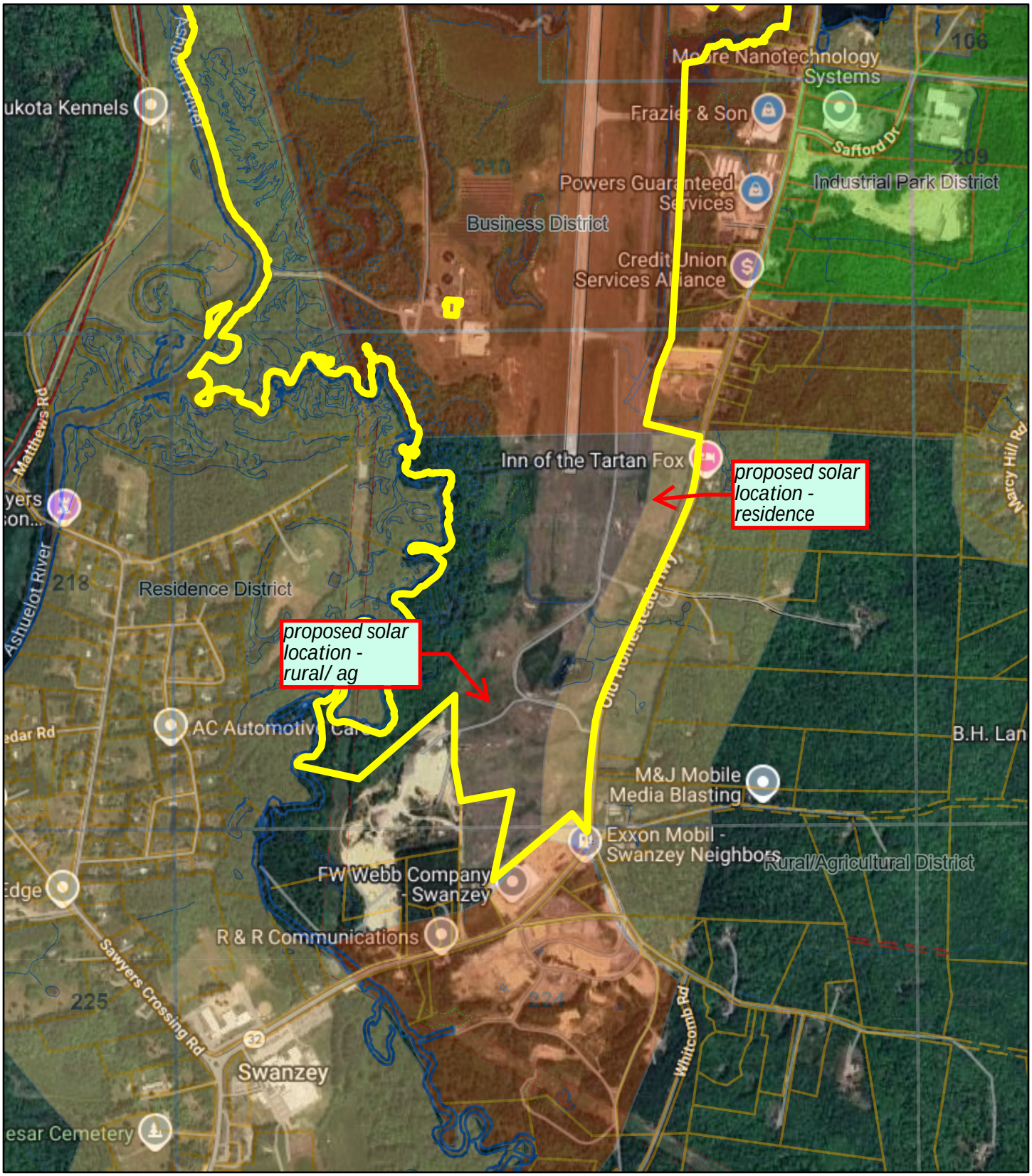
Town of Swanzey, NH

1 inch = 1105 Feet

0 1105 2210 3315

June 3, 2025

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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.

Photo Sheets

Keene Dillant-Hopkins Airport (Parcel 205-001-000)
Variance Applications

Example PV system photos w/revegetation and wildlife fence





*Views of proposed **residence district location**, east of access road (looking towards existing vegetative buffer)*





*Views of proposed **rural/agriculture** location, west of access road*





*View of southern end of proposed **rural/agriculture** location*



Abutter/Notification List

Keene Dillant-Hopkins Airport
Parcel # 205-001-000

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
Applicant		REVISION ENERGY INC.		C/O MEGAN ULIN	7A COMMERCIAL DR	BRENTWOOD	NH	03833
205-001-000 *Property Owner*	AIRPORT RD	CITY OF KEENE		3 WASHINGTON ST		KEENE	NH	03431
101-001-000	67 OLD HOMESTEAD HWY	MCINTYRE PEALE FAM TR, JAMES &		67 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
101-002-000	63 OLD HOMESTEAD HWY	DEPALMA, FRANCIS N & BRENDA A		63 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
101-003-000	57 OLD HOMESTEAD HWY	DEPEW, DAVID W & LINDA M		57 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
101-004-000	53 OLD HOMESTEAD HWY	BOUFFORD, JUDITH E	FARINA, LINDA L	ARTHUR J/BEATRICE S BOUFFORD	53 OLD HOMESTEAD HWY	NORTH SWANZEY	NH	03431
101-005-000	49 OLD HOMESTEAD HWY	JOHNSON LIV TRUST, ARNOLD E	JOHNSON,ARNOLD E &DAKOTA,SCOTT	43 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
101-006-000	43 OLD HOMESTEAD HWY	JOHNSON LIV TRUST, ARNOLD E	JOHNSON,ARNOLD E &DAKOTA, SCOT	43 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
101-007-000	39 OLD HOMESTEAD HWY	MACKEY, JAMES H. JR & JAN P.		39 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
101-008-000	27 OLD HOMESTEAD HWY	EDGEWOOD APARTMENTS LLC		58 HOOPER HILL RD		NEW BOSTON	NH	03070
101-012-000	95 GREENWOOD AVE	MILLER, SCOTT R		95 GREENWOOD AVE		NORTH SWANZEY	NH	03431
101-013-000	91 GREENWOOD AVE	BOUDREAU JOHN T & THERESA L		91 GREENWOOD AVE		NORTH SWANZEY	NH	03431
101-014-000	85 GREENWOOD AVE	MCMANUS, JOAN		PO BOX 10393		SWANZEY	NH	03446
101-015-000	77 GREENWOOD AVE	QUADE, PATRICK K & LYNN R		77 GREENWOOD AVE		NORTH SWANZEY	NH	03431
101-016-000	71 GREENWOOD AVE	HONEYCUTT, KAREN S		71 GREENWOOD AVE		NORTH SWANZEY	NH	03431
101-017-000	GREENWOOD AVE	SHEDD, ANN & MARK MEESS		PO BOX 405		KEENE	NH	03431
104-001-000	135 OLD HOMESTEAD HWY	PURPLE IVY LLC		135 OLD HOMESTEAD HWY		N. SWANZEY	NH	03431
104-002-000	121 OLD HOMESTEAD HWY	SHAKOUR DIVERSIFIED INC		PO BOX 487		KEENE	NH	03431
104-003-000	115 OLD HOMESTEAD HWY	AVANRU DEVELOPMENT GROUP LTD		PO BOX 1015		WALPOLE	NH	03168
104-005-000	OLD HOMESTEAD HWY	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
104-007-000	99 OLD HOMESTEAD HWY	ROULEAU REV. TRUST, DONALD P		99 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
104-012-000	22 SYLVAN WAY	CHRISTO, WAYNE L		22 SYLVAN WAY		NORTH SWANZEY	NH	03431
104-013-000	26 SYLVAN WAY	GEORGE, LORA & SPENCER		26 SYLVAN WAY		NORTH SWANZEY	NH	03431
104-014-000	30 SYLVAN WAY	WHITCOMB, ADAM A		30 SYLVAN WAY		N. SWANZEY	NH	03431
104-015-000	34 SYLVAN WAY	KEANE, NICHOLAS	MCKANE, ERIN	34 SYLVAN WAY		NORTH SWANZEY	NH	03431

104-016-000	38 SYLVAN WAY	LENNIG, NICHOLAS A.		38 SYLVAN WAY		N. SWANZEY	NH	03431
104-017-000	21&37 SYLVAN WAY	CHESLEY, BRAD R & KRISTIN A		37 SYLVAN WAY		NORTH SWANZEY	NH	03431
104-018-000	17 SYLVAN WAY	FIEDLER, MARK D & ANNE M		17 SYLVAN WAY		NORTH SWANZEY	NH	03431
104-053-000	114 OLD HOMESTEAD HWY	LUCIEN, LEONARD W. JR	HART-LUCIEN, CAROLYN M	PO BOX 3156		AMHERST	MA	01004
104-054-000	116 OLD HOMESTEAD HWY	HARP, JEREMY J		29 TEAK DR		NASHUA	NH	03062
104-055-000	2 HOUGHTON PT	HULETT, MARGUERITE L & GERALD		2 HOUGHTON PT		N. SWANZEY	NH	03431
104-063-000	122 OLD HOMESTEAD HWY	CARRIER, TYLER J	RAYMOND, KIMBERLY L	122 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
104-072-000	138 OLD HOMESTEAD HWY	HENNESSY, JAIME L		222 WEST ST		KEENE	NH	03431
104-073-000	OLD HOMESTEAD HWY	TRAHAN REV LIV TRST, GEORGE	EDEN, JACQUELINE TRUSTEE	34544 COLUMBINE TRAIL WEST		ELIZABETH	CO	80107
104-074-000	OLD HOMESTEAD HWY	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
105-001-000	217 OLD HOMESTEAD HWY	SWANZEY HOMESTEAD OFFICES LLC		217 OLD HOMESTEAD HWY		SWANZEY	NH	03446
105-002-000	209 OLD HOMESTEAD HWY	GRANT, EDWARD P & GERALDINE A		209 OLD HOMESTEAD HWY		SWANZEY	NH	03431
105-003-000	201 OLD HOMESTEAD HWY	A & D HOLDINGS LLC		201 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
105-004-000	OLD HOMESTEAD HWY	NEW HAMPSHIRE UNIVERSITY SYSTM		% KEENE STATE COLLEGE	229 MAIN ST, MS 3003	KEENE	NH	03435
105-005-000	156 OLD HOMESTEAD HWY	HAYN, RUTH		156 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
105-006-000	162 OLD HOMESTEAD HWY	RAFFORD VARLEY, BRIANNE		162 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
105-007-000	164 OLD HOMESTEAD HWY	HEBERT, JOANN		164 OLD HOMESTEAD HWY		NORTH SWANZEY	NH	03431
105-008-000	166 OLD HOMESTEAD HWY	MALLORY REV TRUST, NORMAN R &		PO BOX 213		VERNON	VT	05354
105-009-000	170 OLD HOMESTEAD HWY	MALLORY REV TRUST, NORMAN R &		PO BOX 213		VERNON	VT	05354
105-011-000	OLD HOMESTEAD HWY	SWANZEY, TOWN OF		PO BOX 10009		SWANZEY	NH	03446
204-060-000	AIRPORT RD	UNIVERSITY OF NH		KSC 238 MAIN ST		KEENE	NH	03431
205-001-000	163 OLD HOMESTEAD HWY Unit 1	EOP LLC		3 ORCHARD ST		KEENE	NH	03431
205-001-000	167 OLD HOMESTEAD HWY Unit 1	NORTON AIR, LLC		33 WHITTEMORE FARM RD		SWANZEY	NH	03446
205-001-000	169 OLD HOMESTEAD HWY Unit 1	TEMPLE, PETER	CHESNEY, CHRISTOPHER	VILLAGE LAKE RD	PO BOX 65	HARRISVILLE	NH	03450
205-001-000	155 OLD HOMESTEAD HWY Unit 1	PROVOST, KEVIN		80 AIRPORT RD STE 1		N. SWANZEY	NH	03431
205-001-000	151 OLD HOMESTEAD HWY Unit 1	MONADNOCK CHOPPERS LLC		80 AIRPORT RD STE 1		NORTH SWANZEY	NH	03431

205-001-000	147 OLD HOMESTEAD HWY Unit 1	MONADNOCK CHOPPERS LLC		80 AIRPORT RD STE 1		NORTH SWANZEY	NH	03431
205-001-000	HEX HANGAR #1 Unit 1	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	HEX HANGAR #2 Unit 2	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	HEX HANGAR #3 Unit 3	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	HEX HANGAR #4 Unit 4	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	HEX HANGAR #5 Unit 5	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	23 AVIATION WAY Unit 1	MONADNOCK AVIATION INC		80 AIRPORT RD		NORTH SWANZEY	NH	03431
205-001-000	15 AVIATION WAY Unit 1	MONADNOCK AVIATION INC		80 AIRPORT RD		KEENE	NH	03431
205-001-000	19 AVIATION WAY Unit FIRE	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	420 AIRPORT RD Unit PLNT	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	100 AIRPORT RD Unit 1	C & S WHOLESALE GROCERS INC		VENDOR #65221	100 AIRPORT RD	NORTH SWANZEY	NH	03431
205-001-000	11 AVIATION WAY Unit 1	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	T-HANGAR CONDO #1 Unit 1	HOLLISTER, WILLIAM H& MARTHA K		302 APPLE HILL RD		NELSON	NH	03457
205-001-000	T-HANGAR CONDO #2 Unit 2	HOLLISTER, WILLIAM H		302 APPLE HILL RD		NELSON	NH	03457
205-001-000	T-HANGAR CONDO #3 Unit 3	JACOBS, NATHAN G	JACOBS, DANIELLE H.	69 WILSON POND RD		NORTH SWANZEY	NH	03431
205-001-000	T-HANGAR CONDO #4 Unit 4	JACOBS, GARY R	JACOBS, NATHAN G	69 WILSON POND RD		NORTH SWANZEY	NH	03431
205-001-000	T-HANGAR CONDO #5 Unit 5	BENTLEY, MICHAEL P		PO BOX 16		SPOFFORD	NH	03462
205-001-000	T-HANGAR CONDO #6 Unit 6	CONWAY, MICHAEL F & PATRICIA L		51 RAILROAD ST	UNIT 320	KEENE	NH	03431
205-001-000	T-HANGAR CONDO #7 Unit 7	WEISER FAMILY NH REALTY TRUST	LEONARD WEISER & BETH A HECKMA	194 S. ASHBURNHAM RD		WESTMINSTER	MA	01473
205-001-000	T-HANGAR CONDO #8 Unit 8	UTC MANAGEMENT, LLC		PO BOX 132		KEENE	NH	03431
205-001-000	T-HANGAR CONDO #9 Unit 9	SOMERO, DAVID M		84 NORTH RD		NEW IPSWICH	NH	03071
205-001-000	T-HANGAR CONDO #10 Unit 10	UTC MANAGEMENT, LLC		PO BOX 132		KEENE NH	NH	03431
205-001-000	T-HANGAR CONDO #11 Unit 11	UTC MANAGEMENT, LLC		PO BOX 132		KEENE	NH	03431
205-001-000	T-HANGAR CONDO #12 Unit 12	WHITE, BETH & DENIS		86 GEORGE ST		KEENE	NH	03431
205-001-000	T-HANGAR CONDO #13 Unit 13	KASPER, RICHARD J		102 HIGHLAND CIR	PO BOX 10247	SWANZEY	NH	03446
205-001-000	T-HANGAR CONDO #14 Unit 14	LEADAIR LLC		PO BOX 8285		BRATTLEBORO	VT	05301
205-001-000	T-HANGAR CONDO #15 Unit 15	CHESNEY, CHRISTOPHER P		5288 SYCAMORE AVENUE		BRONX	NY	10471
205-001-000	T-HANGAR CONDO #16 Unit 16	LEHNEN, PETER E		96 VALLEY PARK DR		SPOFFORD	NH	03462
205-001-000	T-HANGAR CONDO #17 Unit 17	SOMERO, DAVID M		84 NORTH RD		IPSWICH	NH	03071

205-001-000	T-HANGAR CONDO #18 Unit 18	ODGERS '01 REV TRST, JOHN		% JOHN ODGERS	130 FOUR WINDS RD	PETERBOROUGH	NH	03458
205-001-000	T-HANGAR CONDO #19 Unit 19	TEMPLE, PETER		PO BOX 65		HARRISVILLE	NH	03450
205-001-000	T-HANGAR CONDO #20 Unit 20	WOOD REV TRST 2009, ADRIAN		72 ROXBURY RD	PO BOX 332	MARLBOROUGH	NH	03455
205-001-000	AIRPORT RD Unit 1	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	AIRPORT RD Unit 1	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	80 AIRPORT RD Unit 1	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-001-000	80 AIRPORT RD Unit 2	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
205-002-000	AIRPORT RD	JOSLIN REV TRUST, RUTH M		166 SILENT WAY		KEENE	NH	03431
205-003-000	AIRPORT RD	JOSLIN REV TRST 2001, JOHN J	JOSLIN REV TRST 2001, RUTH M	166 SILENT WAY		KEENE	NH	03431
210-001-000	297 OLD HOMESTEAD HWY	SMITH SPEC NDS TRST, MATTHEW		% MARK & RHONDA SMITH	297 OLD HOMESTEAD HWY	SWANZEY	NH	03446
210-002-000	287 OLD HOMESTEAD HWY	STANLEY, ERIC S & MARY J		287 OLD HOMESTEAD HWY		SWANZEY	NH	03446
210-004-000	5 BUSINESS CENTER DR	FURLONE LLC		PO BOX 110		SPOFFORD	NH	03462
210-004-000	35 BUSINESS CENTER DR Unit 1	SWANZEY, TOWN OF		PO BOX 10009		SWANZEY	NH	03446
210-005-000	233 OLD HOMESTEAD HWY	RAETTE FRAZIER TROMBLY LLC		233 OLD HOMESTEAD HWY		SWANZEY	NH	03446
211-021-000	119 MATTHEWS RD	HENDELMAN, JESSICA & MICHELLE		119 MATTHEWS RD		SWANZEY	NH	03446
211-023-000	93 MATTHEWS RD	BALLOU FAMILY REV TRUST		BALLOU TRUSTEES, MARY & JAMES	93 MATTHEWS RD	SWANZEY	NH	03446
211-024-000	MATTHEWS RD	BALLOU FAMILY REV TRUST		93 MATTHEWS RD		SWANZEY	NH	03446
219-001-000	CAUSEWAY RD	SWANZEY, TOWN OF		PO BOX 10009		SWANZEY	NH	03446
219-002-000	CAUSEWAY RD	PRATT, JONATHAN		110 FISH HATCHERY RD		RICHMOND	NH	03470
219-003-000	CAUSEWAY RD	PUBLIC SERVICE CO OF NH	DBA EVERSOURCE ENERGY	PO BOX 270		HARTFORD	CT	06141
219-004-000	CAUSEWAY RD	PUBLIC SERVICE CO OF NH	DBA EVERSOURCE ENERGY	PO BOX 270		HARTFORD	CT	06141
219-007-000	47 CAUSEWAY RD	CALL, MARK		47 CAUSEWAY ROAD		SWANZEY	NH	03446
219-036-000	321 OLD HOMESTEAD HWY	SWANZEY, TOWN OF		PO BOX 10009		SWANZEY	NH	03446
219-037-000	2 VALLEY CREEK LN	4,395 FT LLC		40 TICO RD		RINDGE	NH	03461
219-045-000	350 OLD HOMESTEAD HWY	HABIBY, MICHAEL S		350 OLD HOMESTEAD HWY		SWANZEY	NY	03446
219-047-000	360 OLD HOMESTEAD HWY	SWAIN, DENNIS A & KATHERINE E		360 OLD HOMESTEAD HWY		SWANZEY	NH	03446
219-048-000	366 OLD HOMESTEAD HWY	CURRY REV TRST 2016, GREGORY C	CURRY REV TRST 2016, LILLY K	366 OLD HOMESTEAD HWY		SWANZEY	NH	03446
219-049-000	374 OLD HOMESTEAD HWY	ADAMS, JEFFREY	ADAMS, REBECCA LYNN	374 OLD HOMESTEAD HWY		SWANZEY	NH	03446
219-051-000	64 WHEELER LN	CIOLINO JR, STEPHEN V	RIO-CIOLINO, ELIZABETH D	64 WHEELER LN		SWANZEY	NH	03446

219-053-000	388 OLD HOMESTEAD HWY	PETYK, ROMAN		1071 CHESTER SPRINGS RD		PHOENIXVILLE	PA	19460
219-054-000	OLD HOMESTEAD HWY	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
219-055-000	404 OLD HOMESTEAD HWY	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
219-056-000	414 OLD HOMESTEAD HWY	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
219-057-000	442 OLD HOMESTEAD HWY	KEENE, CITY OF		3 WASHINGTON ST		KEENE	NH	03431
219-059-000	446 OLD HOMESTEAD HWY	FARWELL, JOHN E & JOANNE M		446 OLD HOMESTEAD HWY		SWANZEY	NH	03446
219-060-000	4 SYCAMORE HILL RD	BRADEEN, SARAH A		4 SYCAMORE HILL RD		SWANZEY	NH	03446
224-026-000	OLD HOMESTEAD HWY	BELL, KEITH A	BELL, KEVIN A	84 SAWYERS CROSSING RD		SWANZEY	NH	03446
224-027-000	OLD HOMESTEAD HWY	BELL, KEITH A	BELL, KEVIN A	84 SAWYERS CROSSING RD		SWANZEY	NH	03446
224-028-000	511 OLD HOMESTEAD HWY	FW WEBB CO	JOHN R. PROVENCAL REV TRUST	160 MIDDLESEX TURNPIKE		BEDFORD	MA	01730

APPLICATION FOR VARIANCE
TOWN OF SWANZEY (New 1/10; Revised 8/22)

MAP: 205 **LOT:** 1

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
ReVision Energy Inc. c/o Megan Ulin	7A Commercial Dr. Brentwood, NH 03833
Contact phone number: 603-583-4361	
OWNER OF PROPERTY: (If same as applicant, write "same")	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same")
City of Keene	3 Washington St. Keene, NH 03431

LOCATION OF PROPERTY (Give Zoning District in which located & current street address)

Keene Dillant Hopkins Airport, located at Airport Road and bordered by Old Homestead Highway, of which a portion is located in the Residence District.

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. ☑ **SITE PLAN** – The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. ☑ If applicable, indicate on the Site Plan the location of:
   - septic system and/or leach field
   - water supply
   - curb cuts
   - parking area (and size of parking spaces)
   - waterways
   - wetland areas
   - tree lines
   - drainage ways
   - loading docks
   - underground tank locations
   - impervious surfaces

It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ☑ Attach completed and up-to-date listing of ALL abutters with addresses.

4. ☑ Provide a brief description of the project/request.

A Variance is requested from the terms of Section 4, Article B.1 of the Zoning Regulations of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE VARIANCE:

1. Granting the variance would not be contrary to the public interest because:

See attached.

2. Granting the variance would observe the spirit of the ordinance because:

See attached.

3. Granting the variance would do substantial justice because:

See attached.

4. Granting the variance would not diminish the values of surrounding properties because:

See attached.

5. Unnecessary Hardship

Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

See attached.

A. Owing to the special conditions of the property as set forth above that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

See attached.

and

ii. The proposed use is a reasonable one because:

See attached.

If the criteria in subparagraph A.i. **and** A.ii. are not established, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to special conditions of the property as set forth above that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property because:

See attached.

Note: The definition of "unnecessary hardship" set forth in subparagraph 5 shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

Signature of Applicant

Date: 6/9/2025

Signature of Property Owner

Date: 6-17-25

THIS VARIANCE IS HEREBY:

☐ **GRANTED** ☐ **DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A VARIANCE
(for use by Swanzey Zoning Board of Adjustment)

1. Could the variance be granted without being contrary to the public interest?

_____ Yes _____ No

2. Would the spirit of the ordinance be observed if the variance were granted?

_____ Yes _____ No

3. Would granting the variance do substantial justice?

_____ Yes _____ No

4. Could the variance be granted without diminishing surrounding property values?

_____ Yes _____ No

5. Do special conditions of the property exist that distinguish it from other properties in the area?

_____ Yes _____ No

A.i. Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?

_____ _____

Yes/Agree No

And

A.ii. Is the proposed use a reasonable one?

_____ _____

Yes No

If the criteria in subparagraph A.i. **and** A.ii. are not met, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to the special conditions of the property that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is necessary to enable a reasonable use of the property:

_____ _____

Yes No

If the answer to questions 1, 2, 3, 4 and 5 (5A or 5B) is "yes," the variance should be granted.

If the applicant fails to meet any one of the five variance requirements (1, 2, 3, 4 and/or 5), it cannot be legally granted and should be denied. Note: The applicant only needs to meet either 5A or 5B to satisfy criteria 5.

REVISION ENERGY

Variance Application

Keene Dillant-Hopkins Airport (Parcel 205-001-000)

Project Narrative

ReVision Energy, the Applicant, is seeking a use variance from Section 4, Article B. 1 of the Town of Swanzey Zoning Ordinance to install a ground-mounted solar energy system on unutilized land at the Keene Dillant-Hopkins Airport, located along Old Homestead Highway (Rt. 32), Swanzey, NH (Tax Map 205, Lot 1) and which a portion of the subject of the property to be developed is located in the Residence District.

ReVision Energy has been working in partnership with the City of Keene to develop a solar energy system on City-owned land that would achieve the City's goal of transitioning to 100% clean energy use by 2030. The intent of this project is to generate and export solar electricity to the grid that benefits the City of Keene through municipal net metering credits. The Airport is one intended beneficiary of the net metering credits alongside other municipal electric accounts. Because the proposed system connects directly to the grid and will also serve offsite accounts, it is considered a primary use.

The proposed solar energy system is comprised of two arrays located in the Rural/Agricultural and Residence Districts. The focus of this application is the array located in the Residence District, which will encompass approximately 10 acres of land. The array has been sited on an "airport development parcel" that is constrained for other airport uses. A land development study previously commissioned by the City identified this parcel as ideal for solar due to certain airspace restrictions, topography, and other constraints that make this area of the property unsuitable for other types of development.

Responses to Variance Criteria

1. **Granting the variance would not be contrary to the public interest because; and**
2. **Granting the variance would observe the spirit of the ordinance because:**

The first two variance criteria are related and are considered together. See Harborside Assocs. v. Parade Residence Hotel, 162 N.H. 508, 514 (2011). "The first step in analyzing whether granting a variance would be contrary to the public interest or injurious to the public rights of others is to examine the applicable zoning ordinance." Chester Rod & Gun Club, Inc. v. Town of Chester, 152 N.H. 577, 581 (2005). For a variance to be contrary to public interest, it "must unduly and in a marked degree conflict with the ordinance such that it violates the ordinances basic zoning objectives." Nine A LLC v. Town of Chesterfield, 157 N.H. 361, 366 (2008). In considering whether "granting a variance violates an ordinance's basic zoning objectives, [the court considers], among other things, whether it would alter the essential character of the locality or threaten public health, safety, or welfare." Id. This determination

includes examining whether granting the variance would "alter the essential character of the neighborhood." Harborside Assocs., 162 N.H. at 514.

While the subject property contains a small strip of land in the Residence District to the west of Old Homestead Highway (Rt. 32), this land is unsuitable for residential development and does not contain any residences. The topography (sloping steeply away from Old Homestead Hwy), the proximity to the airport runway and taxiway and lack of visual buffer from the airport, the airspace-related height restrictions that encumber it, and the fact that it is fenced and controlled access airport property make it undesirable for residential development.

Per the Swanzey Zoning Ordinance, the Residence District "encompasses the more highly developed sections of town. It provides the transitional areas between the outlying rural and more densely developed business districts." The proposed solar energy system would be located along a mixed-use corridor that houses multiple higher intensity uses. The uses and zoning in proximity to the proposed solar location along Old Homestead Highway include a variety of business, residence, and commercial/industrial uses that are largely inter-mixed. These land uses include industrial equipment supply, gas station, greenhouses, hospitality/bed and breakfast, airport storage, consultant services, retail stores, and manufacturing, and residences, among others. The airport property itself serves as a transportation hub and economic link for the Monadnock Region and supports a variety of uses including the Keene Dillant-Hopkins Airport and associated services (hangars, flight services, rental services, restaurants), as well as the Keene Wastewater Treatment Plant which includes an accessory solar energy system. The majority of the 893-acre airport property (located north of the subject location) is zoned as business and the regular operation of the airport entails a certain amount of activity and existing impact on the surrounding area.

Because solar is a passive use, it is a compatible use, both with the existing neighborhood, and with a "transitional area". The system will not generate an increase in noise or traffic to the area. From a visual standpoint, an existing row of evergreen screening installed on airport property already provides a buffer for the residential uses across the street from the larger airport property and will provide screening for the subject solar array as well. This existing screening can be extended as determined necessary by the planning board to appropriately meet site development standards and provide an adequate buffer. The panels do not produce any smoke, fumes, or odors, nor do the materials or construction result in any toxic materials that pose a risk to abutting properties. With regard to glare, solar panels are designed to absorb light, have an anti-reflective surface and have been shown to reflect less light than standing water (less than 2%). Never-the-less, because this project is sited at an airport a thorough glare analysis will be completed as part of the FAA permitting to ensure the system will not produce adverse impacts to air traffic. The land beneath and surrounding the solar energy system will be revegetated with grass and will remain pervious allowing for stormwater infiltration. The system will not increase the burden on Town services, and the project will comply with all local, state, and federal permit requirements, final conservation measures from NHF&G, and all FAA regulations (including glare analysis) to ensure that it does not interrupt safe aircraft operations on the property. For

these reasons, the proposed system will not threaten public health, safety or welfare. In fact, the generation of renewable energy provides a benefit to public health, and the proposed system would result in the generation of clean solar electricity that would be used locally by the City of Keene.

Given the character of the neighborhood (mixed-use, including business, and commercial/industrial uses, and that does support an existing large scale solar energy system), the passive nature of the solar energy system will not alter the essential character of the locality, nor will it have a noticeable impact on surrounding properties compared to the existing higher intensity uses on the property. For these reasons, the proposed solar energy system will not violate the basic zoning objectives of the ordinance and thus the proposed solar energy system is not contrary to the public interest, and the spirit of the ordinance is observed.

3. **Granting the variance would do substantial justice because:**

"Perhaps the only guiding rule [on this standard] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." Malachy Glen Assocs. v. Town of Chichester, 155 N.H. 102, 109 (2007).

The proposed location of the solar energy system cannot reasonably be used for residential development in strict compliance with the ordinance. Granting the variance will allow the property owner, the City of Keene, to use this undeveloped portion of the Airport in a way that meets the spirit of the ordinance and is compatible with the surrounding land uses in this mixed-use neighborhood. Denying the variance will not serve the public interest as the proposed solar energy system will be a source of locally generated, clean, renewable energy, and would deny the City of Keene the opportunity to achieve their municipal goal of offsetting 100% of their electricity use with renewable energy.

4. **Granting the variances does not diminish the values of surrounding properties:**

Noise disturbance is a significant contributor to diminished property values, particularly for properties in proximity to airports and even busy roads. In contrast, the proposed solar energy system is a passive use that will not increase noise impacts to abutting properties, that is consistent with the character of the locality, and with an existing evergreen vegetative buffer to limit visual impact. Solar is an established use on the Airport property; an existing approx. 5-acre solar array is permitted as an accessory use serving the Keene Wastewater Treatment Plant (completed in 2022). And, the permitted use of the overall parcel as an airport, with associated infrastructure and services, is a commercial use compatible with the addition of a solar energy system. The proposed solar energy system may also eventually support the airport's goal of installing electric plane chargers, which could benefit neighboring properties in terms of reduced air travel noise and emissions.

Compared to the existing permitted higher intensity uses on the property and surroundings, the addition of the proposed solar array will not have noticeable impact on surrounding properties,

nor will it contribute to diminished surrounding property values. Studies of utility-scale solar farms that have been performed in the larger United States generally support the finding that the presence of a solar farm does not diminish the value of surrounding properties or deter sales of agricultural or residential land.[1] In communities where solar is favorably considered, the presence of a solar farm that generates local renewable electricity can be seen as a positive addition to the landscape. In an example specific to New Hampshire, real estate transactions were evaluated surrounding the New Hampshire Electric Cooperative's 2.2MW solar energy system in Moultonborough in testimony submitted to the NH Site Evaluation Committee and this expert evaluation did not find evidence of reduced property values or correlation in reduction of property values due to proximity to the system.[2]

1. American Clean Power Association. (2022). Property Values and Utility-Scale Solar Facilities [Fact Sheet]. https://cleanpower.org/wp-content/uploads/2021/08/Solar-and-Property-Values-Fact-Sheet_2.2.22.pdf
2. STATE OF NEW HAMPSHIRE. (2019). PREFILED TESTIMONY OF MATTHEW MAGNUSSON ON BEHALF OF CHINOOK SOLAR, LLC OCTOBER 14, 2019. SEC DOCKET NO. 2019-02. pp 8-13. https://www.nhsec.nh.gov/projects/2019-02/application/2019-02_2019-10-14_testimony_magnusson.pdf

5. Unnecessary Hardship A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Applicants for a variance may establish unnecessary hardship by proof that: (1) a zoning restriction as applied to their property interferes with their reasonable use of the property, considering the unique setting of the property in its environment; (2) no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property; and (3) the variance would not injure the public or private rights of others. Simplex Technologies v. Town of Newington, 145 N.H. 727 (2001).

The airport property is unique in that it serves as an economic transportation hub for the Monadnock region and western NH and hosts a wide variety of uses on a large 800-acre property that overlays multiple zoning districts. While a small strip of residential zoning exists to the west of Old Homestead Highway where the solar array is proposed, these lands are unsuitable for residential development and do not contain any residences.

Topography (terrain rising approximately 40 feet from east to west makes this property unique compared to other properties in the area and subject to height restrictions from the overlying CFR Part 77 Transitional surface, limiting development opportunities. A significant portion of the subject area is limited to heights of less than 15' due to airspace

height restrictions. A solar array can accommodate these restrictions whereas other types of development cannot. The subject property also slopes steeply away from Old Homestead Highway, which could make structural development difficult. This also restricts the development of airport related infrastructure (hangars).

The proposed solar location abuts the main airport runway and taxiway and has no existing forested buffer between the airport and proposed development area, unlike other properties that are located north of the project on Old Homestead Highway, making the proposed location undesirable for residential development. Additionally, a forested buffer could not be established in this area, due to the substantial height restrictions in proximity to the runway. Finally, because the land is owned by the Airport, access is controlled and the lands will never be used for residential development. With these restrictions, the land cannot realistically be used in strict compliance with the ordinance.

It is worth noting that solar energy systems are not expressly prohibited under the Swanzey Zoning Ordinance, the ordinance simply has not yet addressed them. NH RSA 672:1, III-d supports that "…renewable energy systems… when practiced in accordance with applicable laws and regulations, are traditional, fundamental and accessory uses of land throughout New Hampshire, and that a prohibition upon these uses cannot necessarily be inferred from the failure of an ordinance or regulation to address them."

For these reasons, and given the passive use of the proposed system, within an already mixed-use neighborhood, no fair and substantial relationship exists between the general public purposes of the ordinance and the property, and strictly applying the ordinance to prohibit a solar energy system as a primary use on this property would not advance the zoning objectives.

ii. The propose use is a reasonable one because:

"Hardship exists when special conditions of the land render the use for which the variance is sought 'reasonable.'" Rancourt v. City of Manchester, 149 N.H. 51, 54 (2003).

A solar energy system is a uniquely suitable use for this property, as it can accommodate the special conditions of the property (topography, height and access restrictions) that other types of development permitted by the ordinance cannot. Additionally, the proximity to three-phase power lines on Old Homestead Highway make this site attainable for solar energy development. The proposed solar energy system is a passive use that will not adversely affect the airport and the surrounding properties. The character of the neighborhood is already mixed use, with business, residence, and industrial uses intermingled within a ½ mile radius of the project. The visual impact of the project is mitigated through a substantial evergreen buffer that already exists on the subject land,

and that can be extended as determined necessary by the Planning Board. Because the subject lands are unsuitable for residential development, it is reasonable for the City of Keene to pursue development of a solar array at this location that otherwise would not allow for an activity that supports the economic development of the airport. Additionally, the solar energy project would be in alignment with the Town of Swanzey's goals to support efforts to increase the use of solar arrays for commercial properties, as stated in their own Master Plan. Solar is a reasonable use of the property, given the topography and height restrictions that encumber it.

B. Explain how, if the criteria in subparagraph A are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The criteria demonstrating unnecessary hardship in subparagraph A have been established. These special conditions of the property as noted above (topography, airspace and access restrictions) prevent the reasonable use of the property in strict conformance with the ordinance, and a variance is necessary to enable reasonable use of the property.

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 & Economic Development

TO: Zoning Board of Adjustment

FROM: Adam Paquette, Town Planner

DATE: **July 14, 2025**

RE: ZBA # 25-013 – Special Exception – Eversource T198 Transmission Line

Background:

Eversource Energy, through its consultant Normandeau Associates, Inc., has submitted a Special Exception application pursuant to Section IX of the Town of Swanzey Zoning Ordinance to allow development within the Flood Plain District. The proposed work is part of the Eversource T198 Transmission Line Structure Replacement Project, which spans approximately 11 miles through Keene, Swanzey, Marlborough, and Troy. The right-of-way (ROW) is approximately 150 feet wide.

Within Swanzey, the project involves the replacement of 22 existing utility structures and the permanent removal of 2 structures. The work area extends from the Keene-Swanzey municipal line southeast to a point between Structures 102 and 103, with access from Old Homestead Highway. The project area includes forested and wetland habitats, as well as crossings of the Ashuelot and South Branch Ashuelot Rivers. Notice of Public Hearing was mailed to abutters on July 10, 2025, and notice was published in the Keene Sentinel on July 19, 2025.

Discussion:

The proposed work includes:

- Temporary and permanent access route and work pad construction.
- Use of timber matting in wetland areas to minimize impacts.
- Installation of new weathered steel utility structures to replace aging wooden poles.
- Retention of certain gravel access routes and reduced-size gravel work pads for future maintenance access.

The project will result in:

- Approximately 246,674 sq. ft. of temporary wetland and stream impacts.
- 560 sq. ft. of permanent wetland impacts for pole installation.
- 91,299 sq. ft. of temporary upland impacts.
- 76,599 sq. ft. of permanent upland impacts for gravel access and work pads.

The applicant has minimized grading and new disturbance by utilizing existing access routes and limiting new construction to what is necessary for safe access and operation. The project is necessary to maintain the reliability of the regional electric grid and to replace structures that have reached the end of their service life.

Per Section IX of the Zoning Ordinance, development in the Flood Plain District requires a Special Exception. The applicant has provided justification for the request, including compliance with FEMA and local floodplain management standards, and has submitted detailed construction plans, erosion control measures, and environmental protection protocols.

Department Head and Staff Review:

Department Heads were notified of the application on July 1.

Conservation Commission

The Conservation Commission has concerns about gravel roads being built (or improved) to access remote areas, and whether those will be gated or rendered inaccessible when not in use by Eversource. Opening remote areas to partying and littering and poaching and dumping can be considered injurious, obnoxious or offensive to the neighborhood and to landowners and wildlife. Also, will there be old pads discontinued in the floodplain or wetland districts, and if so, will material be removed?

- Cheri Domina, Conservation Commission

Attachments:

A. Special Exception Application

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

June 30, 2025

Town of Swanzey
Zoning Board of Adjustment
Attn: Scott Self
620 Homestead Highway (Route 32)
PO Box 10009
Swanzey, New Hampshire 03446-0009

Re: Special Exception Application
Eversource T198 Line Project
Swanzey, New Hampshire

Dear Mr. Self:

On behalf of Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) is submitting this Special Exception Application for required impacts in the Town of Swanzey Flood Plain District to complete the proposed Eversource T198 Line Project (the Project) within the Town of Swanzey.

The T198 transmission line crosses through portions of Keene, Swanzey, Marlborough, and Troy for approximately 11 miles and the right-of-way (ROW) is approximately 150-ft wide. The proposed project includes the replacement of 22 existing utility structures and the permanent removal of 2 utility structures along the existing T198 Transmission Line in the Flood Plain Protection District in Swanzey, New Hampshire. The proposed work areas in the Flood Plain Protection District in Swanzey begin in the northwestern portion of the Town starting at the Keene-Swanzey municipal line, continues in a southeasterly direction, and ends between Strs. 102 and 103 on the T198 transmission line, accessed from Old Homestead Hwy. This portion of the Project is located primarily in undeveloped, forested portions of the Town of Swanzey, although the ROW is cleared and routinely mowed. Natural cover in the ROW includes upland shrublands and emergent and scrub-shrub wetland habitats. In addition, the ROW is adjacent to and crosses the Ashuelot and South Branch of the Ashuelot Rivers at certain locations.

The proposed project is necessary to support current and future electricity demands in the region. The structure replacements were selected based on inspection of the transmission line. It was determined that these structures have reached the end of their life expectancy and must be replaced to meet current electrical standards. The existing wood structures will be replaced with weathered steel structures to increase the long-term reliability of the line. There are no proposed expansions of the ROW or construction of new lines associated with this project.

The proposed project will include construction of access routes and work pads around the structures to be replaced or removed. Where access routes or work pads are proposed over wetlands, timber matting will be utilized to minimize wetland impacts. In uplands, Eversource is proposing to construct work pads either through temporary installation of timber matting in more sensitive areas or grading and adding stone to improve existing and/or establish new access routes and work pads. All gravel access routes, as well as several

reduced 30 ft x 60 ft gravel maintenance pads, are proposed to remain in place following completion of the Project to provide access to poles in the event of an emergency.

The proposed project requires approximately 246,674 sq. ft. of temporary wetland and stream impacts for timber mat access route and work pad placement and 560 sq. ft. of permanent wetland impacts for new pole installation in the Town of Swanzey's Flood Plain District. The Project also proposes up to approximately 91,299 sq. ft. of temporary upland impacts, consisting of a combination of timber matting and temporarily placed gravel, and 76,599 sq. ft. of permanent impacts for gravel access and work pad construction to remain after project completion and structure replacement in the Flood Plain District. See Attachment E for a depiction of the proposed project impacts. Grading for construction of gravel access routes in the Flood Plain District has been minimized by utilizing existing access routes to the greatest extent and only grading what is necessary to access the utility poles and provide safe work pad areas around utility poles.

In accordance with Section IX of the Town of Swanzey Zoning Ordinance (March 2025), a Special Exception permit issued by the Zoning Board of Adjustment is required for all proposed development in any special flood hazard area. Permanent impacts (development) for the proposed T198 Line Project includes drilling for proposed pole replacement as well as grading and placement of gravel in specific upland areas for access and work pads. Discussion of how the project meets the criteria for approval of this required Special Exception is provided in Attachment A.

Please feel free to contact Jeremy Fennell at 603-634-3396 (jeremy.fennell@eversource.com) or William McCloy at 802-855-1246 or at wmccloy@normandeau.com if you have any questions.

Sincerely,



Senior Scientist

Attachments:
Attachment A - Special Exception Application Form
Attachment B - List of Abutters
Attachment C - Photo Log
Attachment D - USGS Locus Map
Attachment E - Construction Plans

Attachment A: Special Exception Application Form

APPLICATION FOR SPECIAL EXCEPTION
TOWN OF SWANZEY (Revised 8/22)

MAP: See attached **LOT:** See attached

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
PSNH Company d/b/a Eversource Energy Attn: Jeremy Fennell **Contact phone number:** (603) 634-3396	13 Legends Drive Hooksett, NH 03106
OWNER OF PROPERTY: (If same as applicant, write "same") Same	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same") Same

LOCATION OF PROPERTY (Give Zoning District in which located & current street address)

The proposed project is located in the existing T198 Transmission Line Right-of-Way (ROW) located off Airport Road, Causeway Road, Old Homestead Highway, Whitcomb Road, C L Lane, and Flat Roof Mill Road in Swanzey and from West Hill Road in Troy.

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. ☑ **SITE PLAN –** The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. ☑ If applicable, indicate on the Site Plan the location of:

- Septic system and/or leach field
- Water supply
- Curb cuts
- Parking area (and size of parking spaces)
- Waterways
- Wetland areas
- Tree lines
- Drainage ways
- Loading docks
- Underground tank locations
- Impervious surfaces

It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ☑ Attach completed and up-to-date listing of ALL abutters with addresses.

4. ☑ Provide a brief description of the project/request.

A Special Exception is requested from the terms of Section IX, Article II of the Zoning Ordinance of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE SPECIAL EXCEPTION:

1. The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use because:

The proposed project area is in the existing and maintained T198 transmission line corridor and is necessary to maintain the safety and reliability of the existing electrical infrastructure. The proposed gravel access and work pads in the Flood Plain District will improve the safety of the infrastructure by allowing quick and efficient access in the event of an emergency and for long term maintenance of the utility line. Access and work pad improvements in uplands will be largely restricted to the existing ROW, the exception being the two existing upland access routes off Airport Road to be improved by the Project and the proposed upland access and work pad areas off Causeway Road. The proposed project does not include construction of a new utility corridor and does not propose to expand the width of the existing corridor.

2. Such approval would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood because:

As previously mentioned, the project area is an existing maintained transmission line ROW corridor. Eversource will utilize and improve existing access routes to the greatest extent to minimize development in the Flood Plain District. Therefore, it is not anticipated that the proposed project would reduce the value of property within the district and would not be injurious, obnoxious, or offensive to the neighborhood.

3. There will be no nuisance or serious hazard to vehicle or pedestrians because:

The ROW corridor generally crosses private properties that Eversource holds easements over. The utility corridor is not a public road, and upon completion of work, there is no anticipated change to public use of the corridor. Therefore, it is not anticipated that the proposed project will cause a nuisance or serious hazard to vehicles or pedestrians.

4. Adequate and appropriate facilities will be provided for the proper operations of the proposed use because:

The proposed project will not require additional facilities for operation of the utility corridor. There is no proposed change to the use of the utility corridor upon completion of work. The project proposes to improve access within and leading to the ROW for future utility maintenance and for use in the event of an emergency.

_____ Date: 06/30/25

Signature of Applicant

_____ Date: _____

Signature of Property Owner

THIS SPECIAL EXCEPTION IS HEREBY:

☐ **GRANTED** ☐ **DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A SPECIAL EXCEPTION
(for use by Swanzey Zoning Board of Adjustment)

The Board of Adjustment shall have the power to hear and decide Special Exceptions to the terms of the Zoning Ordinance, and in doing so, may grant approval in appropriate cases and subject to appropriate conditions and safeguards for the protection of the public health, safety, and welfare. Special Exceptions may be approved if the Board finds in the affirmative that:

1. The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use

_____ _____
Yes No

2. Such approval would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood

_____ _____
Yes No

3. There will be no nuisance or serious hazard to vehicle or pedestrians

_____ _____
Yes No

4. Adequate and appropriate facilities will be provided for the proper operations of the proposed use

_____ _____
Yes No

Attachment B: List of Abutters

100 feet Abutters List Report

Swanzey, NH
June 23, 2025

Subject Properties:

Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF 3 WASHINGTON ST KEENE, NH 03431
CAMA Number:	205-001-000-000		
Property Address:	AIRPORT RD		
Parcel Number:	219-004-000	Mailing Address:	PUBLIC SERVICE CO OF NH DBA EVERSOURCE ENERGY PO BOX 270 HARTFORD, CT 06141
CAMA Number:	219-004-000-000		
Property Address:	CAUSEWAY RD		
Parcel Number:	219-007-000	Mailing Address:	CALL, MARK 47 CAUSEWAY ROAD SWANZEY, NH 03446
CAMA Number:	219-007-000-000		
Property Address:	47 CAUSEWAY RD		
Parcel Number:	224-026-000	Mailing Address:	BELL, KEITH A BELL, KEVIN A 84 SAWYERS CROSSING RD SWANZEY, NH 03446
CAMA Number:	224-026-000-000		
Property Address:	OLD HOMESTEAD HWY		

Abutters:

Parcel Number:	101-001-000	Mailing Address:	MCINTYRE PEALE FAM TR, JAMES & 67 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	101-001-000-000		
Property Address:	67 OLD HOMESTEAD HWY		
Parcel Number:	101-002-000	Mailing Address:	DEPALMA, FRANCIS N & BRENDA A 63 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	101-002-000-000		
Property Address:	63 OLD HOMESTEAD HWY		
Parcel Number:	101-003-000	Mailing Address:	DEPEW, DAVID W & LINDA M 57 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	101-003-000-000		
Property Address:	57 OLD HOMESTEAD HWY		
Parcel Number:	101-004-000	Mailing Address:	BOUFFORD, JUDITH E FARINA, LINDA L % ARTHUR J/BEATRICE S BOUFFORD 53 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	101-004-000-000		
Property Address:	53 OLD HOMESTEAD HWY		
Parcel Number:	101-005-000	Mailing Address:	JOHNSON LIV TRUST, ARNOLD E JOHNSON,ARNOLD E &DAKOTA,SCOTT 43 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	101-005-000-000		
Property Address:	49 OLD HOMESTEAD HWY		
Parcel Number:	101-006-000	Mailing Address:	JOHNSON LIV TRUST, ARNOLD E JOHNSON,ARNOLD E &DAKOTA, SCOT 43 OLD HOMESTEAD HWY NORTH SWANZEY, NH 03431
CAMA Number:	101-006-000-000		
Property Address:	43 OLD HOMESTEAD HWY		

Parcel Number:	101-007-000	Mailing Address:	MACKEY, JAMES H. JR & JAN P.
CAMA Number:	101-007-000-000		39 OLD HOMESTEAD HWY
Property Address:	39 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431
Parcel Number:	101-008-000	Mailing Address:	EDGEWOOD APARTMENTS LLC
CAMA Number:	101-008-000-000		58 HOOPER HILL RD
Property Address:	27 OLD HOMESTEAD HWY		NEW BOSTON, NH 03070
Parcel Number:	101-012-000	Mailing Address:	MILLER, SCOTT R
CAMA Number:	101-012-000-000		95 GREENWOOD AVE
Property Address:	95 GREENWOOD AVE		NORTH SWANZEY, NH 03431
Parcel Number:	101-013-000	Mailing Address:	BOUDREAU JOHN T & THERESA L
CAMA Number:	101-013-000-000		91 GREENWOOD AVE
Property Address:	91 GREENWOOD AVE		NORTH SWANZEY, NH 03431
Parcel Number:	101-014-000	Mailing Address:	MCMANUS, JOAN
CAMA Number:	101-014-000-000		PO BOX 10393
Property Address:	85 GREENWOOD AVE		SWANZEY, NH 03446
Parcel Number:	101-015-000	Mailing Address:	QUADE, PATRICK K & LYNN R
CAMA Number:	101-015-000-000		77 GREENWOOD AVE
Property Address:	77 GREENWOOD AVE		NORTH SWANZEY, NH 03431
Parcel Number:	101-016-000	Mailing Address:	HONEYCUTT, KAREN S
CAMA Number:	101-016-000-000		71 GREENWOOD AVE
Property Address:	71 GREENWOOD AVE		NORTH SWANZEY, NH 03431
Parcel Number:	101-017-000	Mailing Address:	SHEDD, ANN & MARK MEESS
CAMA Number:	101-017-000-000		PO BOX 405
Property Address:	GREENWOOD AVE		KEENE, NH 03431
Parcel Number:	104-001-000	Mailing Address:	PURPLE IVY LLC
CAMA Number:	104-001-000-000		135 OLD HOMESTEAD HWY
Property Address:	135 OLD HOMESTEAD HWY		N. SWANZEY, NH 03431
Parcel Number:	104-002-000	Mailing Address:	SHAKOUR DIVERSIFIED INC
CAMA Number:	104-002-000-000		PO BOX 487
Property Address:	121 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	104-003-000	Mailing Address:	AVANRU DEVELOPMENT GROUP LTD
CAMA Number:	104-003-000-000		PO BOX 1015
Property Address:	115 OLD HOMESTEAD HWY		WALPOLE, NH 03168
Parcel Number:	104-005-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	104-005-000-000		3 WASHINGTON ST
Property Address:	OLD HOMESTEAD HWY		KEENE, NH 03431

Data shown on this report 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 report.

100 feet Abutters List Report

Swanzey, NH
June 23, 2025

Parcel Number:	104-007-000	Mailing Address:	ROULEAU REV. TRUST, DONALD P
CAMA Number:	104-007-000-000		99 OLD HOMESTEAD HWY
Property Address:	99 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431
Parcel Number:	104-012-000	Mailing Address:	CHRISTO, WAYNE L
CAMA Number:	104-012-000-000		22 SYLVAN WAY
Property Address:	22 SYLVAN WAY		NORTH SWANZEY, NH 03431
Parcel Number:	104-013-000	Mailing Address:	GEORGE, LORA & SPENCER
CAMA Number:	104-013-000-000		26 SYLVAN WAY
Property Address:	26 SYLVAN WAY		NORTH SWANZEY, NH 03431
Parcel Number:	104-014-000	Mailing Address:	WHITCOMB, ADAM A
CAMA Number:	104-014-000-000		30 SYLVAN WAY
Property Address:	30 SYLVAN WAY		N. SWANZEY, NH 03431
Parcel Number:	104-015-000	Mailing Address:	KEANE, NICHOLAS MCKANE, ERIN
CAMA Number:	104-015-000-000		34 SYLVAN WAY
Property Address:	34 SYLVAN WAY		NORTH SWANZEY, NH 03431
Parcel Number:	104-016-000	Mailing Address:	LENNIG, NICHOLAS A.
CAMA Number:	104-016-000-000		38 SYLVAN WAY
Property Address:	38 SYLVAN WAY		N. SWANZEY, NH 03431
Parcel Number:	104-017-000	Mailing Address:	CHESLEY, BRAD R & KRISTIN A
CAMA Number:	104-017-000-000		37 SYLVAN WAY
Property Address:	21&37 SYLVAN WAY		NORTH SWANZEY, NH 03431
Parcel Number:	104-018-000	Mailing Address:	FIEDLER, MARK D & ANNE M
CAMA Number:	104-018-000-000		17 SYLVAN WAY
Property Address:	17 SYLVAN WAY		NORTH SWANZEY, NH 03431
Parcel Number:	104-053-000	Mailing Address:	LUCIEN, LEONARD W. JR HART-LUCIEN, CAROLYN M
CAMA Number:	104-053-000-000		PO BOX 3156
Property Address:	114 OLD HOMESTEAD HWY		AMHERST, MA 01004
Parcel Number:	104-054-000	Mailing Address:	HARP, JEREMY J
CAMA Number:	104-054-000-000		29 TEAK DR
Property Address:	116 OLD HOMESTEAD HWY		NASHUA, NH 03062
Parcel Number:	104-055-000	Mailing Address:	HULETT, MARGUERITE L & GERALD
CAMA Number:	104-055-000-000		2 HOUGHTON PT
Property Address:	2 HOUGHTON PT		N. SWANZEY, NH 03431
Parcel Number:	104-063-000	Mailing Address:	CARRIER, TYLER J RAYMOND, KIMBERLY L
CAMA Number:	104-063-000-000		122 OLD HOMESTEAD HWY
Property Address:	122 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431

Parcel Number:	104-072-000	Mailing Address:	HENNESSY, JAIME L
CAMA Number:	104-072-000-000		222 WEST ST
Property Address:	138 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	104-073-000	Mailing Address:	TRAHAN REV LIV TRST, GEORGE
CAMA Number:	104-073-000-000		EDEN, JACQUELINE TRUSTEE
Property Address:	OLD HOMESTEAD HWY		34544 COLUMBINE TRAIL WEST
			ELIZABETH, CO 80107
Parcel Number:	104-074-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	104-074-000-000		3 WASHINGTON ST
Property Address:	OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	105-001-000	Mailing Address:	SWANZEY HOMESTEAD OFFICES LLC
CAMA Number:	105-001-000-000		217 OLD HOMESTEAD HWY
Property Address:	217 OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	105-002-000	Mailing Address:	GRANT, EDWARD P & GERALDINE A
CAMA Number:	105-002-000-000		209 OLD HOMESTEAD HWY
Property Address:	209 OLD HOMESTEAD HWY		SWANZEY, NH 03431
Parcel Number:	105-003-000	Mailing Address:	A & D HOLDINGS LLC
CAMA Number:	105-003-000-000		201 OLD HOMESTEAD HWY
Property Address:	201 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431
Parcel Number:	105-004-000	Mailing Address:	NEW HAMPSHIRE UNIVERSITY SYSTM
CAMA Number:	105-004-000-000		% KEENE STATE COLLEGE 229 MAIN
Property Address:	OLD HOMESTEAD HWY		ST, MS 3003
			KEENE, NH 03435
Parcel Number:	105-005-000	Mailing Address:	HAYN, RUTH
CAMA Number:	105-005-000-000		156 OLD HOMESTEAD HWY
Property Address:	156 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431
Parcel Number:	105-006-000	Mailing Address:	RAFFORD VARLEY, BRIANNE
CAMA Number:	105-006-000-000		162 OLD HOMESTEAD HWY
Property Address:	162 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431
Parcel Number:	105-007-000	Mailing Address:	HEBERT, JOANN
CAMA Number:	105-007-000-000		164 OLD HOMESTEAD HWY
Property Address:	164 OLD HOMESTEAD HWY		NORTH SWANZEY, NH 03431
Parcel Number:	105-008-000	Mailing Address:	MALLORY REV TRUST, NORMAN R &
CAMA Number:	105-008-000-000		PO BOX 213
Property Address:	166 OLD HOMESTEAD HWY		VERNON, VT 05354
Parcel Number:	105-009-000	Mailing Address:	MALLORY REV TRUST, NORMAN R &
CAMA Number:	105-009-000-000		PO BOX 213
Property Address:	170 OLD HOMESTEAD HWY		VERNON, VT 05354

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Parcel Number:	105-011-000	Mailing Address:	SWANZEY, TOWN OF
CAMA Number:	105-011-000-000		PO BOX 10009
Property Address:	OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	204-060-000	Mailing Address:	UNIVERSITY OF NH
CAMA Number:	204-060-000-000		KSC 238 MAIN ST
Property Address:	AIRPORT RD		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-000		3 WASHINGTON ST
Property Address:	AIRPORT RD		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	EOP LLC
CAMA Number:	205-001-000-012-0001		3 ORCHARD ST
Property Address:	163 OLD HOMESTEAD HWY Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	NORTON AIR, LLC
CAMA Number:	205-001-000-013-0001		33 WHITTEMORE FARM RD
Property Address:	167 OLD HOMESTEAD HWY Unit 1		SWANZEY, NH 03446
Parcel Number:	205-001-000	Mailing Address:	TEMPLE, PETER CHESNEY, CHRISTOPHER
CAMA Number:	205-001-000-015-0001		VILLAGE LAKE RD PO BOX 65
Property Address:	169 OLD HOMESTEAD HWY Unit 1		HARRISVILLE, NH 03450
Parcel Number:	205-001-000	Mailing Address:	PROVOST, KEVIN
CAMA Number:	205-001-000-016-0001		80 AIRPORT RD STE 1
Property Address:	155 OLD HOMESTEAD HWY Unit 1		N. SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK CHOPPERS LLC
CAMA Number:	205-001-000-017-0001		80 AIRPORT RD STE 1
Property Address:	151 OLD HOMESTEAD HWY Unit 1		NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK CHOPPERS LLC
CAMA Number:	205-001-000-018-0001		80 AIRPORT RD STE 1
Property Address:	147 OLD HOMESTEAD HWY Unit 1		NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0001		3 WASHINGTON ST
Property Address:	HEX HANGAR #1 Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0002		3 WASHINGTON ST
Property Address:	HEX HANGAR #2 Unit 2		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0003		3 WASHINGTON ST
Property Address:	HEX HANGAR #3 Unit 3		KEENE, NH 03431

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Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0004		3 WASHINGTON ST
Property Address:	HEX HANGAR #4 Unit 4		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-019-0005		3 WASHINGTON ST
Property Address:	HEX HANGAR #5 Unit 5		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK AVIATION INC
CAMA Number:	205-001-000-020-0001		80 AIRPORT RD
Property Address:	23 AVIATION WAY Unit 1		NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	MONADNOCK AVIATION INC
CAMA Number:	205-001-000-021-0001		80 AIRPORT RD
Property Address:	15 AVIATION WAY Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-022-FIRE		3 WASHINGTON ST
Property Address:	19 AVIATION WAY Unit FIRE		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-024-PLNT		3 WASHINGTON ST
Property Address:	420 AIRPORT RD Unit PLNT		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	C & S WHOLESALE GROCERS INC
CAMA Number:	205-001-000-100-0001		VENDOR #65221 100 AIRPORT RD
Property Address:	100 AIRPORT RD Unit 1		NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-EXE-0001		3 WASHINGTON ST
Property Address:	11 AVIATION WAY Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	HOLLISTER, WILLIAM H& MARTHA K
CAMA Number:	205-001-000-T01-0001		302 APPLE HILL RD
Property Address:	T-HANGAR CONDO #1 Unit 1		NELSON, NH 03457
Parcel Number:	205-001-000	Mailing Address:	HOLLISTER, WILLIAM H
CAMA Number:	205-001-000-T01-0002		302 APPLE HILL RD
Property Address:	T-HANGAR CONDO #2 Unit 2		NELSON, NH 03457
Parcel Number:	205-001-000	Mailing Address:	JACOBS, NATHAN G JACOBS,
CAMA Number:	205-001-000-T01-0003		DANIELLE H.
Property Address:	T-HANGAR CONDO #3 Unit 3		69 WILSON POND RD
			NORTH SWANZEY, NH 03431
Parcel Number:	205-001-000	Mailing Address:	JACOBS, GARY R JACOBS, NATHAN G
CAMA Number:	205-001-000-T01-0004		69 WILSON POND RD
Property Address:	T-HANGAR CONDO #4 Unit 4		NORTH SWANZEY, NH 03431

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Parcel Number:	205-001-000	Mailing Address:	BENTLEY, MICHAEL P
CAMA Number:	205-001-000-T01-0005		PO BOX 16
Property Address:	T-HANGAR CONDO #5 Unit 5		SPOFFORD, NH 03462
Parcel Number:	205-001-000	Mailing Address:	CONWAY, MICHAEL F & PATRICIA L
CAMA Number:	205-001-000-T01-0006		51 RAILROAD ST UNIT 320
Property Address:	T-HANGAR CONDO #6 Unit 6		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	WEISER FAMILY NH REALTY TRUST
CAMA Number:	205-001-000-T01-0007		LEONARD WEISER & BETH A HECKMA
Property Address:	T-HANGAR CONDO #7 Unit 7		194 S. ASHBURNHAM RD
			WESTMINSTER, MA 01473
Parcel Number:	205-001-000	Mailing Address:	UTC MANAGEMENT, LLC
CAMA Number:	205-001-000-T01-0008		PO BOX 132
Property Address:	T-HANGAR CONDO #8 Unit 8		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	SOMERO, DAVID M
CAMA Number:	205-001-000-T01-0009		84 NORTH RD
Property Address:	T-HANGAR CONDO #9 Unit 9		NEW IPSWICH, NH 03071
Parcel Number:	205-001-000	Mailing Address:	UTC MANAGEMENT, LLC
CAMA Number:	205-001-000-T01-0010		PO BOX 132
Property Address:	T-HANGAR CONDO #10 Unit 10		KEENE NH, NH 03431
Parcel Number:	205-001-000	Mailing Address:	UTC MANAGEMENT, LLC
CAMA Number:	205-001-000-T01-0011		PO BOX 132
Property Address:	T-HANGAR CONDO #11 Unit 11		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	WHITE, BETH & DENIS
CAMA Number:	205-001-000-T01-0012		86 GEORGE ST
Property Address:	T-HANGAR CONDO #12 Unit 12		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KASPER, RICHARD J
CAMA Number:	205-001-000-T01-0013		102 HIGHLAND CIR PO BOX 10247
Property Address:	T-HANGAR CONDO #13 Unit 13		SWANZEY, NH 03446
Parcel Number:	205-001-000	Mailing Address:	LEADAIR LLC
CAMA Number:	205-001-000-T01-0014		PO BOX 8285
Property Address:	T-HANGAR CONDO #14 Unit 14		BRATTLEBORO, VT 05301
Parcel Number:	205-001-000	Mailing Address:	CHESNEY, CHRISTOPHER P
CAMA Number:	205-001-000-T01-0015		5288 SYCAMORE AVENUE
Property Address:	T-HANGAR CONDO #15 Unit 15		BRONX, NY 10471
Parcel Number:	205-001-000	Mailing Address:	LEHNEN, PETER E
CAMA Number:	205-001-000-T01-0016		96 VALLEY PARK DR
Property Address:	T-HANGAR CONDO #16 Unit 16		SPOFFORD, NH 03462

Parcel Number:	205-001-000	Mailing Address:	SOMERO, DAVID M
CAMA Number:	205-001-000-T01-0017		84 NORTH RD
Property Address:	T-HANGAR CONDO #17 Unit 17		IPSWICH, NH 03071
Parcel Number:	205-001-000	Mailing Address:	ODGERS '01 REV TRST, JOHN
CAMA Number:	205-001-000-T01-0018		% JOHN ODGERS 130 FOUR WINDS RD
Property Address:	T-HANGAR CONDO #18 Unit 18		PETERBOROUGH, NH 03458
Parcel Number:	205-001-000	Mailing Address:	TEMPLE, PETER
CAMA Number:	205-001-000-T01-0019		PO BOX 65
Property Address:	T-HANGAR CONDO #19 Unit 19		HARRISVILLE, NH 03450
Parcel Number:	205-001-000	Mailing Address:	WOOD REV TRST 2009, ADRIAN
CAMA Number:	205-001-000-T01-0020		72 ROXBURY RD PO BOX 332
Property Address:	T-HANGAR CONDO #20 Unit 20		MARLBOROUGH, NH 03455
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-T02-0001		3 WASHINGTON ST
Property Address:	AIRPORT RD Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-T03-0001		3 WASHINGTON ST
Property Address:	AIRPORT RD Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-TRM-0001		3 WASHINGTON ST
Property Address:	80 AIRPORT RD Unit 1		KEENE, NH 03431
Parcel Number:	205-001-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	205-001-000-TRM-0002		3 WASHINGTON ST
Property Address:	80 AIRPORT RD Unit 2		KEENE, NH 03431
Parcel Number:	205-002-000	Mailing Address:	JOSLIN REV TRUST, RUTH M
CAMA Number:	205-002-000-000		166 SILENT WAY
Property Address:	AIRPORT RD		KEENE, NH 03431
Parcel Number:	205-003-000	Mailing Address:	JOSLIN REV TRST 2001, JOHN J JOSLIN
CAMA Number:	205-003-000-000		REV TRST 2001, RUTH M
Property Address:	AIRPORT RD		166 SILENT WAY
			KEENE, NH 03431
Parcel Number:	210-001-000	Mailing Address:	SMITH SPEC NDS TRST, MATTHEW
CAMA Number:	210-001-000-000		% MARK & RHONDA SMITH 297 OLD
Property Address:	297 OLD HOMESTEAD HWY		HOMESTEAD HWY
			SWANZEY, NH 03446
Parcel Number:	210-002-000	Mailing Address:	STANLEY, ERIC S & MARY J
CAMA Number:	210-002-000-000		287 OLD HOMESTEAD HWY
Property Address:	287 OLD HOMESTEAD HWY		SWANZEY, NH 03446

Parcel Number:	210-004-000	Mailing Address:	FURLONE LLC
CAMA Number:	210-004-000-000		PO BOX 110
Property Address:	5 BUSINESS CENTER DR		SPOFFORD, NH 03462
Parcel Number:	210-004-000	Mailing Address:	SWANZEY, TOWN OF
CAMA Number:	210-004-000-BG0-0001		PO BOX 10009
Property Address:	35 BUSINESS CENTER DR Unit 1		SWANZEY, NH 03446
Parcel Number:	210-005-000	Mailing Address:	RAETTE FRAZIER TROMBLY LLC
CAMA Number:	210-005-000-000		233 OLD HOMESTEAD HWY
Property Address:	233 OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	211-021-000	Mailing Address:	HENDELMAN, JESSICA & MICHELLE
CAMA Number:	211-021-000-000		119 MATTHEWS RD
Property Address:	119 MATTHEWS RD		SWANZEY, NH 03446
Parcel Number:	211-023-000	Mailing Address:	BALLOU FAMILY REV TRUST
CAMA Number:	211-023-000-000		BALLOU TRUSTEES, MARY & JAMES 93
Property Address:	93 MATTHEWS RD		MATTHEWS RD
			SWANZEY, NH 03446
Parcel Number:	211-024-000	Mailing Address:	BALLOU FAMILY REV TRUST
CAMA Number:	211-024-000-000		93 MATTHEWS RD
Property Address:	MATTHEWS RD		SWANZEY, NH 03446
Parcel Number:	219-001-000	Mailing Address:	SWANZEY, TOWN OF
CAMA Number:	219-001-000-000		PO BOX 10009
Property Address:	CAUSEWAY RD		SWANZEY, NH 03446
Parcel Number:	219-002-000	Mailing Address:	PRATT, JONATHAN
CAMA Number:	219-002-000-000		110 FISH HATCHERY RD
Property Address:	CAUSEWAY RD		RICHMOND, NH 03470
Parcel Number:	219-003-000	Mailing Address:	PUBLIC SERVICE CO OF NH DBA
CAMA Number:	219-003-000-000		EVERSOURCE ENERGY
Property Address:	CAUSEWAY RD		PO BOX 270
			HARTFORD, CT 06141
Parcel Number:	219-005-000	Mailing Address:	STEVENS, PETER J & KELLIE S
CAMA Number:	219-005-000-000		57 CAUSEWAY RD
Property Address:	57 CAUSEWAY RD		SWANZEY, NH 03446
Parcel Number:	219-006-000	Mailing Address:	ROCHE III, RALPH M & JEAN M
CAMA Number:	219-006-000-000		51 CAUSEWAY RD
Property Address:	51 CAUSEWAY RD		SWANZEY, NH 03446
Parcel Number:	219-008-000	Mailing Address:	LAFRENIERE, SCOTT/MARGUERITE R
CAMA Number:	219-008-000-000		43 CAUSEWAY RD
Property Address:	43 CAUSEWAY RD		SWANZEY, NH 03446

Parcel Number:	219-009-000	Mailing Address:	CHAPUT, COLETTE C
CAMA Number:	219-009-000-000		35 CAUSEWAY RD
Property Address:	35 CAUSEWAY RD		SWANZEY, NH 03446
Parcel Number:	219-015-000	Mailing Address:	MONTIETH, LINDA J & LUKE A
CAMA Number:	219-015-000-000		24 CRESSON DR
Property Address:	24 CRESSON DR		SWANZEY, NH 03446
Parcel Number:	219-016-000	Mailing Address:	BOISVERT, COLONY E & DALE A
CAMA Number:	219-016-000-000		26 CRESSON DR
Property Address:	26 CRESSON DR		SWANZEY, NH 03446
Parcel Number:	219-017-000	Mailing Address:	MEDHURST, RYAN BOMBICINO, ASHLEY
CAMA Number:	219-017-000-000		36 CRESSON DR
Property Address:	36 CRESSON DR		SWANZEY, NH 03446
Parcel Number:	219-018-000	Mailing Address:	HOWE, BRADLEY R ARON, DONNA E
CAMA Number:	219-018-000-000		50 CRESSON DR
Property Address:	CRESSON DR		SWANZEY, NH 03446
Parcel Number:	219-019-000	Mailing Address:	SWEENEY, EDWARD C & DOLORES J
CAMA Number:	219-019-000-000		44 CRESSON DR
Property Address:	44 CRESSON DR		SWANZEY, NH 03446
Parcel Number:	219-026-000	Mailing Address:	CROTEAU FAM TRUST, GARY & KIMB
CAMA Number:	219-026-000-000		73 CENTERVIEW DRIVE
Property Address:	73 CENTERVIEW DR		SWANZEY, NH 03446
Parcel Number:	219-027-000	Mailing Address:	LACROIX, SYLVAIN M & JULIA C
CAMA Number:	219-027-000-000		67 PERRY LN
Property Address:	67 CENTERVIEW DR		SWANZEY, NH 03446
Parcel Number:	219-028-000	Mailing Address:	PETERS, SUSAN D.
CAMA Number:	219-028-000-000		61 CENTERVIEW DR
Property Address:	61 CENTERVIEW DR		SWANZEY, NH 03446
Parcel Number:	219-029-000	Mailing Address:	MCMAHON LIV TRUST, ROBERT J &
CAMA Number:	219-029-000-000		53 CENTERVIEW DR
Property Address:	53 CENTERVIEW DR		SWANZEY, NH 03446
Parcel Number:	219-030-000	Mailing Address:	MITCHELL FAM RV TR OF2025,ROBE
CAMA Number:	219-030-000-000		47 CENTERVIEW DR
Property Address:	47 CENTERVIEW DR		SWANZEY, NH 03446
Parcel Number:	219-036-000	Mailing Address:	SWANZEY, TOWN OF
CAMA Number:	219-036-000-000		PO BOX 10009
Property Address:	321 OLD HOMESTEAD HWY		SWANZEY, NH 03446

Parcel Number:	219-037-000	Mailing Address:	4,395 FT LLC
CAMA Number:	219-037-000-000		40 TICO RD
Property Address:	2 VALLEY CREEK LN		RINDGE, NH 03461
Parcel Number:	219-045-000	Mailing Address:	HABIBY, MICHAEL S
CAMA Number:	219-045-000-000		350 OLD HOMESTEAD HWY
Property Address:	350 OLD HOMESTEAD HWY		SWANZEY, NY 03446
Parcel Number:	219-047-000	Mailing Address:	SWAIN, DENNIS A & KATHERINE E
CAMA Number:	219-047-000-000		360 OLD HOMESTEAD HWY
Property Address:	360 OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	219-048-000	Mailing Address:	CURRY REV TRST 2016, GREGORY C
CAMA Number:	219-048-000-000		CURRY REV TRST 2016, LILLY K
Property Address:	366 OLD HOMESTEAD HWY		366 OLD HOMESTEAD HWY
			SWANZEY, NH 03446
Parcel Number:	219-049-000	Mailing Address:	ADAMS, JEFFREY ADAMS, REBECCA
CAMA Number:	219-049-000-000		LYNN
Property Address:	374 OLD HOMESTEAD HWY		374 OLD HOMESTEAD HWY
			SWANZEY, NH 03446
Parcel Number:	219-051-000	Mailing Address:	CIOLINO JR, STEPHEN V RIO-CIOLINO,
CAMA Number:	219-051-000-000		ELIZABETH D
Property Address:	64 WHEELER LN		64 WHEELER LN
			SWANZEY, NH 03446
Parcel Number:	219-053-000	Mailing Address:	FROST, CAITLIN & EUGENE
CAMA Number:	219-053-000-000		388 OLD HOMESTEAD HWY
Property Address:	388 OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	219-054-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	219-054-000-000		3 WASHINGTON ST
Property Address:	OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	219-055-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	219-055-000-000		3 WASHINGTON ST
Property Address:	404 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	219-056-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	219-056-000-000		3 WASHINGTON ST
Property Address:	414 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	219-057-000	Mailing Address:	KEENE, CITY OF
CAMA Number:	219-057-000-000		3 WASHINGTON ST
Property Address:	442 OLD HOMESTEAD HWY		KEENE, NH 03431
Parcel Number:	219-059-000	Mailing Address:	FARWELL, JOHN E & JOANNE M
CAMA Number:	219-059-000-000		446 OLD HOMESTEAD HWY
Property Address:	446 OLD HOMESTEAD HWY		SWANZEY, NH 03446

100 feet Abutters List Report

Swanzey, NH
June 23, 2025

Parcel Number:	219-060-000	Mailing Address:	BRADEEN, SARAH A
CAMA Number:	219-060-000-000		4 SYCAMORE HILL RD
Property Address:	4 SYCAMORE HILL RD		SWANZEY, NH 03446
Parcel Number:	224-015-000	Mailing Address:	GROSSMAN/GOLDSMITH REV FAM TRU
CAMA Number:	224-015-000-000		GROSSMAN,NOWELL/ GOLDSMITH,JEN
Property Address:	35 CENTERVIEW DR		35 CENTERVIEW DR
			SWANZEY, NH 03446
Parcel Number:	224-018-000	Mailing Address:	MONADNOCK REGIONAL SCHOOL DIST
CAMA Number:	224-018-000-000		
Property Address:	585 OLD HOMESTEAD HWY		600 OLD HOMESTEAD HWY
			SWANZEY, NH 03446
Parcel Number:	224-021-000	Mailing Address:	ROWAN, G-ANN & JOHN W III
CAMA Number:	224-021-000-000		537 OLD HOMESTEAD HWY
Property Address:	537 OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	224-022-000	Mailing Address:	BELL, KEITH A BELL, KEVIN A
CAMA Number:	224-022-000-000		84 SAWYERS CROSSING RD
Property Address:	OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	224-025-000	Mailing Address:	WRIGHT, NANCY A
CAMA Number:	224-025-000-000		523 OLD HOMESTEAD HWY
Property Address:	523 OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	224-027-000	Mailing Address:	BELL, KEITH A BELL, KEVIN A
CAMA Number:	224-027-000-000		84 SAWYERS CROSSING RD
Property Address:	OLD HOMESTEAD HWY		SWANZEY, NH 03446
Parcel Number:	224-028-000	Mailing Address:	FW WEBB CO JOHN R. PROVENCAL
CAMA Number:	224-028-000-000		REV TRUST
Property Address:	511 OLD HOMESTEAD HWY		160 MIDDLESEX TURNPIKE
			BEDFORD, MA 01730

Wetland Scientist
Normandeau Associates, Inc.
Attn: William McCloy
25 Nashua Road
Bedford, NH 03110

Parcel 219-007-000
Mark Call
47 Causeway Road
Swanzey, NH 03446

Parcel 101-002-000
Francis N. & Brenda A. Depalma
63 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 101-005-000, 101-006-000
Johnson Liv Trust
Arnold E. Johnson & Scott Dakota
43 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 101-013-000
John T. & Theresa L. Boudreau
91 Greenwood Avenue
North Swanzey, NH 03431

Parcel 101-016-000
Karen S. Honeycutt
71 Greenwood Avenue
North Swanzey, NH 03431

Parcel 104-002-000
Shakour Diversified Inc
PO Box 487
Keene, NH 03431

Parcel 104-012-000
Wayne L. Christo
22 Sylvan Way
North Swanzey, NH 03431

Parcel 104-015-000
Nicholas Keane & Erin McKane
34 Sylvan Way
North Swanzey, NH 03431

Parcel 104-018-000
Mark D. & Anne M. Fiedler
17 Sylvan Way
North Swanzey, NH 03431

Owner/Applicant & Parcel 219-003-000, 219-004-000
Eversource Energy (a.k.a. PSNH)
PO Box 270
Hartford, CT 06141

Parcel 224-022-000, 224-026-000, 224-027-000
Keith & Kevin Bell
84 Sawyers Crossing Road
Swanzey, NH 03446

Parcel 101-003-000
David W. & Linda M. Depew
57 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 101-007-000
James H., Jr. & Jan P. Mackey
39 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 101-014-000
Joan McManus
PO Box 10393
Swanzey, NH 03446

Parcel 101-017-000
Ann Shedd & Mark Meess
PO Box 405
Keene, NH 03431

Parcel 104-003-000
Avanru Development Group LTD
PO Box 1015
Walpole, NH 03168

Parcel 104-013-000
Lora & Spencer George
26 Sylvan Way
North Swanzey, NH 03431

Parcel 104-016-000
Nicholas A. Lennig
38 Sylvan Way
North Swanzey, NH 03431

Parcel 104-053-000
Leonard W. Lucien, Jr. & Carolyn M. Hart-Lucien
PO Box 3156
Amherst, MA 01004

Parcel 104-005-000, 104-074-000, 205-001-000, 219-054-000, 219-055-000, 219-056-000, 219-057-000,
City of Keene
3 Washington St.
Keene, NH 03431

Parcel 101-001-000
McIntyre Peale Fam Tr
67 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 101-004-000
Judith E. Boufford & Linda L. Farina
53 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 101-008-000
Edgewood Apartments LLC
58 Hooper Hill Road
New Boston, NH 03070

Parcel 101-015-000
Patrick K. & Lynn R. Quade
77 Greenwood Avenue
North Swanzey, NH 03431

Parcel 104-001-000
Purple Ivy LLC
135 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 104-007-000
Donald P. Rouleau Rev. Trust
99 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 104-014-000
Adam A. Whitcomb
30 Sylvan Way
North Swanzey, NH 03431

Parcel 104-017-000
Brad R. & Kristin A. Chesley
37 Sylvan Way
North Swanzey, NH 03431

Parcel 104-054-000
Jeremy J. Harp
29 Teak Drive
Nashua, NH 03062

Parcel 104-055-000
Marguerite L. & Gerald Hulett
2 Houghton Point
North Swanzey, NH 03431

Parcel 104-063-000
Tyler J. Carrier & Kimberly L. Raymond
122 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 104-072-000
Jaime L. Hennessy
222 West Street
Keene, NH 03431

Parcel 104-073-000
George Trahan Rev Liv Trst
Jacqueline Eden Trustee
34544 Columbine Trail West
Elizabeth, CO 80107

Parcel 105-001-000
Swanzey Homestead Offices LLC
217 Old Homestead Hwy
Swanzey, NH 03446

Parcel 105-002-000
Edward P. & Geraldine A. Grant
209 Old Homestead Hwy
Swanzey, NH 03431

Parcel 105-003-000
A & D Holdings LLC
201 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 105-004-000, 204-060-000
New Hamsphire University System
Keene State College
229 Main Street
Keene, NH 03435

Parcel 105-005-000
Ruth Hayn
156 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 105-006-000
Brianne Rafford Varley
162 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 105-007-000
Joann Hebert
164 Old Homestead Hwy
North Swanzey, NH 03431

Parcel 105-008-000, 105-009-000
Norman R. & Mallory Rev Trust
PO Box 213
Vernon, VT 05354

Parcel 105-011-000, 210-004-000, 219-001-000, 219-036-000
Town of Swanzey
PO Box 10009
Swanzey, NH 03446

Parcel 205-001-000
EOP LLC
3 Orchard Street
Keene, NH 03431

Parcel 205-001-000
Norton Air LLC
33 Whittemore Farm Road
Swanzey, NH 03446

Parcel 205-001-000
Peter Chesney Temple
Village Lake Road PO Box 65
Harrisville, NH 03450

Parcel 205-001-000
Kevin Provost
80 Airport Road Ste 1
North Swanzey, NH 03431

Parcel 205-001-000
Monadnock Choppers LLC
80 Airport Road Ste 1
North Swanzey, NH 03431

Parcel 205-001-000
Monadnock Aviation Inc
80 Airport Road
Keene, NH 03431

Parcel 205-001-000
C& S Wholesale Grocers Inc
Vendor # 65221
100 Airport Road
North Swanzey, NH 03431

Parcel 205-001-000
William H. & Martha K. Hollister
302 Apple Hill Road
Nelson, NH 03457

Parcel 205-001-000
Nathan G. & Danielle H. Jacobs
69 Wilson Pond Road
North Swanzey, NH 03431

Parcel 205-001-000
Gary R. & Nathan G. Jacobs
69 Wilson Pond Road
North Swanzey, NH 03431

Parcel 205-001-000
Michael P. Bentley
PO Box 106
Spofford, NH 03462

Parcel 205-001-000
Michael F. & Patricia L. Conway
51 Railroad Street, Unit 320
Keene, NH 03431

Parcel 205-001-000
Weiser Family NH Realty Trust
Leonard Weiser & Beth A Heckma
194 S. Ashburnham Road
Westminster, MA 01473

Parcel 205-001-000
UTC Management, LLC
PO Box 132
Keene, NH 03431

Parcel 205-001-000
David M. Somero
84 North Road
North Ipswich, NH 03071

Parcel 205-001-000
Beth & Denis White
86 George Street
Keene, NH 03431

Parcel 205-001-000
Richard J. Kasper
102 Highland Circle
PO Box 10247
Swanzey, NH 03446

Parcel 205-001-000
Leadair LLC
PO Box 8285
Brattleboro, VT 05301

Parcel 205-001-000
Christopher P. Chesney
5288 Sycamore Avenue
Bronx, NY 10471

Parcel 205-001-000
Peter E. Lehnen
96 Valley Park Drive
Spofford, NH 03462

Parcel 205-001-000
David M. Somero
84 North Road
Ipswich, NH 03071

Parcel 205-001-000
John Odgers '01 Rev Trst
130 Four Winds Road
Peterborough, NH 03458

Parcel 205-001-000
Peter Temple
PO Box 65
Harrisville, NH 03450

Parcel 205-001-000
Adrian Wood Rev Trst 2009
72 Roxbury Road
PO Box 332
Marlborough, NH 03455

Parcel 205-002-000, 205-003-000
Ruth M. & John J. Joslin Rev Trust 2001
166 Silent Way
Keene, NH 03431

Parcel 210-001-000
Matthew Smith Spec NDS Trust
297 Old Homestead Hwy
Swanzey, NH 03446

Parcel 210-002-000
Eric S. & Mary J. Stanley
287 Old Homestead Hwy
Swanzey, NH 03446

Parcel 210-004-000
Furlone LLC
PO Box 110
Spofford, NH 03462

Parcel 210-005-000
Raette Frazier Trombly LLC
233 Old Homestead Hwy
Swanzey, NH 03446

Parcel 210-021-000
Jessica & Michelle Hendelman
119 Matthews Road
Swanzey, NH 03446

Parcel 210-023-000, 210-024-000
Ballou Family Rev Trust
Ballou Trustees, Mary & James
93 Matthews Road
Swanzey, NH 03446

Parcel 219-002-000
Jonathan Pratt
110 Fish Hatchery Road
Richmond, NH 03470

Parcel 219-005-000
Peter J. & Kellie S. Stevens
57 Causeway Road
Swanzey, NH 03446

Parcel 219-006-000
Ralph M. & Jean M. Roche III
51 Causeway Road
Swanzey, NH 03446

Parcel 219-008-000
Scott/Marguerite R. Lafreniere
43 Causeway Road
Swanzey, NH 03446

Parcel 219-009-000
Colette C. Chaput
35 Causeway Road
Swanzey, NH 03446

Parcel 219-015-000
Linda J. & Luke A. Montieth
24 Cresson Drive
Swanzey, NH 03446

Parcel 219-016-000
Colony E. & Dale A. Boisvert
26 Cresson Drive
Swanzey, NH 03446

Parcel 219-017-000
Ryan Medhurst & Ashley Bombicino
36 Cresson Drive
Swanzey, NH 03446

Parcel 219-018-000
Bradley R. Howe & Donna E. Aron
50 Cresson Drive
Swanzey, NH 03446

Parcel 219-019-000
Edward C. & Dolores J. Sweeney
44 Cresson Drive
Swanzey, NH 03446

Parcel 219-026-000
Gary & Kim B. Croteau Fam Trust
73 Centerview Drive
Swanzey, NH 03446

Parcel 219-027-000
Sylvain M. & Julia C. LaCroix
67 Perry Lane
Swanzey, NH 03446

Parcel 219-028-000
Susan D. Peters
61 Centerview Drive
Swanzey, NH 03446

Parcel 219-029-000
Robert J. McMahon Liv Trust
53 Centerview Drive
Swanzey, NH 03446

Parcel 219-030-000
Mitchell Fam RV Tr of 2025
47 Centerview Drive
Swanzey, NH 03446

Parcel 219-037-000
4,395 Ft LLC
40 Tico Road
Rindge, NH 03461

Parcel 219-045-000
Michael S. Habiby
350 Old Homestead Hwy
Swanzey, NH 03446

Parcel 219-047-000
Dennis A. & Katherine E. Swain
360 Old Homestead Hwy
Swanzey, NH 03446

Parcel 219-048-000
Gregory C. & Lilly K. Curry Rev Trust 2016
366 Old Homestead Hwy
Swanzey, NH 03446

Parcel 219-049-000
Jeffrey & Rebecca Lynn Adams
374 Old Homestead Hwy
Swanzey, NH 03446

Parcel 219-051-000
Stephen V. Ciolino, Jr. & Elizabeth D. Rio-Ciolino
64 Wheeler Lane
Swanzey, NH 03446

Parcel 219-053-000
Caitlin & Eugene Frost
388 Old Homestead Hwy
Swanzey, NH 03446

Parcel 219-059-000
John E. & Joanne M. Farwell
446 Old Homestead Hwy
Swanzey, NH 03446

Parcel 219-060-000
Sarah A. Bradeen
4 Sycamore Hill Road
Swanzey, NH 03446

Parcel 224-015-000
Grossman/Goldsmith Rev Fam Tru
35 Centerview Drive
Swanzey, NH 03446

Parcel 224-018-000
Monadnock Regional School District
600 Old Homestead Hwy
Swanzey, NH 03446

Parcel 224-021-000
G-Ann & John W. Rowan III
537 Old Homestead Hwy
Swanzey, NH 03446

Parcel 224-025-000
Nancy A. Wright
523 Old Homestead Hwy
Swanzey, NH 03446

Parcel 224-028-000
FW Webb Co
John R. Provencal Rev Trust
160 Middlesex Turnpike
Bedford, MA 01730

Attachment C: Photo Log



Photo 1. Proposed Str. 133 work pad, viewing northwest. (7-31-24)



Photo 2. Proposed Str. 132 work pad, viewing southwest. (7-31-24)



Photo 3. Overview of wetland SAW2, viewing west into the wetland from the edge of the existing access road leading to Str. 129, near the entrance off Airport Road. No impacts proposed. (04-22-25)



Photo 4. Overview of wetland SAW1, viewing east into the wetland from the edge of the existing access road leading to Str. 129 from Airport Road. No impacts proposed. (04-22-25)



Photo 5. Overview of wetland SAW2, viewing southwest into the wetland from the edge of the existing access road leading to Str. 129 from Airport Road, near where it turns west. No impacts proposed. (04-22-25)



Photo 6. Overview of wetland SAW1A containing vernal pool SAVP1A , viewing northeast into the wetland from the edge near the existing access road leading to Str. 129 from Airport Road. No impacts proposed. (04-22-25)



Photo 7. Overview of wetland SAW1B, viewing northeast with existing access road leading to Str. 129 from Airport Road visible on the very right edge of the photo. No impacts to the wetland proposed. (04-22-25)



Photo 8. Existing culverted crossing of stream SAS1, viewing southwest along the existing access road leading to Str. 129 from Airport Road. (04-22-25)



Photo 9. Oxbow (SWOX) north of the existing access road leading to Str. 129 from Airport Road, viewing northwest. No impacts proposed. (10-30-24)



Photo 10. Portion of wetland SW1Z to be impacted within the existing access road, viewing west. (04-22-25)



Photo 11. Portion of wetland SW1Z to be impacted within the existing access road, viewing west. (04-22-25)



Photo 12. Proposed Str. 129 timber mat work pad in wetland SW1Z, viewing north. (10-30-24)



Photo 13. Proposed Str. 128 timber mat work pad in wetland SW1Z, viewing northeast. (09-20-24)



Photo 14. Proposed Str. 127 timber mat work pad in wetland SW1Z, viewing northeast. (09-20-24)



Photo 15. Proposed Str. 126 timber mat work pad in wetland SW1Z, viewing northeast. (09-20-24)



Photo 16. Proposed Str. 125 timber mat work pad in wetland SW1Z, viewing northwest. Channel of the Ashuelot River (not visible in photo) is located in close proximity, off the western side of the structure. The work pad for this structure replacement is planned to be of a smaller size than typical to avoid impacts to the channel. (09-20-24)



Photo 17. Proposed Str. 124 timber mat work pad in wetland SW1Z, viewing northeast. (09-20-24)



Photo 18. Proposed timber mat crossing of oxbow wetland between Strs. 123 and 124, viewing northeast. (10-30-24)



Photo 19. Proposed Str. 123 timber mat work pad in wetland SW1Z, viewing northeast. (09-20-24)



Photo 20. Proposed Str. 122 timber mat work pad in wetland SW1Z, viewing east. (09-20-24)



Photo 21. Proposed timber mat crossing of beaver impounded perennial stream SS10 between Strs. 121 and 122, viewing north. (10-30-24)



Photo 22. Proposed Str. 121 timber mat work pad in wetland SW1Z, viewing northeast. (09-20-24)



Photo 23. Proposed Str. 120 timber mat work pad in upland area, viewing northeast. (09-20-24)



Photo 24. Proposed Str. 119 timber mat work pad in a combination of upland and wetland SW1Y area, viewing northeast. (09-20-24)



Photo 25. Proposed Str. 118 timber mat work pad in a combination of upland and wetland SW1 area, viewing northeast. (09-20-24)



Photo 26. Proposed Str. 117 timber mat work pad in upland area, viewing northeast. (07-24-24)



Photo 27. Proposed Str. 116 timber mat work pad in wetland SW1.1, viewing south. (07-24-24)



Photo 28. Portion of wetland SW1.1A to be temporarily crossed with timber matting as part of the access road from Airport Road to Str. 117, viewing northwest. (04-22-25)



Photo 29. Vernal pool SVP1.1B in wetland SW1.1B that occurs along edge of an existing rough access route leading from Airport Road to Str. 117, viewing east. No impacts to vernal pool or wetland are proposed. (04-22-25)



Photo 30. Overview of wetland SW1.1C off southwestern side of rough existing access route leading from Airport Road to Str. 117, viewing west. Access route to be improved by the Project is visible on the right side of this photo. No impacts to wetland SW1.1C are proposed. (04-22-25)



Photo 31. Proposed Str. 115 timber mat work pad in wetland SW1.1, viewing east. (07-24-24)



Photo 32. Proposed Str. 114 timber mat work pad in wetland SW1.1, viewing southeast. (07-24-24)



Photo 33. Proposed Str. 108 gravel work pad, viewing northeast. (07-24-24)



Photo 34. Proposed Str. 107 gravel and timber mat work pad in a combination of upland and wetland SW2.1 area, viewing east. Larger than typical work pad will be required to accommodate for pull pad required as part of removing Strs. 104 and 105 from the utility line. (07-24-24)



Photo 35. Proposed Str. 106 gravel and timber mat work pad in a combination of upland and wetland SW2 area, viewing west. (07-24-24)



Photo 36. Proposed Str. 105 timber mat work pad in weltand SW2, viewing west. Timber mat work pad will be smaller than typical size to minimize impacts, as only removal is proposed for this structure, requiring less work space. (10-30-24)

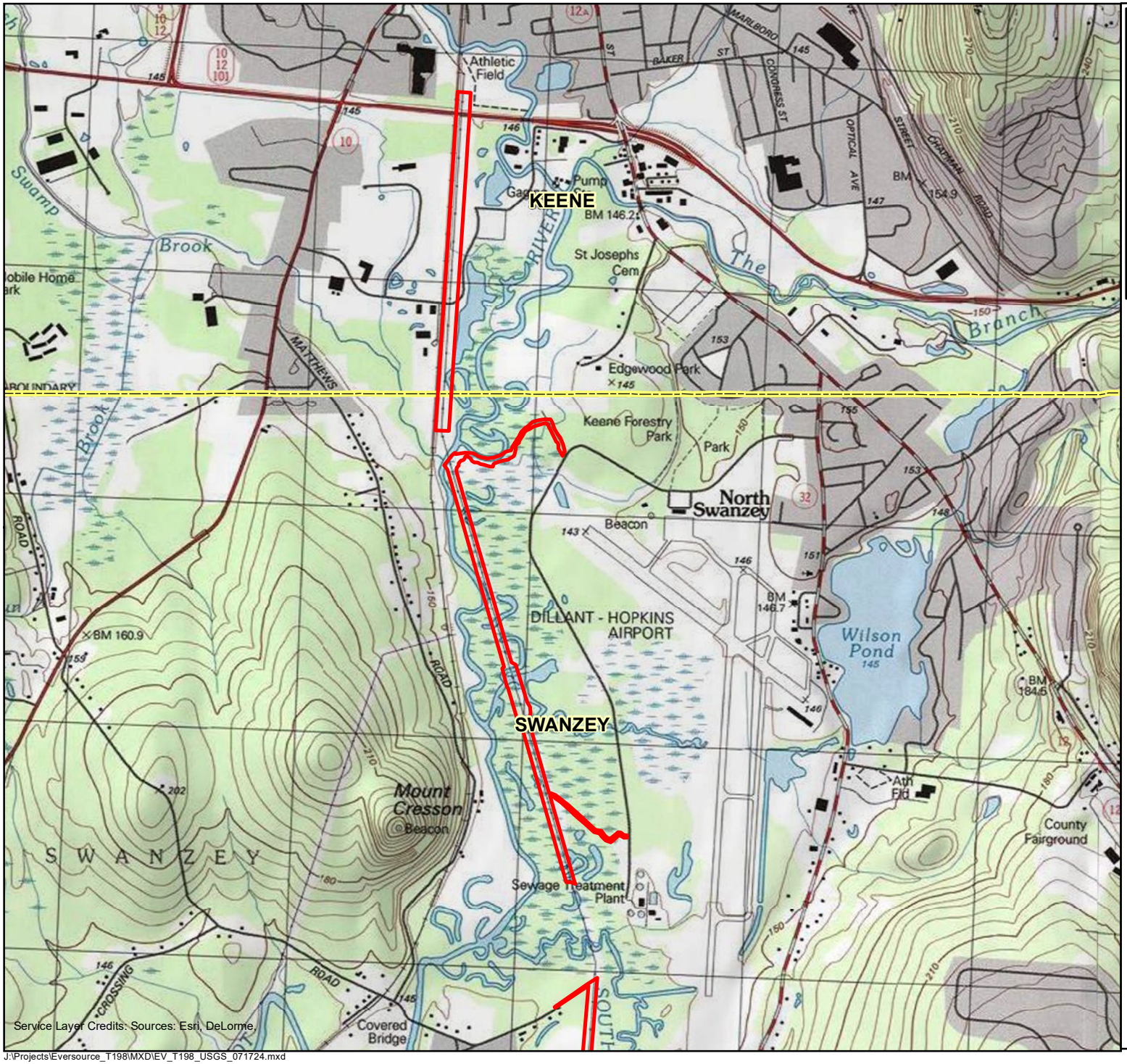


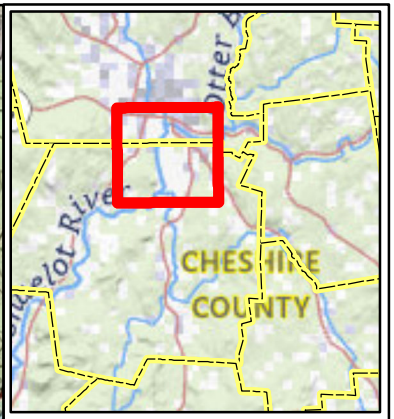
Photo 37. Proposed timber mat access route and Str. 104 work pad in wetland SW2, viewing south. South Branch of the Ashuelot is visible on the right side of the photo. Timber mat work pad will be smaller than typical size to minimize impacts, as only removal is proposed for this structure, requiring less work space. (10-30-24)



Photo 38. Proposed Str. 103 gravel work pad, viewing northwest. Larger than typical work pad will be required to accommodate for significant pole shift as part of removing Strs. 104 and 105 from the utility line. (09-20-24)

Attachment D: USGS Locus Map





USGS Map
Eversource T198
Structure
Replacement Project
Keene, Swanzey & Troy

Map 1

Date: 5/1/2025

Project Area

Municipal Border

N
W E
S

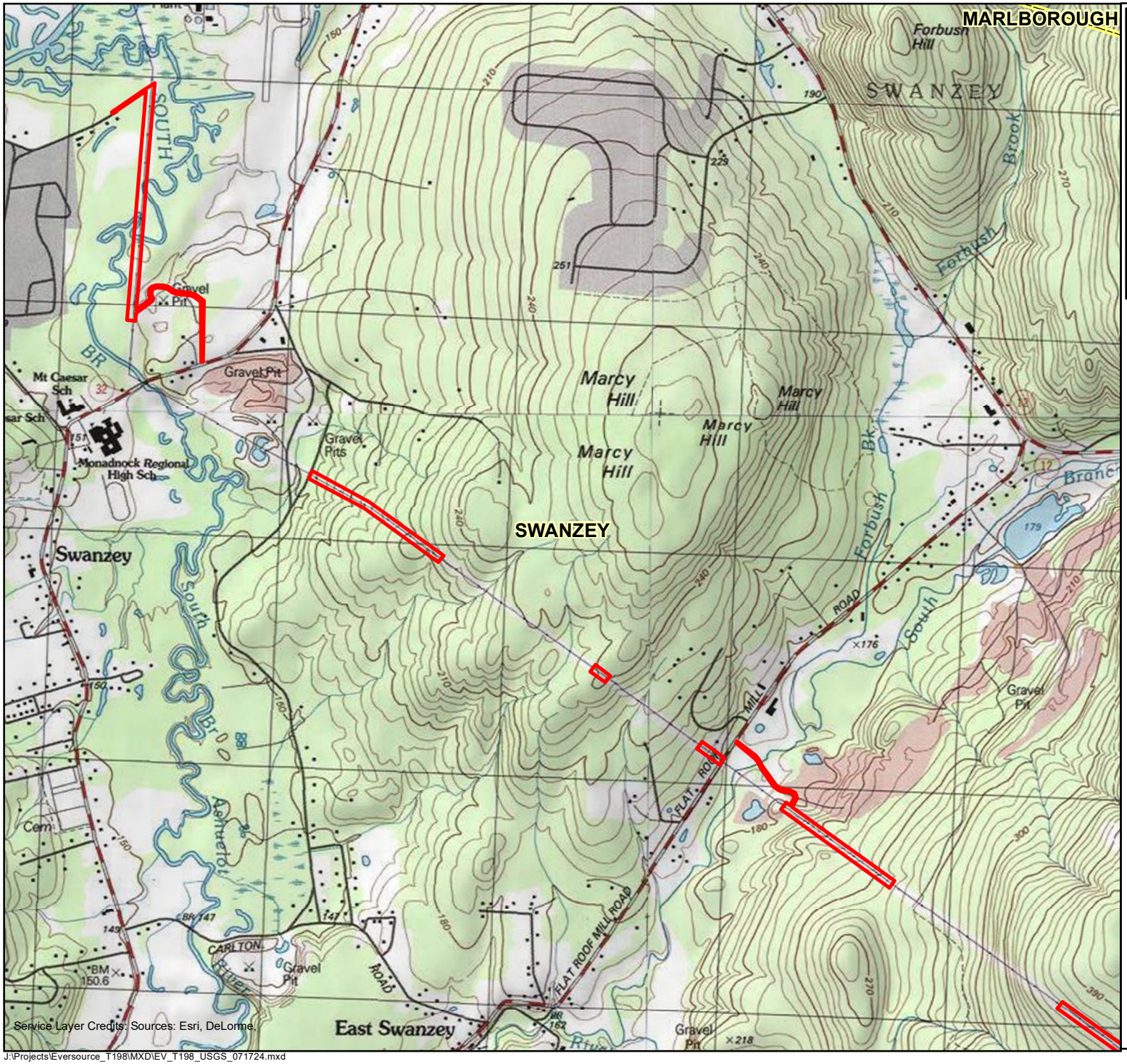
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Miles

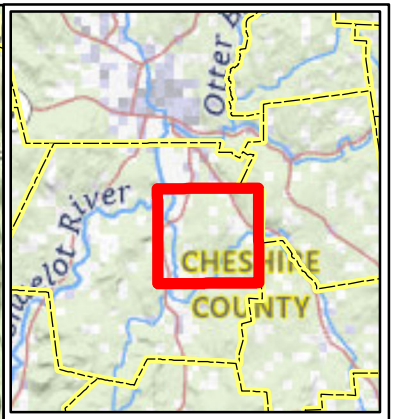
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NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

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USGS Map
Eversource T198
Structure
Replacement Project
Keene, Swanzey & Troy

Map 2

Date: 5/1/2025

Project Area

Municipal Border

N
W E
S

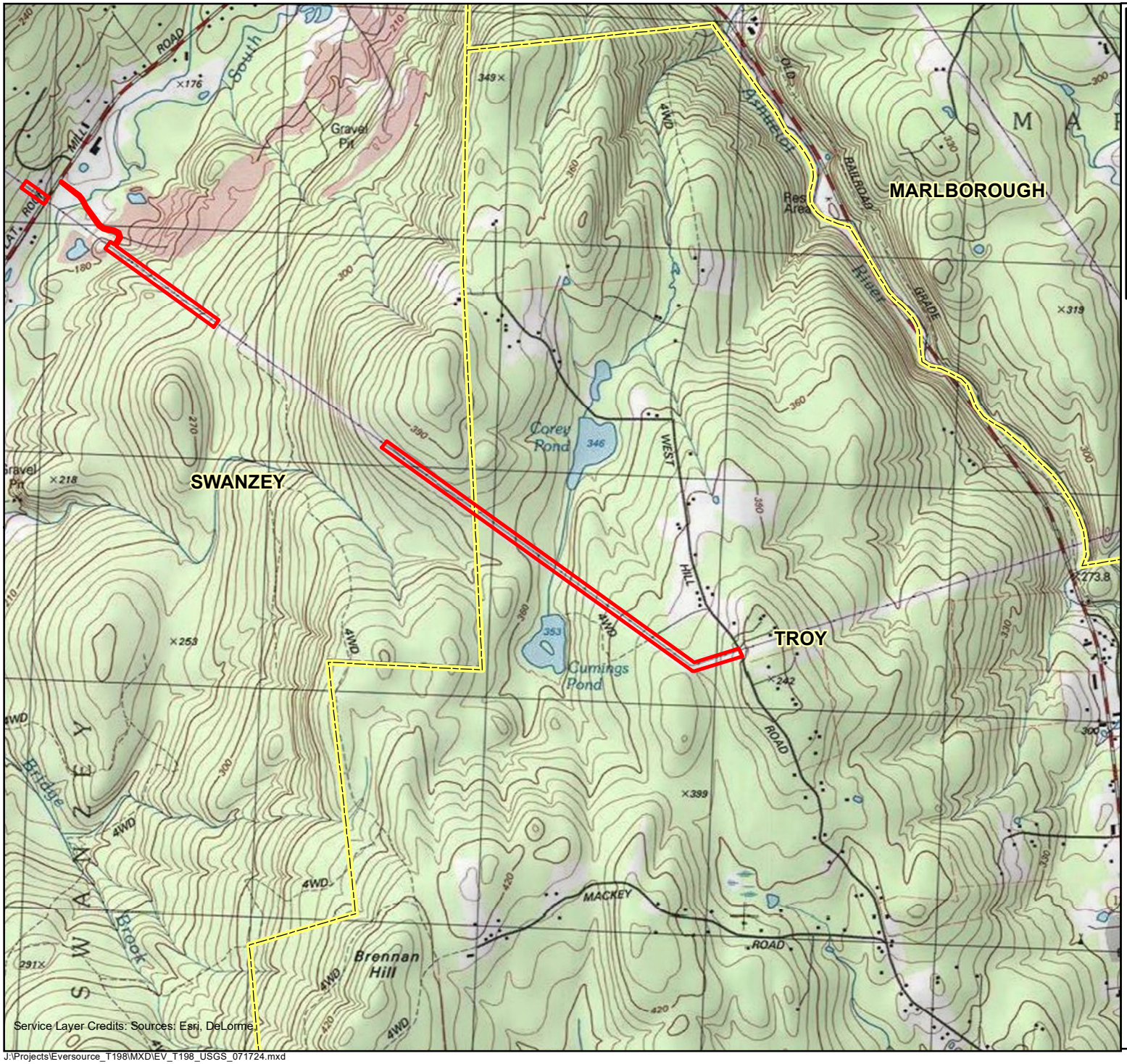
0 0.19 0.38
Miles

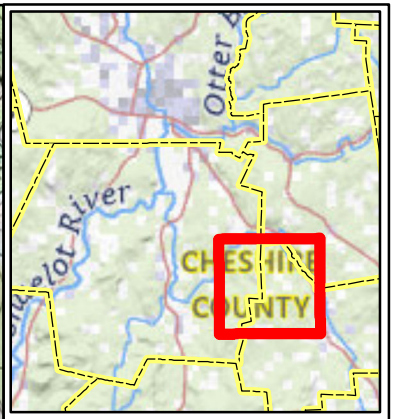
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NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

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USGS Map
Eversource T198
Structure
Replacement Project
Keene, Swanzey & Troy

Map 3

Date: 5/1/2025

Project Area

Municipal Border

N
W E
S

0 0.19 0.38
Miles

1 in equals 0.38 miles

1:24,000

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

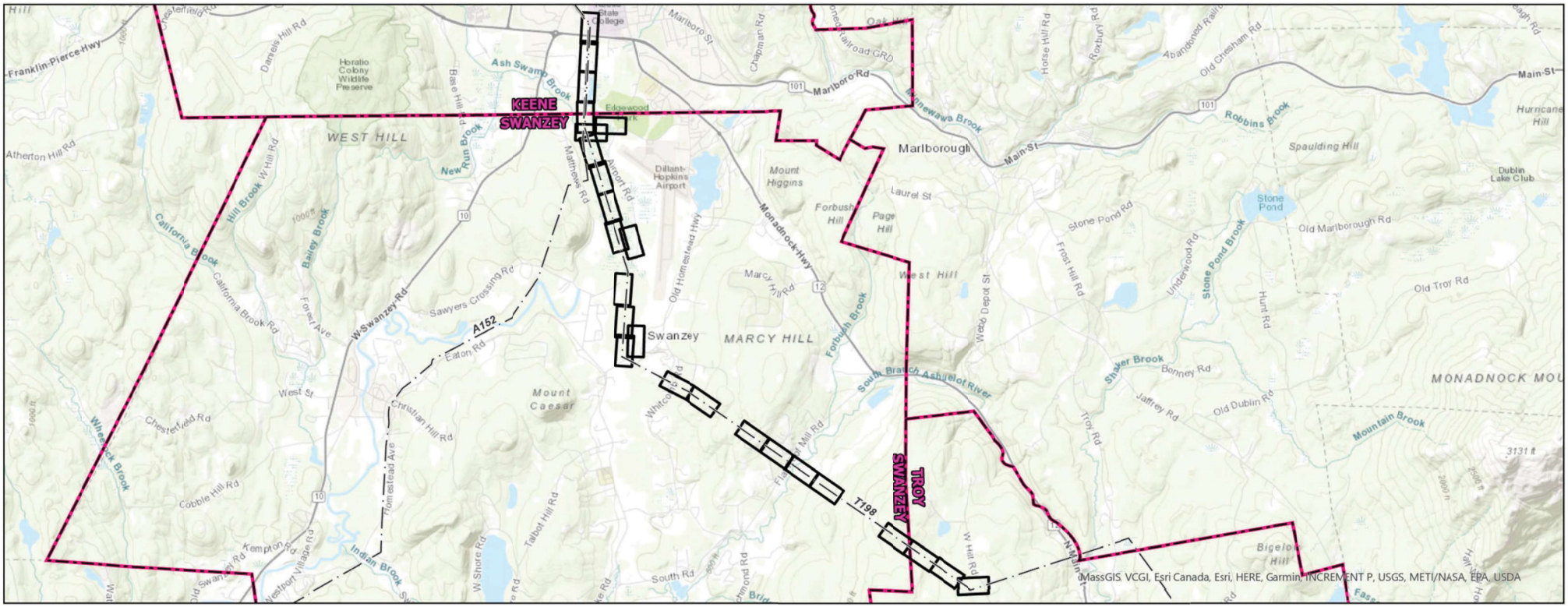
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Attachment E: Construction Plans

T198 Line Maintenance Project

Construction Plans for Town of Swanzey
Flood Plain Protection District

Date: June 24, 2025



N

Transmission Lines

0 0.25 0.5 1 Miles

INDEX OF FIGURES

Title Sheet / Index Map
Map Sheets 1-25

PREPARED FOR:

EVERSOURCE

107 Selden Street
Berlin, CT 06037

STATE OF NEW HAMPSHIRE
WILLIAM S. McCLOY
No. 268
CERTIFIED WETLAND SCIENTIST
5/21/25

STATE OF NEW HAMPSHIRE
JAMIE LEE O'BRIEN
No. 329
CERTIFIED WETLAND SCIENTIST
5/21/25

STATE OF NEW HAMPSHIRE
BENJAMIN GRIFFITH
No. 298
CERTIFIED WETLAND SCIENTIST
5/21/25

STATE OF NEW HAMPSHIRE
ELIZABETH ANN OLLIVER
No. 337
CERTIFIED WETLAND SCIENTIST
5/22/25

PREPARED BY:

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Please note, that while this cover sheet shows the entire scope of the T198 Line Project, only those plans sheets pertaining to the scope of work in the Swanzey Flood Plain Protection District are provided for this application.

MULTIPLE OBSERVATIONS NORTHERN LEOPARD FROG.

841-118
University System of New Hampshire

KEENE
SWANZEY

205-001-000
City of Keene

SWOX
PUB1H
9,634 sf

841-113
City of Keene

SW1Z
PSS1E

Ashuelot River

841-114
University of New Hampshire

22,324 sf
KW15.2

KW15.3-1
KW15.3
PSS1E

134
134

KW15.2
PAB4G

133
133

132
132

131

KW15.2
PSS1E

841-117
State of New Hampshire

Ashuelot Rail Trail

841-115
State of New Hampshire

841-104
State of New Hampshire

WORK FROM STR. 101 TO 134 AND STR. 65 TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH AND APRIL 14TH PER NHFG TOY RESTRICTIO

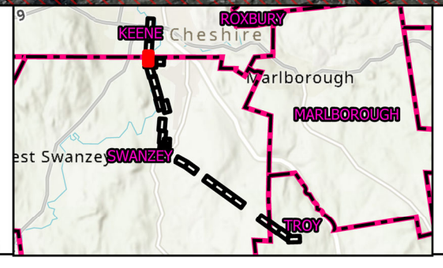
841-116
Keene Development Commission

- Erosion/Sediment Controls
- In-ROW Access Road
- Off-ROW Access Road (Approved)
- Off-ROW Access Road (Needs Approval)
- Proposed Pole Location
- Existing T198 Structure
- Structure to be Replaced
- Structure to be Removed
- Culvert
- Right of Way (Approx)
- Confirmed Vernal Pool
- Potential Vernal Pool
- Confirmed/Potential Vernal Pool Buffer (50 Ft)
- Wetland/Stream Continues
- Stone Walls
- Potential Wood Turtle Overwintering Habitat

Type

- Existing Gravel
- Proposed Gravel
- Upland Matting
- Wetland Matting
- Wetland Matting (Very Poorly Drained Soils)
- Perennial Stream (Centerline)
- Intermittent Stream (Centerline)
- Ephemeral Stream (Centerline)
- Ashuelot River, South Branch of the Ashuelot River, and Unnamed Streams
- Wetlands Reviewed by Normandeau (2024)
- Wetlands (2021/2022)
- Eversource Parcel
- State of NH Parcel
- Parcel
- Municipal Boundary
- 1 pct. Annual Chance Flood Hazard
- Floodway
- 0.2 pct. Annual Chance Flood Hazard
- Area of Undetermined Flood Hazard
- Area Protected by Levee

Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N E S W

0 50 100 Feet

Eversource T198
Line Maintenance Project
Keene/Swanzey, NH

Map 4 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

841-116
Keene Development
Commission

841-114
University of
New Hampshire

131

841-115
State of New
Hampshire

205-001-000
City of Keene

TIMBER MAT THE CULVERT CROSSING.

14,837 sf

SAW2
PSS1E

SAW1B
PSS1E

9,634 sf

SW0X
PUB1H

200 sf

Unnamed Stream (SAS1)

1,592 sf

WORK FROM STR. 101 TO 134 AND STR. 65
TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH
AND APRIL 14TH PER NHFG TOY RESTRICTIONS

Ashuelot
River

130

SW1Z
PFO1E

SW1Z
PSS1E

841-113
City of
Keene

841-104
State of New
Hampshire

841-112
Jessica
Hendelman

132,429 sf
SW1Z

SW1Z
PEM1F

SW1Z-1

Erosion/Sediment Controls
In-ROW Access Road
Off-ROW Access Road (Approved)
Off-ROW Access Road (Needs Approval)
Proposed Pole Location
Existing T198 Structure
Structure to be Replaced
Structure to be Removed

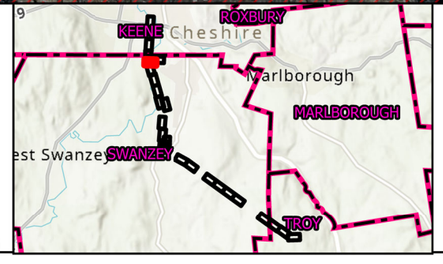
Culvert
Right of Way (Approx)
Confirmed Vernal Pool
Potential Vernal Pool
Confirmed/Potential Vernal Pool Buffer (50 Ft)
Wetland/Stream Continues
Stone Walls
Potential Wood Turtle Overwintering Habitat

Type
Existing Gravel
Proposed Gravel
Upland Matting
Wetland Matting
Wetland Matting (Very Poorly Drained Soils)
Perennial Stream (Centerline)
Intermittent Stream (Centerline)

Ephemeral Stream (Centerline)
Ashuelot River, South Branch of the Ashuelot River, and Unnamed Streams
Wetlands Reviewed by Normandeau (2024)
Wetlands (2021/2022)
Eversource Parcel
State of NH Parcel
Parcel

Municipal Boundary
1 pct. Annual Chance Flood Hazard
Floodway
0.2 pct. Annual Chance Flood Hazard
Area of Undetermined Flood Hazard
Area Protected by Levee

Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N
W E
S

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 5 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

841-114
University of
New Hampshire

Ashuelot
River

SAVP1A

TIMBER MAT THE CULVERT CROSSING AND
ANY MANHOLES PRESENT.

4,566 sf

SAW1A
PSS1E

14,837 sf

SAW1
PSS1E

INSTALL PHYSICAL BARRIER (E.G
STAKING & FLAGGING OR
CONSTRUCTION FENCING) ALONG
WEST EDGE OR ROAD TO PREVENT
DAMAGE TO UNDERGROUND UTILITIES

205-001-000
City of Keene

8,642 sf

SAW2
PSS1E

INSTALLING GATE

841-113
City of
Keene

TIMBER MAT THE CULVERT CROSSING.

SWOX
PUB1H

SAW1B
PSS1E

200 sf

1,592 sf

9,634 sf

Unnamed Stream (SAS1)

SW1Z
PSS1E

132,429 sf

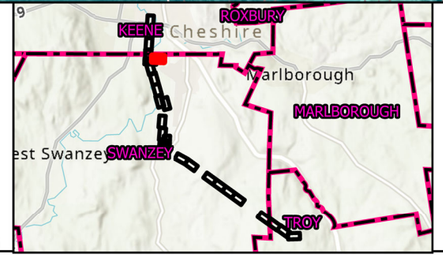
SW1Z

- Erosion/Sediment Controls
- In-ROW Access Road
- Off-ROW Access Road (Approved)
- Off-ROW Access Road (Needs Approval)
- Proposed Pole Location
- Existing T198 Structure
- Structure to be Replaced
- Structure to be Removed
- Culvert
- Right of Way (Approx)
- Confirmed Vernal Pool
- Potential Vernal Pool
- Confirmed/Potential Vernal Pool Buffer (50 Ft)
- Wetland/Stream Continues
- Stone Walls
- Potential Wood Turtle Overwintering Habitat

Type

- Existing Gravel
- Proposed Gravel
- Upland Matting
- Wetland Matting
- Wetland Matting (Very Poorly Drained Soils)
- Perennial Stream (Centerline)
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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N
W E
S

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 6 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

841-113
City of
Keene

SW1Z-1

SW1Z-2

SW1Z-3

SW1Z-4

SW1Z
PEM1F

SW1Z
PSS1E

SW1Z
PFO1E

129

129

128

128

127

127

126

126

132,
429 sf
SW1Z

Ashuelot
River

841-104
State of New
Hampshire

841-112
Jessicca
Hendelman

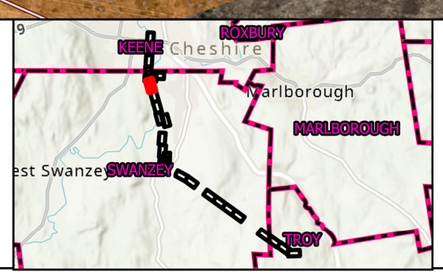
WORK FROM STR. 101 TO 134 AND STR. 65
TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH
AND APRIL 14TH PER NHFG TOY RESTRICTIONS

- Erosion/Sediment Controls
- In-ROW Access Road
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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N W E S

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 7 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

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POTENTIALLY DIFFICULT MATTING CROSSING

POTENTIALLY DIFFICULT MATTING CROSSING

841-113
City of
Keene

SW1Z
PEM1F

SW1Z
PEM1E

3,092 sf
SS10

Unnamed
Brook
(SS10)

125 125

SW1Z
PSS1E

124 124

SW1Z
PUB1H

123

122 122

SW1Z
PFO1E

Ashuelot
River

132,
429 sf
SW1Z

WORK FROM STR. 101 TO 134 AND STR. 65
TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH
AND APRIL 14TH PER NHFG TOY RESTRICTIONS

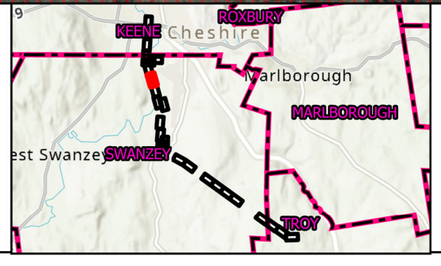
841-112
Jessicca
Hendelman

65
BER 16TH
CTIONS

- Erosion/Sediment Controls
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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 8 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

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841-113
City of
Keene

Unnamed
Brook
(SS10)

3,092 sf
SS10

SW1Y
PFO1E

7,470 sf

SW1
PSS1E

121
121

120
120

8,646 sf

119
119

SW1Y
PSS1E

118
118

SW1Z
PSS1E

132,
429 sf
SW1Z

12,
092 sf

5,578 sf
SW1Y

10,
437 sf
SW1

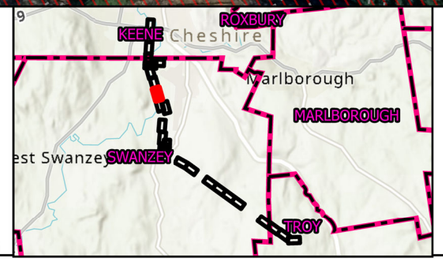
WORK FROM STR. 101 TO 134 AND STR. 65
TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH
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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N W E S

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 9 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

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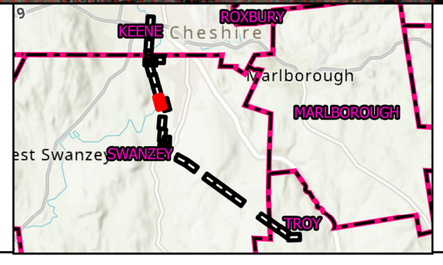
4,774 sf
SW1.1A
PFO1C
327 sf
SW1.1A
3,717 sf
13,
075 sf
SW1.1-3
SW1.1
PFO1E
SW1.1-2
SW1.1-1
SW1.1
PSS1E
SW1.1-4
SW1.1-5
706 sf
117
117
116
116
115
115
114
114
SW1.1-7
SW1_10,
PSS1E
437 sf
SW1
SW1.1-8
SW1.1-6
40,
691 sf
SW1.1
841-113
City of
Keene
WORK FROM STR. 101 TO 134 AND STR. 65
TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH
AND APRIL 14TH PER NHFG TOY RESTRICTIONS

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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N W E S

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 10 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

1,698 sf

10,251 sf

INSTALL MATTING TO PROTECT BURIED UTILITIES

841-113
City of
Keene

WORK FROM STR. 101 TO 134 AND STR. 65 TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH AND APRIL 14TH PER NHFG TOY RESTRICTIONS

SW1.1C
PSS1C

SWVP1.1-B

SW1.1B
PFO1E

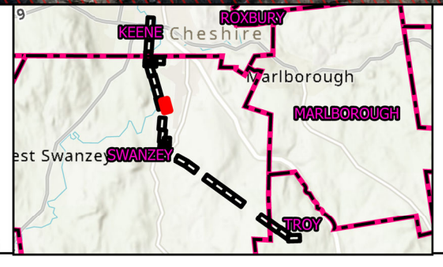
4,774 sf

1,947 sf
SW1.1B

- Erosion/Sediment Controls
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- Area Protected by Levee

Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 11 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

842-067
Public Service Company
of New Hampshire
(Eversource)

SW2.3
PSS1E

SW2.3
PEM1E

109

3,412 sf

SW1.3
PSS1E

1,326 sf
SW1.3

108
108

29,
344 sf

842-066
Public Service Company of
New Hampshire (Eversource)

107
107

3,280 sf
SW2.1

SW2.1
PEM1E

SW2.1
PUB3H

SW2.1
PSS1E

25,785 sf
SW2

106
106

10,
966 sf

SW2
PSS1E

SW2
PEM1E

South Branch
of the
Ashuelot River

841-113
City of
Keene

842-065
James A
Crossier

842-068
Johnathan
Pratt

TOPDRESS AS NEEDED

Causeway Rd

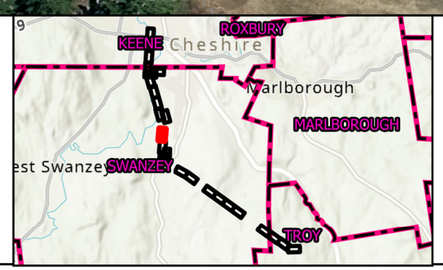
WORK FROM STR. 101 TO 134 AND STR. 65
TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH
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- Erosion/Sediment Controls
- In-ROW Access Road
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- Potential Vernal Pool
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- Wetland/Stream Continues
- Stone Walls
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Type

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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N W E S

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 12 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

SW2
PFO1E

25,
785 sf
SW2

841-113
City of
Keene

842-064
Keith
A Bell

17,756 sf

316 sf

549 sf

105

104

SS5

103

103

102

102

SW2
PEM1E

SS4

842-065
James A
Crossier

SS11

SW2
PSS1E

SW2-E1
PSS1E

SW2-E2
PSS1E

South Branch
of the
Ashuelot River

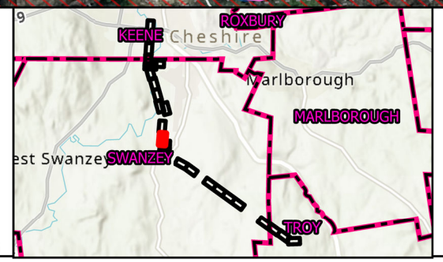
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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N E S W

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 13 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

842-063
Keith
A Bell

842-064
Keith
A Bell

842-059
Michel A
Duquette

842-058
Eurovia Atlantic
Coast LLC

841-113
City of
Keene

Old Homestead Hwy

TOPDRESS AS NEEDED

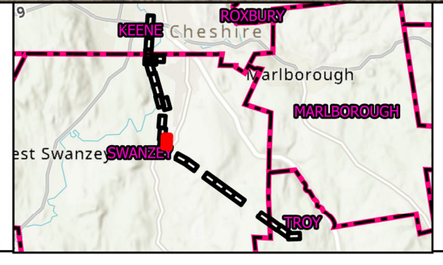
WORK RESTRICTED TO BETWEEN
OCTOBER 16 AND APRIL 14 ONLY PER NHFG

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Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 14 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

Path: J:\Projects\Eversource_T198\ArcPro\EV_T198_042825.aprx

842-060
Nancy L
White

842-063
Keith
A Bell

842-061
Monadnock Regional
School District

842-064
Keith
A Bell

842-062
Public Service Company
of New Hampshire
(Eversource)

Old Homestead Hwy

98

99

100

101

101

SW2-E2
PSS1E

SW2.2
PSS1E

TOPDRESS AS NEEDED

STEEP SLOPES OFF SOUTHWEST CORNER OF WORK PAD. INSTALL ESCS AND SLOPES TO PROTECT WETLANDS DOWNSLOPE.

WORK FROM STR. 101 TO 134 AND STR. 65 TO 72 RESTRICTED TO BETWEEN OCTOBER 16TH AND APRIL 14TH PER NHFG TOY RESTRICTIONS

Erosion/Sediment Controls
In-ROW Access Road
Off-ROW Access Road (Approved)
Off-ROW Access Road (Needs Approval)
Proposed Pole Location
Existing T198 Structure
Structure to be Replaced
Structure to be Removed

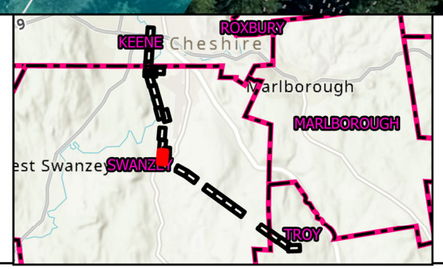
Culvert
Right of Way (Approx)
Confirmed Vernal Pool
Potential Vernal Pool
Confirmed/Potential Vernal Pool Buffer (50 Ft)
Wetland/Stream Continues
Stone Walls
Potential Wood Turtle Overwintering Habitat

Type
Existing Gravel
Proposed Gravel
Upland Matting
Wetland Matting
Wetland Matting (Very Poorly Drained Soils)
Perennial Stream (Centerline)
Intermittent Stream (Centerline)

Ephemeral Stream (Centerline)
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Wetlands Reviewed by Normandeau (2024)
Wetlands (2021/2022)
Eversource Parcel
State of NH Parcel
Parcel

Municipal Boundary
1 pct. Annual Chance Flood Hazard
Floodway
0.2 pct. Annual Chance Flood Hazard
Area of Undetermined Flood Hazard
Area Protected by Levee

Aerial Photo Provided by NH GRANIT - Topo Map by ESRI



N E S W

0 50 100 Feet

Eversource T198
Line Maintenance Project
Swanzey, NH

Map 15 of 25
6/24/2025

NORMANDEAU ASSOCIATES
ENVIRONMENTAL CONSULTANTS

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Transmission Line T198 Structure Replacement Project

Rev. May 23, 2025

Construction Notes

Construction Sequence:

1. Wetland boundaries to be clearly marked prior to the start of construction; Wetlands were reviewed/delineated by Normandeau Associates, Inc. Aug/Sept/Oct 2024 and April 2025. The wetland delineations were completed in accordance with the criteria described in the U.S. Army Corps of Engineers Wetland Delineation Manual Technical Report Y-87-1 (January,1987) and the Regional Supplement for the Northcentral and Northeast Region (January, 2012) and meet the criteria for wetland delineation in accordance with the NH DES administrative rules Env-W t 301.01.
2. MODIFICATIONS IN ACCESS ROUTES, WORK PAD LOCATIONS OR OTHER WETLANDS IMPACT AREAS MUST BE APPROVED BY EVERSOURCE AND IN COMPLIANCE WITH NHDES WETLANDS RULES FOR MINIMUM IMPACT:
   ENV-WT 307 - GENERAL REQUIREMENTS
   ENV-WT 313.03 - AVOIDANCE AND MINIMIZATION
   ENV-WT 521 - UTILITY PROJECT SPECIFIC CONDITIONS
3. Sediment and erosion control measures shall be installed in accordance with the plans and detail provided, as necessary.
4. Wetland impacts associated with wetland crossings are required for access between structures within the right of way. Construction activities shall occur during periods of low flow.
5. Adequate precaution shall be exercised to avoid spillage of fuel oils, chemicals, or similar substances; no fuels, lubricants, chemicals or similar substances shall be stored beneath trees or in the vicinity of any wetlands, river, stream or other body of water; or in the vicinity of natural or man-made channels leading thereto. No power equipment shall be stored, maintained, or fueled in any area adjacent to a wetland, river, stream or other body of water.
6. Remove completely all contamination from any spillage of chemicals or petroleum product with complete rehabilitation of the affected area.
7. Access routes have been selected to prevent degradation of the right-of-way and minimize environmental impact. Operations shall be confined to the specified access routes within the proposed wetland impact area. Access routes shall not exceed a 16 foot-width.
8. Impact to vegetation within wetlands will be limited to the extent necessary to place the timber mats where required.
9. Low growing varieties of vegetation adjacent to wetlands shall be preserved to the extent possible. Stumps and rocks shall not be removed, and there shall be no excavations, fills or grading done adjacent to wetlands, unless minor excavations is needed for access.
10. Timber mats will be used along access routes within and adjacent to wetland areas. These mats are constructed of heavy timbers or composite material, bolted together, and are placed end-to-end in the wetland to support heavy equipment. All timber mats shall be placed and removed so as not to cause any ruts, channels or depressions, or otherwise cause any undue disturbance to wetlands.
11. If timber mat BMP is not sufficient due to high water, additional bmp's may include the placement of geotextile fabric, 3"-4" stone, and gravel to provide a suitable road bed. A temporary culvert may be required in areas of high flow to maintain hydrologic connectivity. All material will be removed from jurisdictional areas after construction completion.
12. No material shall be placed in any location or in any manner so as to impair surface water flow into, through or out of any wetland area. No installation shall create an impoundment that will impede the flow of water or cause flooding.
13. No material shall be taken from the wetlands area except that which must necessarily be removed for the structure or foundation placement or stabilization. All excess material taken from the wetland will be removed from the site.
14. Any proposed support fills shall be clean gravel and stone, free of waste metal products, organic materials and similar debris and shall not exceed the amount permitted. This allowable fill is the only fill that may remain in the wetland after construction. All cut and fills slopes shall be seeded/loamed within 72 hours of achieving finished grade; sooner if heavy rains forecasted.
15. Install new poles in the locations designated on the permitting plans.
16. Cable installation will be performed in a manner so as to avoid, or limit to the maximum extent possible, traversing wetlands with heavy equipment. In some cases, a helicopter may be used during the installation to minimize impacts.
17. Removal of the old pole will occur once the cable has been installed on the new structure. The old structures will be removed from the site. Poles will be cut at the ground surface. Footings will be abandoned in place to minimize impacts.
18. All swamp mats, material, and debris will be removed from the work area upon the completion of construction.
19. Upland disturbed areas shall be restored and stabilized upon completion of construction. Work pad restoration should include reducing the work pad to a 30 by 60 foot area, and reducing slopes to a maximum of 25%. Stockpiled material should be spread to reduce any unnecessary slopes. Gravel work pads and slopes should be scarified to a minimum of 3" before spreading topsoil/loam.
20. All temporary wetland impacts will be re-graded to original contours following construction. New England erosion control/ restoration mix, available through New England wetland plants, Inc., 820 West Street, Amherst, MA 01002, 413-548-8000, or equivalent seed mix shall be applied in wetland areas that are not inundated, as necessary.
21. Sediment and erosion control measures will be evaluated and removed if necessary upon the completion of construction.

Winter Construction Notes:

1. Proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized. Stabilization methods shall include seeding and mulch, and installation of 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. Ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be temporarily 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 (NH DOT 304.3).

Erosion Control Notes:

1. Installation of erosion control grindings and/or silt fences shall be complete prior to the start of work in any given area. Erosion controls shall be used during construction and removed when all slopes have a healthy stand of vegetation cover.
2. An area shall be considered stable if one of the following has occurred: 1) Base course gravels have been installed in areas to be paved, 2) A minimum of 85 percent vegetated growth has been established, 3) A minimum of 3 inches of non-erosive material such stone or riprap has been installed, or 4) erosion control blankets have been properly installed
3. Note that all cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade
4. As required, construct temporary berms, siltation fences, sediment traps, etc. to prevent erosion & sedimentation of wetlands.
5. The work area shall be graded and otherwise shaped in such a manner as to minimize soil erosion, siltation of drainage channels, damage to existing vegetation, and damage to property outside limits of the work area. Erosion control grindings will be necessary to accomplish this end.
6. Any stripped topsoil shall be stockpiled, without compaction, and stabilized with BMPs.
7. Permanent or temporary cover must be in place before the growing season ends. When seeded areas are not mulched, plantings should be made from early spring to May 20 or from August 15 to September 15. No disturbed area shall be left exposed during winter months, plant annual ryegrass prior to October 15th.
8. Erosion controls shall be inspected weekly with the timing of weekly visits adjusted if heavy rains/snow melt are forecasted or have occurred.
9. Timber mats must be removed after one growing season.
10. Any erosion control matting used shall be wildlife friendly. No welded plastic webbing, netting, or other similar form shall be used in erosion/siltation controls to avoid entrapment of snakes and other wildlife within the project area.
11. Unless otherwise authorized by NHDES, the Applicant shall keep a sufficient quantity of erosion control supplies on the site at all times during construction to facilitate an expeditious (i.e., within 24 hour) response to any construction related erosion issues on the site.
12. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; and c) set back as far as possible from wetlands and surface waters.
13. Mulch used within any wetland/stream bank restoration areas shall be natural straw or equivalent non-toxic, non-seed-bearing organic material.
14. When using an erosion control mix berm, the berm must be a minimum of 12” high, as measured on the uphill side of the barrier, and a minimum of two feet wide at the base.

General Notes

1. Base plan provided by Eversource Energy. Eversource Energy provided the utility design.
2. Site plan is for permitting and construction purposes only and does not represent a property boundary survey.

Plant Protection – General Avoidance and Minimization Measures

3. Limit removal of vegetation to that necessary for construction of the project. Limit tree clearing to the minimum required width to meet safety clearances, leave root systems in place, except over underground installations or where other earthwork must be conducted. Leave herbaceous and shrub vegetation intact wherever practicable.
4. Precautions shall be taken to prevent import or transport of soil or seed stock containing nuisance or invasive species such as Purple Loosestrife, Knotweed, or *Phragmites*. The contractor responsible for work shall appropriately address invasive species in accordance with the NH DOT "Best Management Practices for Roadside Invasive Plants (2008)".
5. To prevent the introduction of invasive plant species to the site, the Applicant's contractor(s) shall clean all soils and vegetation from construction equipment and matting before such equipment is moved to the site.

Wildlife Protection – General Avoidance and Minimization Measures

1. Limit the removal of vegetation to that necessary for construction of the project; this will leave associated wildlife habitat as intact as possible.

2. *All erosion control materials used will be wildlife-friendly*. No welded plastic webbing, netting, or other similar form with openings greater than 1/8-inch shall be used in erosion/siltation controls to avoid entrapment of snakes and other wildlife within the project area.
3. Timber matting will be used in all wetland areas and will remain in place for the shortest duration possible; if possible, passageways will remain open at the wetland crossing to allow for reptiles to cross under the mat-bridge/pathway; matting will remain up to several weeks

4. Daily sweeps by contractors for all turtle and snake species will be performed when work will occur;
5. Any observations of listed species will be reported and no wildlife will be harmed; contact numbers and fliers will be included on the environmental plans
6. Wildlife friendly erosion controls will be used; no welded plastic netting will be used;
7. Erosion controls will be installed, monitored and maintained to protect adjacent upland and wetland areas from sedimentation and degradation; disturbed areas will be temporarily and permanently stabilized and seeded with a native seed mix; the applicable utility maintenance BMPs will be followed

SPECIFIC RTE PLANT AND NATURAL COMMUNITY BMPS

New Hampshire Natural Heritage Bureau BMPs and Recommendations (Received 2/18/25):

1. Exemplary silver maple - false nettle - sensitive fern floodplain forest
   a. Below is a summary of the BMPs and proposed work activities outlined in the provided memo that demonstrate avoidance and minimization of the exemplary natural community (ENC):
      i. No expansion of the existing cleared ROW is proposed.
      ii. No construction of new access or significant upgrades to new access are propose in the vicinity of the ENC.
      iii. Timber mats will be used to establish temporary access routes and work pads in order to protect wetland resources.
      iv. Any access outside of the ROW in the vicinity of the ENC will be within existing access.
      v. Existing wooden pole butt will be left in place to avoid wetland disturbance.
      vi. All other existing wooden structure materials and components will be completely removed from the wetland area and properly disposed of.
      vii. Excess excavated spoils resulting from the installation of new metal structures will be contained on the project work pads and properly disposed of outside of the wetland.
      viii. Erosion and sediment controls will be installed along the edge of access roads and work pads as needed.
   b. There are two potential impacts to the ENC from the proposed work that are addressed below:
      i. Some of the existing access outside of the ROW in the vicinity of the ENC may need improvements through the application of a top dressing of clean gravel.
         1. As long as all gravel is kept within the access road and excess gravel is not dumped into the ENC, there are no anticipated impacts.
      ii. Vegetation maintenance will occur within the maintained ROW. If the below recommendations can be adhered to, negative impacts are not anticipated.
         1. Vegetation maintenance is recommended under frozen ground conditions (or dry conditions if sustained frozen conditions are not possible) in any areas where the ROW passes through the ENC or wetlands that are hydrologically connected to the ENC.
         2. If work cannot occur under frozen ground/dry conditions, complete work by hand and keep vehicles/equipment on existing gravel access roads wherever possible and utilize matting if motorized access is needed to cross wetlands.
         3. Do not place slash in the wetlands to avoid impacting the hydrology of the ENC.
   c. The best way to avoid impacts to the exemplary silver maple - false nettle - sensitive fern floodplain forest is to work under frozen ground conditions, however if this is not practicable then all the above outlined BMPs will avoid/minimize impacts to the exemplary wetland to the greatest extent possible.
2. Nuttall's reed grass
   a. NHB recommends the following BMPs to avoid and minimize impacts to Nuttall's reed grass:
      i. Fence off/flag the locations of the rare plants so they are not incidentally impacted by work including being run over by vehicles or parked on.
      ii. For any rare plants that are completely unavoidable, timber matting should be placed over the rare plants and removed as soon as possible (as indicated in the provided memo).
         1. If practicable, matting should not be placed over the plants during the growing season (April 1st to November 15th) or for as little of the growing season as possible.

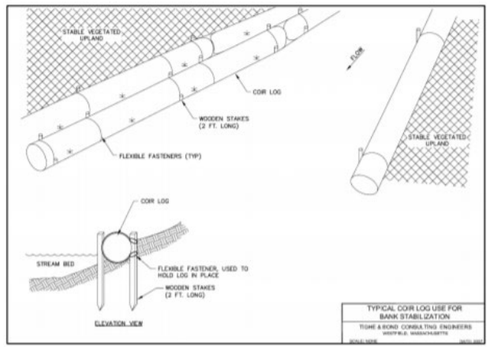
SPECIFIC WILDLIFE BMPS

New Hampshire Fish and Game AoT Permit Conditions in Accordance with Env-Wq 1504.18 – Wildlife Protection Notes (Received TBD):

1. **NHFG requests that all work only occur from October 16th – April 14th for T198 Line existing structures 134 – 101 and 72 – 65.**

Best Management Practice 4: Coir Logs





Description:
Coir logs, straw wattles, fiber rolls, or SiltSoxx™ consist of compressed weed-free straw fiber or other natural material, placed within a photodegradable mesh cylindrical sock.

Applications:

- Streambank, wetland, and slope protection
  - Check dam applications
  - Perimeter and stockpile containment
  - Slope stabilization by shortening slope length, reducing runoff velocity, and trapping mobile soil particles
  - Provides substrate for plant growth upon decay of fiber roll and protects new vegetation growth

Installation:

- For slope stabilization, it is critical that coir logs are installed perpendicular to soil movement and parallel to the slope contour.
- If additional length is needed for application, ends should be overlapping at least 6 inches.
- If used in slope stabilization, construct trenches half the diameter of the log in which to place the roll. Lay the coir log along the trench, snugly fitting it against the soil. Ensure no gaps exist between the soil and the fiber roll.
- Install stakes at least every three feet apart along the length of the roll. Additional stakes may be driven on the downslope side of the trenches on highly erosive or very steep slopes.

Best Management Practice 5: Silt Fence



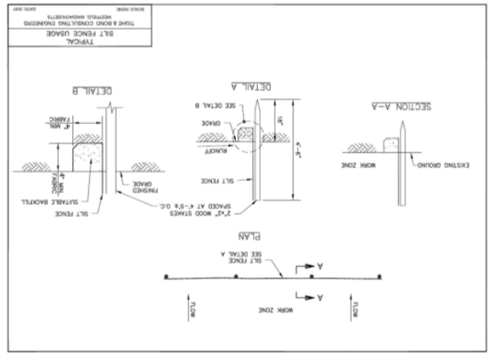
Description:
Silt fence is a temporary sediment barrier consisting of filter fabric attached to supporting posts and entrenched into the soil. This barrier is installed across or at the toe of a slope to intercept and retain small amounts of sediment from disturbed or unprotected areas.

Applications:
Consider using silt fence barriers where:

- Flow to the silt fence from a distributed area occurs as overland sheet flow
- Sedimentation can pollute or degrade adjacent wetlands or watercourses
- Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.
- **Silt fence should not be used in areas of concentrated flows or across streams, channels, swales, ditches or other drainage ways.**

Installation:

- Install silt fence following the contour of the land as closely as possible.
- The height of the barrier shall not exceed 36 inches.
- Posts shall be placed at a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches).
- A trench shall be excavated approximately 6 inches wide and 6 inches deep along the line of posts and upslope of the barrier in accordance with recommendations
- The filter fabric will extend a minimum of 8 inches into the trench which shall be backfilled and the soil compacted over the filter fabric.
- Fabric barriers shall be removed after the upslope area has been permanently stabilized.
- Filter barriers shall be inspected immediately after each rainfall and at least once daily during prolonged rainfall and any required repairs shall be made immediately.
- Sediment deposits should be removed when they reach approximately one—half the height of the barrier.



Best Management Practice 16: Temporary or Permanent Mulch

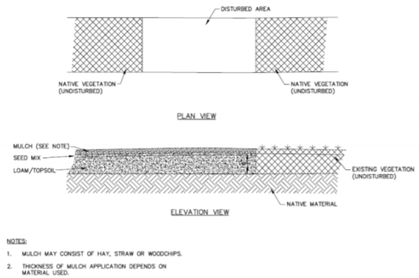


Description:
Temporary mulching is the application of plant residues or other suitable materials to the soil surface. Permanent mulching consists of the application of long-term surface cover such as bark, woodchips or erosion control mix. Permanent mulch can be used as a permanent ground cover, an overwinter stabilization mulch or left to naturalize.

Mulching reduces erosion potential by protecting the exposed soil surface from direct impact by rainfall.

Considerations:

- Apply temporary mulch within 100 feet of streams, wetlands and in lake watersheds within seven days of exposing soil or prior to any storm event.
- Immediately mulch areas that have been temporarily or permanently seeded, following seeding.
- For areas that cannot be seeded within the growing season, mulch for over-winter protection. Seed the area at the beginning of the next growing season.
- Mulch anchoring should be used on slopes with gradients greater than 5% in fall (past September 15), and over-winter (October 15 – May 1).



Installation:

Hay or Straw Mulches:

- Use air-dried organic mulches including weed-free hay and straw free of undesirable seeds and coarse materials.
- Application rate should be two bales (70-90 pounds) per 1,000 square feet or 1.5-2 tons (90-100 bales) per acre to cover 75-90% of the ground surface.
- Anchor hay or straw mulch to prevent displacement by wind or flowing water using jute or biodegradable plastic netting or in some cases, organic tackifier.
- When mulch is applied to provide protection over winter (past the growing season), apply it to a depth of four inches (150-200 pounds of hay or straw per 1,000 square feet, or double standard application rate). Seeding cannot generally be expected to grow up through this depth of mulch and will be smothered. If vegetation is desired, remove mulch in the springtime and seed and re-mulch the area.

NEW HAMPSHIRE SPECIES OF CONCERN

WOOD TURTLE

Report Sightings: Contact Wildlife Biologist Josh Megyesy at (603) 271 – 1125 or the Wildlife Division at (603) 271 – 2461. Observation reports can be sent to RAARP@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.



Specific Information:

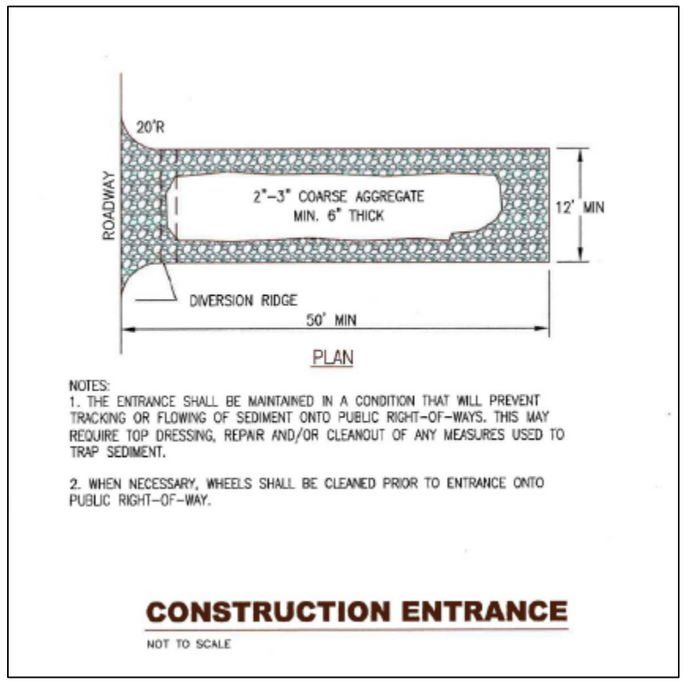
- Adults are 5 – 8 inches long.
- Neck and front limbs are orange.
- Associated with streams and rivers where they hibernate. Use surrounding fields, forests, and floodplains extensively during active period.
- Turtles are frequently concealed by leaves and undergrowth and may not be easily visible.
- Turtles are most active from April 15 – October 15.
- During nesting season (May 15 – July 15) turtles are attracted to disturbed ground.

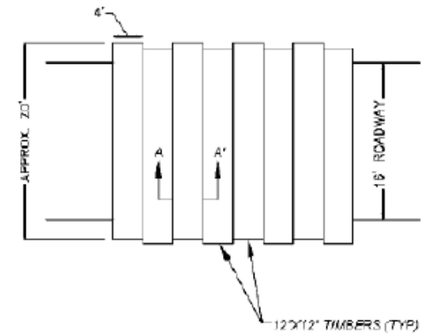




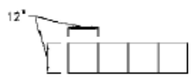
This species is protected under Fis 1400. Thank you for reporting any observations.

PLEASE DO NOT DISTURB OR HANDLE WILDLIFE

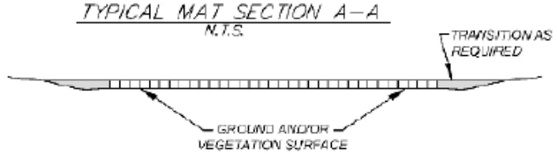




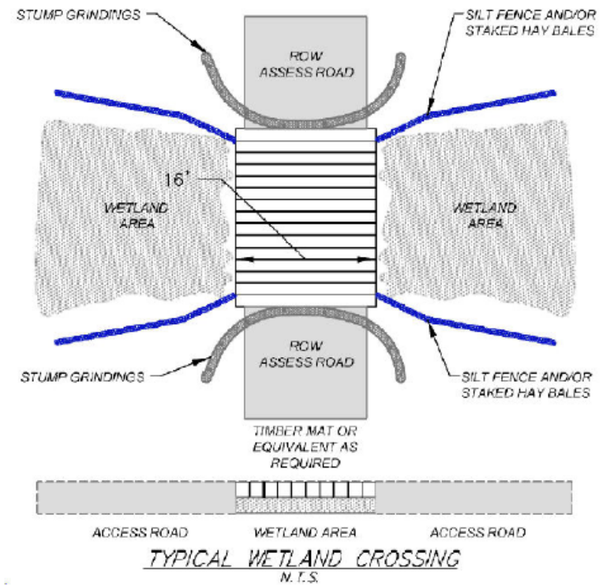
TYPICAL SWAMP MAT PLAN VIEW
N.T.S.



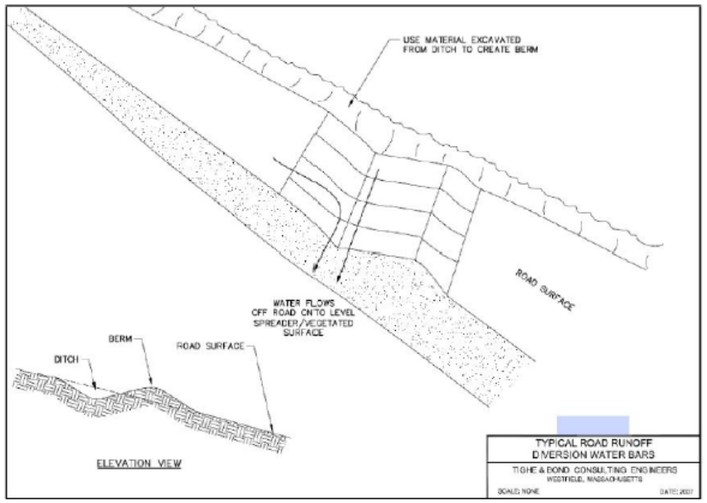
TYPICAL MAT SECTION A–A
N.T.S.



TYPICAL SWAMP MAT SECTION DETAIL
N.T.S.



TYPICAL WETLAND CROSSING
N.T.S.



Best Management Practices (BMP's) for Straw wattles

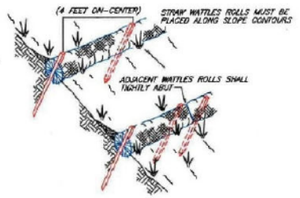
Definition and purpose:
Straw wattles are burlap **rolls** filled with straw that trap sediment and interrupt water flow by reducing slope lengths.

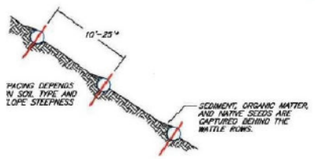
Applications:
- Along erodible or unstablizied slopes
- Spread overland waterflow
- Trap sediment
- Around storm drain inlets to slow water and settle out sediment
- Overlap ends approximately 6 inches

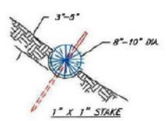
Installation:
Straw wattles are installed parallel to slope contours and perpendicular to sheet flow.

Spacing* - Dependent on slope length, soil steepness and soil type (general range 10 - 25').

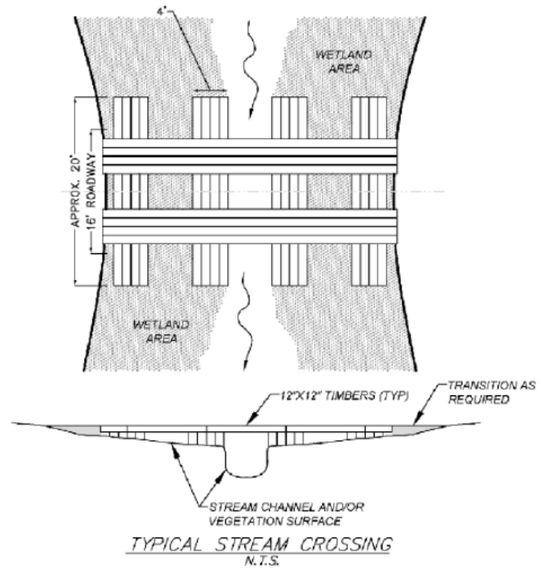
Trenching - 2"-5" inch trench
Stacking - at each end and four foot on center (i.e. 25 foot wattle uses 6 stacks)







NOT TO SCALE



TYPICAL STREAM CROSSING
N.T.S.