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 September 21, 2026
7:00 p.m.

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, September 21, 2026 at 7:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey. The meeting will also be live streamed on the Town of Swanzey's Facebook and YouTube pages.

1) Call to Order

2) Approval of Minutes

   a. August 17, 2026

3) Public Hearings

   a. **ZBA 26-007:** A special exception pursuant to Section V, Article B.2.a of the Zoning Ordinance submitted by the Arihant Corporation to construct a new retail fuel canopy with 10 vehicle fueling positions and convert the existing canopy for diesel use with 3 fueling positions. The proposed project also includes installing new underground fuel storage tanks, re-striping the parking lot, and adding dedicated electric vehicle and commercial diesel parking spaces. The subject property is located at 765 W Swanzey Rd (Tax Map 232 Lot 52) within the business district.

   b. **ZBA 26-008:** A variance pursuant to Section IV, Article A.1 of the Zoning Ordinance for site improvements to accommodate storage and maintenance needs for ongoing commercial operations. The project includes a 6,384 square foot building and several expansive outdoor storage areas. The subject property is located at 80 Warmac Road (Tax Map 254 Lot 30) within the rural/agricultural district.

   c. **ZBA 26-009:** A special exception pursuant to Section IV, Article A.2.m of the Zoning Ordinance to allow construction of a detached structure measuring 6,384 square feet. The subject is located at 80 Warmac Road (Tax Map 254 Lot 30) within the rural/agricultural district.

4) Other Business

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – August 17, 2026
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
Vice Chair Ann Karasinski called to order the meeting at Whitcomb Hall at 7:00 pm. Other members present were Joe Parisi and Alternates Peter Delaney, Kyle Croteau, and Jessica Ramsey-Sanchez. Also present were Town Planner, Adam Paquette and Recording Secretary, Susan Ells.

ABSENT: Jay Ward, Wayne Lechlider, Adam Mulhearn

OTHERS PRESENT:
Kai Kraemer with FACT TV

SEATING ALTERNATES:
The chair seated Kyle Croteau for Jay Ward, Pete Delaney for Wayne Lechlider, and Jessica Ramsey-Sanchez for Adam Mulhearn.

MINUTES:
The meeting minutes of July 20, 2026 were considered. A motion was made by Joe Parisi to approve the minutes as presented. There was a second made by Kyle Croteau. All were in favor and the m*otion passed.*

PUBLIC HEARING:
None

OTHER DISCUSSIONS
A. Rules of Procedure Discussion
There was a brief discussion, but since 3 regular members of the board were not present, the group decided to postpone discussion until a future meeting.

ADJOURNMENT
A motion to adjourn was made by Joe Parisi and seconded by Peter Delaney and all were in favor. The motion passed. Adjournment occurred at 7:14 p.m.

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: September 14, 2026

RE: ZBA 26-007 – Special Exception – Tax Map 232 Lot 52

Overview:

A special exception pursuant to Section V, Article B.2.a of the Zoning Ordinance submitted by the Arihant Corporation to construct a new retail fuel canopy with 10 vehicle fueling positions and convert the existing canopy for diesel use with 3 fueling positions. The proposed project also includes installing new underground fuel storage tanks, re-striping the parking lot, and adding dedicated electric vehicle and commercial diesel parking spaces. The subject property is located at 765 W Swanzey Rd (Tax Map 232 Lot 52) within the business district.

Property & Zoning Details:

Location: West side of NH Route 10, the old location of Gomarlos.
Parcel ID: Tax Map 232, Lot 52.
Acreage: ±6.5 acres
Frontage: ±550 feet along NH Route 10 and ±32 feet along Cobble Hill Road.
Site Access: Existing access off NH Route 10.
Zoning Districts: Business District (primary).
Water & Septic: on site

Notice of Public Hearing was mailed to abutters on September 8 and notice was published in the Keene Sentinel on September 19. Department heads were notified August 27.

Regional Impact

Staff have evaluated the proposal and find that it does not have the potential for "regional impact" under RSA 36:55, but the Board must make the final determination.

Ordinance Review

The applicant is requesting the special exception pursuant to Section V, Article B.2.a of the Zoning Ordinance, which states:

2. In addition to the aforementioned permitted uses, the following are permitted after the issuance of a Special Exception by the Board of Adjustment: (Section V.B.2. Amended March 9, 1999)

a. Daycare facility; gasoline service stations; repair garage or body shop; motor vehicle dealership; wholesale, warehousing or

Because the property lacks a special exception for this use, it remains non-conforming until the exception is officially reviewed and approved.

Staff Comments:

Planning:

1. Staff believe the applicant has met all special exception criteria and recommend approval with no conditions.
2. Applicants should be aware that additional review from NH DOT will be required once a site plan is submitted to the Planning Board.

Attachments:

a. Special Exception Application
b. Tax Map

August 27, 2026

Town of Swanzey
Zoning Board of Adjustment
Attn: Mr. Adam Mulhearn, Chair
PO Box 1009
620 Homestead Highway
Swanzey, NH 03446

SUBJECT: Zoning Board of Adjustment Narrative
Proposed Site Re-Development
765 West Swanzey Road
Parcel ID: 232, Lot 52

Dear Mr. Mulhearn:

Greenman-Pedersen, Inc. (GPI), on behalf of our client (Applicant) Arihant Corporation, LLC hereby provides the following project narrative as part of the Zoning Board or Adjustment submittal package for the above referenced site redevelopment project. **Under Section V.B.2.a of the Zoning Ordinance, within the Business District list of permitted uses, a Special Exception is required for the existing gasoline service station use and expansion of that use as part of the redevelopment project.**

Located on the west side of West Swanzey Road (Route 10) within the Business Zoning district, the subject property is approximately 6.4-acres and surrounded by commercial uses to the south, West Swanzey Road to the east and wooded land and residential uses to the north and west. The site is currently developed with a 1-story 11,480 square foot (sf) mixed-use building including a post office, diner and supermarket space, large paved parking lot with 129 parking spaces, retail fuel area with overhead canopy and three (3) fuel islands (6 vehicle fueling positions) while site access consists of three (3) curb cuts along West Swanzey Road.

The Applicant is proposing to remodel the existing building and improve the site infrastructure to support a new retail motor fuel outlet expansion. The project includes renovating a portion of the existing building into a convenience store layout, expanding the retail fuel offerings with the construction of a new retail fuel canopy with five (5) fuel islands (10 vehicle fueling positions), converting the existing retail fuel canopy to a new commercial diesel fueling canopy with two (2) fuel islands (3 vehicle fueling positions), installing new underground fuel storage tanks, re-striping the parking lot and providing new electric vehicle (EV) and commercial diesel parking spaces. The redevelopment will also include upgraded ADA parking spaces, new landscaping, lighting, signage and overall site improvements in comparison to the existing conditions while fitting into the surrounding uses.

If you have any questions or need additional information, feel free to contact me by phone at (603) 632-3509 or by email to ctymula@gpinet.com.

Sincerely,
GREENMAN-PEDERSEN, INC.

Chris Tymula, P.E.
Assistant Vice President/Site Engineering Dept. Head
44 Stiles Road, Salem, NH 03079

cc: Bhumik Patel, Arihant Corporation, LLC

Arihant Swanzey - ZBA Application Narrative

APPLICATION FOR SPECIAL EXCEPTION **MAP:** 232 **LOT:** 52
TOWN OF SWANZEY (Revised 8/22)

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
Arihant Corporation, LLC 765 West Swanzey Road Swanzey, NH 03446 **Contact phone number:** 337-275-8381	765 West Swanzey Road Swanzey, NH 03446
OWNER OF PROPERTY: (If same as applicant, write "same") 765 Akshar Swanzey, LLC 765 West Swanzey Road, Swanzey, NH	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same") Same
LOCATION OF PROPERTY (Give Zoning District in which located & current street address) Property located at 765 West Swanzey Road within the Business zoning 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 Special Exception is requested from the terms of Section V, Article B.2.a 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 existing development consists of a retail motor fuel outlet with an 11,480 sf mixed use building, paved parking lot, retail fuel area with overhead canopy and three (3) fuel islands (16 vehicle fueling positions). The applicant is looking to renovate a portion of the existing building into a convenience store layout, expanding the retail fuel offerings with the construction of a new retail fuel canopy with five (5) fuel islands (10 vehicle fueling positions), converting the existing retail fuel canopy to a new commercial diesel fueling canopy with 2 fuel islands (3 vehicle fueling positions), installing new underground fuel storage tanks, re-striping the parking lot and provide new electric vehicle (EV) and commercial diesel parking spaces.

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:

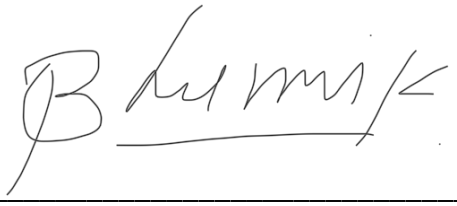
The proposed redevelopment is an expansion of an existing use and will not reduce the value of the property within the district, nor otherwise be injurious, obnoxious, or offensive to the neighborhood as the site will include new lighting, landscaping and overall site improvements to fit into the surrounding uses.

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

There will be no nuisance or serious hazard to vehicle or pedestrians since the existing driveways and access points will remain as currently in use. The parking lot will be re-striped with dedicated retail customer parking, commercial vehicle and ADA accessible parking spaces.

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

The existing building will be renovated to include appropriate customer facilities for proper operation including but not limited to restrooms and typical customer convenience offerings. The site layout provides for adequate parking spaces, access and circulation for both retail and commercial customers.



_____ Date: 08/20/26

Signature of Applicant



_____ Date: 08/20/26

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

TABLE OF ZONING REGULATIONS - SWANZEY, NH

ZONE: BUSINESS DISTRICT (B)

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Ac.	1 Ac.	6.376 Ac.±
MINIMUM LOT FRONTAGE	125'	553.94'
MINIMUM FRONT YARD BUILDING SETBACK	30' FROM ROW LINE FOR FRONTAGE ON ROUTE 10	(EXIST. BLDG) 14.6' (EXIST. CANOPY) 9.5' (PROP. CANOPY) 52.6'
MINIMUM SIDE YARD BUILDING SETBACK	20'	(EXIST. CANOPY) 103.7'
MINIMUM REAR YARD BUILDING SETBACK	20'	(EXIST. BLDG) >100'
MINIMUM FRONT PARKING SETBACK	30'	(EXIST. NON-CONFORMING) 0'
MINIMUM SIDE/REAR PARKING SETBACK	10'	SIDE: (EXIST.) 27.5', (PROP.) 33.2' REAR: >100'
PARKING SPACE DIMENSIONS	9' X 18'	9' X 18'
MINIMUM NUMBER PARKING SPACES	C-STORE (RETAIL): 1 SPACE PER 250 Sq.Ft. GROSS FLOOR AREA 8,608 Sq.Ft. / 250 Sq.Ft. = 35 SPACES POST OFFICE (OFFICE): 1 SPACE PER 250 Sq.Ft. GFA: 1,542 Sq.Ft. / 250 Sq.Ft. = 6 SPACES DINER (RESTAURANT): 1 SPACE PER 3 SEATS: 50 SEATS X 1 SPACE / 3 SEATS = 17 SPACES TOTAL REQUIRED PARKING = 58 SPACES	PROPOSED: 58 SPACES (INCLUDING 4 EV SPACES) (INCLUDING 4 TRACTOR TRAILER SPACES) (EXCLUDING 10 RETAIL FUELING SPACES & 3 COMMERCIAL FUELING SPACES)
FREESTANDING SIGN AREA,HEIGHT+SETBACK	35' MAX HEIGHT, 20' SETBACK, 1 SF PER 3 LF OF FRONTAGE	REFER TO SIGN & GRAPHICS PLAN
WALL SIGN AREA	1 SF PER LINEAR FOOT OF BUILDING FRONTAGE	REFER TO SIGN & GRAPHICS PLAN

SIGN KEY

SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R7-8	RESERVED PARKING G/B/W	12" x 18" NEW SIGN WITH POST
R7-8A	VAN ACCESSIBLE G/W	6" X 12"

NOTES:

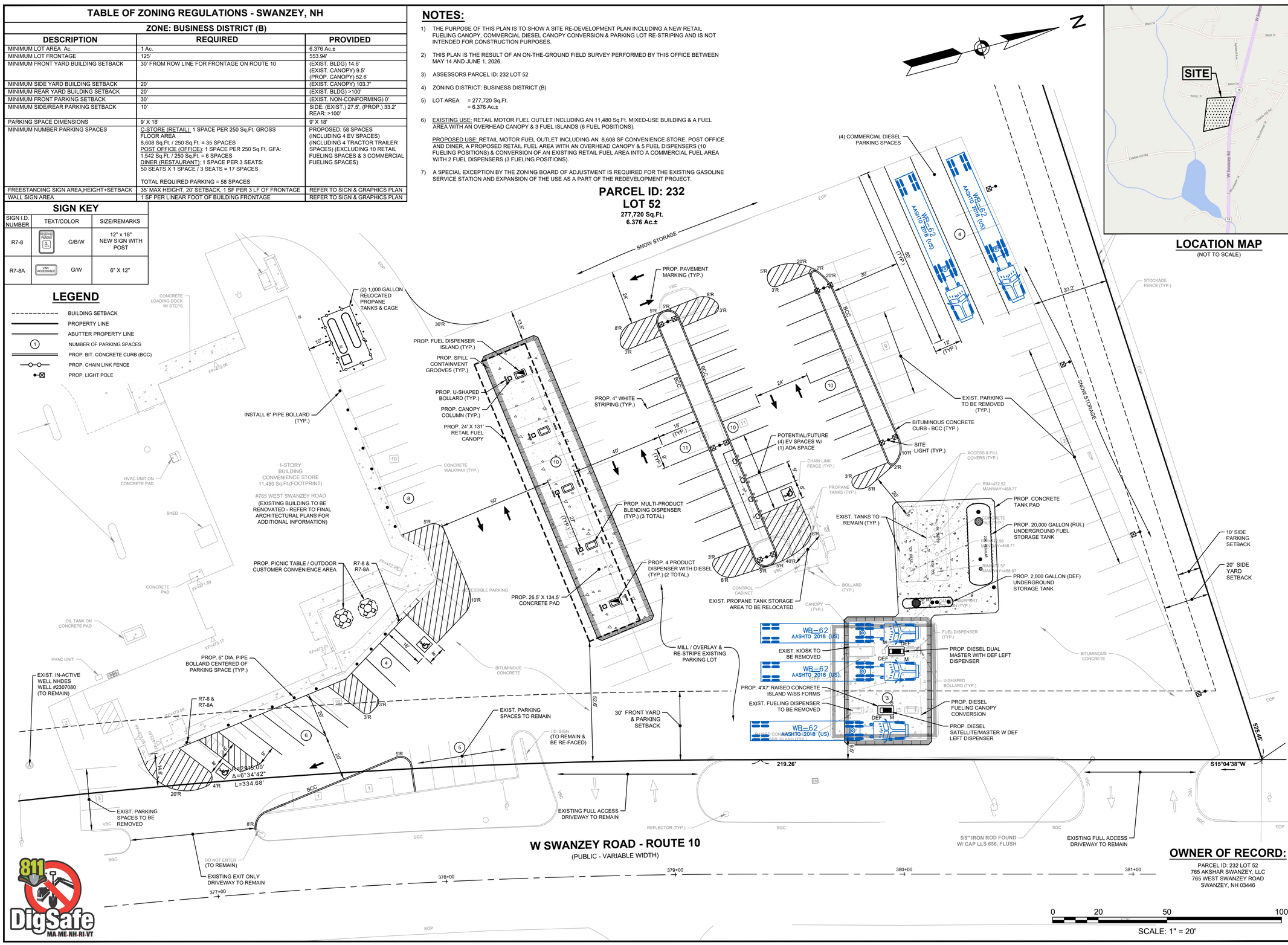
1) THE PURPOSE OF THIS PLAN IS TO SHOW A SITE RE-DEVELOPMENT PLAN INCLUDING A NEW RETAIL FUELING CANOPY, COMMERCIAL DIESEL CANOPY CONVERSION & PARKING LOT RE-STRIPING AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 14 AND JUNE 1, 2026.
3) ASSESSORS PARCEL ID: 232 LOT 52
4) ZONING DISTRICT: BUSINESS DISTRICT (B)
5) LOT AREA = 277,720 Sq.Ft.
   = 6.376 Ac.±
6) EXISTING USE: RETAIL MOTOR FUEL OUTLET INCLUDING AN 11,480 Sq.Ft. MIXED-USE BUILDING & A FUEL AREA WITH AN OVERHEAD CANOPY & 3 FUEL ISLANDS (6 FUEL POSITIONS).

   PROPOSED USE: RETAIL MOTOR FUEL OUTLET INCLUDING AN 8,608 SF CONVENIENCE STORE, POST OFFICE AND DINER, A PROPOSED RETAIL FUEL AREA WITH AN OVERHEAD CANOPY & 5 FUEL DISPENSERS (10 FUELING POSITIONS) & CONVERSION OF AN EXISTING RETAIL FUEL AREA INTO A COMMERCIAL FUEL AREA WITH 2 FUEL DISPENSERS (3 FUELING POSITIONS).
7) A SPECIAL EXCEPTION BY THE ZONING BOARD OF ADJUSTMENT IS REQUIRED FOR THE EXISTING GASOLINE SERVICE STATION AND EXPANSION OF THE USE AS A PART OF THE REDEVELOPMENT PROJECT.

PARCEL ID: 232
LOT 52
277,720 Sq.Ft.
6.376 Ac.±

LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- (1) NUMBER OF PARKING SPACES
- PROP. BIT. CONCRETE CURB (BCC)
- PROP. CHAIN LINK FENCE
- PROP. LIGHT POLE



LOCATION MAP
(NOT TO SCALE)

OWNER OF RECORD:

PARCEL ID: 232 LOT 52
765 AKSHAR SWANZEY, LLC
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

811 DigSafe MA-ME-NH-RI-VT

F:\Projects\NEX-2500354 - Swanzey, NH - Patel\CAD Files\2500354_SP.dwg SP 8/27/26 10:11am srollins

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

PREPARED FOR:
ARIHANT CORPORATION
765 WEST SWANZEY ROAD
SWANZEY, NH 03446

PROPOSED RETAIL MOTOR FUEL OUTLET
PARCEL ID: 232 LOT 52
765 WEST SWANZEY ROAD
SWANZEY, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. TYMULA
No. 17078
LICENSED PROFESSIONAL ENGINEER
8/27/26

NO.	REVISION	DATE

AUGUST 27, 2026

DRAWN/DESIGN BY	CHECKED BY
SDR	CMT

PRELIMINARY SITE PLAN

SCALE: 1"=20'

PROJECT NO. NEX-2500354

1 OF 1

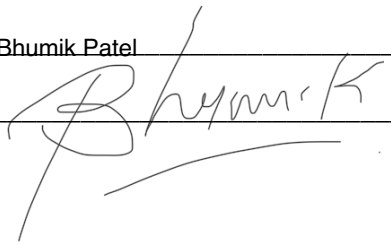
I, the undersigned, am the owner of the property located at **765 W Swanzey Rd, Swanzey, NH 03446**.

As the landowner and applicant, I hereby authorize **Greenman-Pedersen, Inc. (GPI)** to act as my representative and to prepare, submit, and file any and all plans, applications, documents, and related materials on my behalf in connection with this property.

This authorization includes, but is not limited to, filings with the Town of Swanzey, planning boards, review agencies, and any other applicable local, state, or regulatory authorities.

This authorization shall remain in effect unless revoked by me in writing.

Landowner Name (Printed): Bhumik Patel

Landowner Signature: 

Date: 8/21/26

ABUTTERS & NOTIFICATION LIST
For
PATEL
765 WEST SWANZEY ROAD
MAP 232 LOT 52
SWANZEY, NH
GPI # NEX-2500354
AS OF 8/26/26

PARCEL ID #	**NAME & ADDRESS**
232-052-000 (SUBJECT PARCEL)	765 AKSHAR SWANZEY LLC 765 WEST SWANZEY ROAD SWANZEY, NH 03446
109-035-000 103-035-000-BG0-000B 103-035-000-BG0-000C	PRINCETON SWANZEY, LLC RE: PRINCETON SQUARE FKA HALEY 24 MONADNOCK HIGHWAY KEENE, NH 03431
232-028-000	GILBERT L. & MARY E. FAULKNER 46 COBBLE HILL ROAD P.O. BOX 174 WEST SWANZEY, NH 03469
232-049-000	BETEAU REVOCABLE TRUST OF 2018, SHIR 51 COBBLE HILL ROAD P.O. BOX 104 WEST SWANZEY, NH 03469
232-050-000	FREDERICK A. & ANNA HODGMAN 45 COBBLE HILL ROAD SWANZEY, NH 03446
232-051-000	MICHAEL J. GOMARLO JENNIFER R. GOMARLO P.O. BOX 20 WEST SWANZEY, NH 03469
232-053-000 232-053-00-BG0-000B	SWANZEY WEST LIMITED PARTNERSHIP P.O. BOX 1015 WALPOLE, NH 03608
232-054-000	COBBLE PINES CONDOMINIUMS
BOARD OF DIRECTORS	JANE WING P.O. BOX 34 GILSUM, NH 03448

ABUTTERS & NOTIFICATION LIST
For
PATEL
765 WEST SWANZEY ROAD
MAP 232 LOT 52
SWANZEY, NH
GPI # NEX-2500354
AS OF 8/26/26

	CHARLOTTE DIOTTE 29 PERRY LANE UNIT #8 SWANZEY, NH 03446
	DEB GOVE 73 PERRY LANE #5 SWANZEY, NH 03446
PROPERTY MANAGEMENT	DIANE WHITE CB PROPERTY MANAGEMENT 160 EMERALD STREET #210 KEENE, NH 03431
232-055-000	HYPERBARIC FITNESS LLC 15 HOLBROOK AVENUE SWANZEY, NH 03446
232-056-000	MICHAEL G. FAULKNER LIV TRUST P.O. BOX 66 WEST SWANZEY, NH 03469
ENGINEER/SURVEYOR	GREENMAN-PEDERSEN, INC. 44 STILES ROAD SALEM, NH 03079


227-8 M.L.
227-7 M.L.
227-3 M.L.
109-35 M.L.
109-14 M.L.
231-20 M.L.
231-19 M.L.
243-55 M.L.
242-2 M.L.
233-43 M.L.
DENMAN THOMPSON HIGHWAY
COBBLE HILL ROAD
PERRY LANE
CALIFORNIA BROOK
ROUTE 10
WINCHESTER STREET
SOUTH ROAD
WEST SWANZEY ROAD
ASHUELOT RIVER
TOWN OF SWANZEY WEST SWANZEY WASTEWATER TREATMENT PLANT
1 15 AcC
2 6.98 Ac E
3 0.96 AcC
4 0.87 AcC
5 0.918 Ac
6 0.399 Ac
7 1.3 AcC
8 0.47 AcC
9 0.71 AcC
10 65.75 Ac
11 2.1 AcC
12 1.9 AcC
13 1.01 Ac
14 55.59 Ac
15 0.91 AcC
16 1.3 AcC
17 2.2 AcC
18 1.657 Ac
19 1.129 Ac
20 21.44 Ac
21 79.98 Ac
22 0.88 AcC
23 1.1 AcC
24 0.48 AcC
25 13.05 Ac
26 0.52 AcC
27 3.45 Ac
28 3.2 AcC
29 25 AcC
30 1.04 Ac
31 6.81 Ac
32 2.1 AcC
33 0.46 AcC
34 1.92 Ac
35 1.25 Ac
36 1.50 Ac
37 0.07 AcC
38 6.36 Ac
39 63 AcC
40 9.57 Ac
41 1.41 Ac
42 0.85 AcC
43 47.6 Ac
44 15.10 Ac
45 7.4 Ac
46 6.4 AcC
47 1.6 AcC
48 25 AcC
49 1.1 AcC
50 0.41 Ac
51 0.72 AcC
52 6.5 AcC
53 4.00 Ac
54 12.9 AcC
55 0.57 Ac
56 0.86 AcC
57 1.637 Ac
58 4.837 Ac
59 1.65 Ac
60 0.66 AcC
61 0.55 AcC
62 0.55 AcC
63 0.84 AcC
64 0.54 AcC
65 0.53 AcC
66 0.28 AcC
67 0.75 AcC
68 0.36 AcC
69 0.49 AcC
70 1.9 AcC
71 0.79 Ac
72 0.42 Ac
-W-
E
24' R/W
50'R/W
LEGEND
PROPERTY MAPS
SWANZEY
NEW HAMPSHIRE
MAP NO. 232
SCALE: 1" = 200'
FEET 200 100 0 200 400 600
METERS 50 25 0 50 100 150
REVISED TO: APRIL 1, 2023
PHOTOGRAPHY DATE: APRIL 2021
COMPLETION DATE: DECEMBER 31, 2023
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.
PRODUCED IN 2023 BY
CAI Technologies
Precision Mapping. Geospatial Solutions.
11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com
AREA SURVEYED Ac
AREA CALCULATED AcC
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE M.L.
WATER -W-
BUILDING
EXEMPT PROPERTY E
SUBDIVISION LOT NO. 2
RIGHT OF WAY/ACCESS R/W
COMMON OWNERSHIP
WETLANDS
INDEX DIAGRAM
228 227 108 107 226 109 110 231 232 233 244 243 242
GN

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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

Memorandum – Office of Planning and Economic Development

TO: Planning Board

FROM: Adam Paquette, Town Planner

DATE: September 15, 2026

RE: ZBA 26-008 & ZBA 26-009 – Tax Map 254 Lot 30 – Variance & Special Exception Applications

Overview:

Grayson Smith, represented by Fieldstone Land Consultants, has submitted two applications to the Zoning Board:

1. A variance pursuant to Section IV, Article A.1 of the Zoning Ordinance for site improvements to accommodate storage and maintenance needs for ongoing commercial operations. The project includes a 6,384 square foot building and several expansive outdoor storage areas.
2. A special exception pursuant to Section IV, Article A.2.m of the Zoning Ordinance to allow construction of a detached structure measuring 6,384 square feet.

The property is located at 80 Warmac Road (Tax Map 254 Lot 30) in the rural/agricultural district.

Property & Zoning Details:

Location: South side of Warmac Road; a half mile off NH Route 32.
Parcel ID: Tax Map 254, Lot 30.
Acreage: ±3 acres in Swanzey.
Frontage: ±200 feet of road frontage along Warmac Road.
Site Access: Existing access off Warmac Road.
Zoning Districts: Rural/Agricultural district (primary)
Water & Septic: Water and septic on site.

Notice of Public Hearing was mailed to abutters on September 8 and notice was published in the Keene Sentinel on September 19. Department heads were notified August 27.

Regional Impact

Staff have evaluated the proposal and find that it does not have the potential for "regional impact" under RSA 36:55, but the Board must make the final determination.

Ordinance Review

The variance being requested is pursuant to Section IV, Article A.1 of the Zoning Ordinance, which explains the permitted uses in the Rural/Agricultural district. The proposed use consists primarily of indoor and outdoor storage for commercial equipment. Because this commercial storage activity began without prior

authorization from the Zoning and Planning Boards, the current operations on the property could be classified as non-conforming. However, it's only non-conforming if it meets the following definition:

Non-conforming Use: Any use of a building, structure or land legally existing at the time of the adoption of this Ordinance or any amendments thereto, and which does not conform with the use regulations of the district in which it is located.

If the use does not meet the above definition of non-conforming, it is not permitted and is not afforded the same options for expansion found in Section XI.

The special exception is pursuant to Section IV, Article A.2.m of the Zoning Ordinance, which explains that accessory structures measuring more than 1,000 square feet or more than 25 feet in height require a special exception.

For review of both applications, please see the purpose and intent of the rural/agricultural district, as found on page 5 of the Zoning Ordinance:

1. Rural/Agricultural District. This district is designed to accommodate residences and agricultural uses in what is commonly recognized as being a rural atmosphere. The property included within this district will generally be agriculture and forestry, low-density housing, open space protection, water supply protection, and recreation. This district is the potential future growth area for the town and is carefully controlled with monitoring, planning and re-zoning to prevent scattered and premature development. (Amended March 14, 2006)

The Board should determine whether the current use aligns with the stated purpose and intent, while satisfying all special exception and variance criteria.

Staff Comments:

Conservation:

No comments at this time.

Planning:

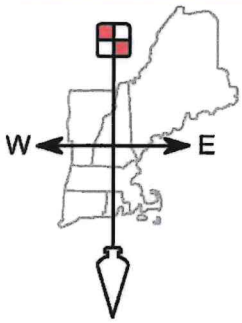
1. Upon review, staff finds that the proposed use does not conform to the purpose and intent of the Rural/Agricultural District. Consequently, staff requests additional information regarding the project's historical context and neighborhood impact. Specifically, please clarify how long the use has been active at this location, provide detailed traffic data for Warmac Road, and explain how the use impacts adjacent residential properties abutting 80 Warmac Road.
2. Please update the project narrative to reflect the accurate square footage of all structures and outdoor storage areas. Because the site plans have been revised since the original narrative was drafted, the text needs to be brought into alignment with the latest drawings.
3. There is a contradiction between the special exception and variance applications. The special exception application lists the intended use as strictly residential storage, while the variance application lists it as commercial storage. Please update both documents to provide a single, unified description that accurately reflects the actual intended use.
4. Staff are not confident that the following variance criteria are met:
    a. Granting the variance would observe the spirit of the ordinance:
        i. Staff do not believe the spirit of the ordinance is being served by the current proposal. The purpose and intent of the rural/agricultural district does not align with the current use of the property.
    b. Unnecessary Hardship
        i. After reviewing the application and property in detail, staff do not believe a hardship

exists per the definition found in RSA 674:33.

Attachments:

a. Variance Application
b. Special Exception Application
c. Tax Map

LETTER OF TRANSMITTAL



FIELDSTONE LAND CONSULTANTS, PLLC

Surveying ✦ Engineering
Land Planning ✦ Septic Designs

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

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

Date: August 31, 2026

Re: Grayson D. Smith - 80 Warmac Road
Special Exception & Variance Application - Maintenance and Storage Building Development
Tax Map Parcel 254-30 - Swanzey, NH

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

❒ Shop drawings ■ Prints ■ Plans ❒ Samples ❒ Specifications

❒ Copy of letter ❒ Change order ❒ _____.

COPIES	DATE	NO.	DESCRIPTION
1			Special Exception Application
1			Special Exception Criteria Letter
1			Variance Application
1			Variance Criteria Letter
1			Abutters List & Labels
1			Letter of Authorization
4			Zoning Exhibit Plan (22"x34")
			Submission Fees (To be determined by Swanzey Planning & Economic Development)

THESE ARE TRANSMITTED as checked below:

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

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

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

■ For review and comment ❒ _____.

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

REMARKS:
Hello Adam, we are submitting the above listed items for the next Zoning Board of adjustment meeting on September 21st. Please let me know if you need any additional submission materials or have any questions.
Thank you,

Charlee Ritchie

Chuck L. Ritchie, E.I.T.

Project No. 4465.00

APPLICATION FOR SPECIAL EXCEPTION **MAP:** 254 **LOT:** 30
TOWN OF SWANZEY (Revised 8/22)

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
Fieldstone Land Consultants	206 Elm Street Milford, NH 03055
Contact phone number: (603) 672 - 5456	
OWNER OF PROPERTY: (If same as applicant, write "same")	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same")
Grayson Smith	80 Warmac Road Swanzey, NH 03446

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

Zoning District - Rural/Agricultural (RA or Rural)
80 Warmac Road
Swanzey, NH 03446

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 VI, Article A.2 (m) 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:

See Attached letter

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:

See attached letter.

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

See attached letter.

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

See attached letter.

Charlie Pitchie
Signature of Applicant

Date: 8/31/26

See attached letter of Authorization
Signature of Property Owner

Date:

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

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

August 31, 2026

Town of Swanzey Zoning Board of Adjustment
P.O. Box 10009
Swanzey, NH 03446

Applicant: Fieldstone Land Consultants, PLLC (Authorized Agent for Owner)
Property Location: 80 Warmac Road, Swanzey, NH 03446 (Tax Map 254, Lot 30)
Proposal: Construction of a 3,848 square feet Detached Accessory Building

Special Exception Criteria Letter

Fieldstone Land Consultants, PLLC, acting as the authorized agent for the property owner, is requesting a Special Exception under Section IV, Article A.2 (m) of the Swanzey Zoning Ordinance to construct a detached accessory building with a footprint greater than 1,000 square feet. The proposed building will have a total footprint of 3,848 square feet and will be utilized as a storage building. The subject property, located at 80 Warmac Road, is a spacious residential lot with ample land area to comfortably accommodate a structure of this scale. As demonstrated on the attached site plan, the proposed building meets all applicable Town dimensional requirements and maintains the required setbacks and boundary line buffers. With pending Condition Use Permit (CUP) at the next Planning Board meeting.

The primary objective of this project is to centralize and secure personal property maintenance equipment. The owner utilizes various tools, tractors, and mowers for the routine care, landscaping, and upkeep of this specific parcel. Currently, this equipment is stored either outdoors exposed to the elements or in small, temporary setups. The proposed building will serve strictly as private, residential storage. There will be no commercial operations, no business traffic, no retail sales, and (1) one book keeper will be operating out of this structure. It is intended solely for the personal use and convenience of the owner.

The neighborhood surrounding Warmac Road is characterized by a blend of residential and rural-agricultural uses, where detached garages, barns, and large outbuildings are common and customary features. The design, siding, and roofing colors of the new 3,848-square-foot storage building will be carefully selected to complement the existing primary residence and maintain harmony with the surrounding neighborhood. The proposed structure will not be visible from Warmac Road, minimizing its visual impact on the surrounding area. The project will also result in an overall improvement to the property. Existing outdoor storage and equipment will be organized, drainage conditions will be improved, and the wetland buffer will be restored. These improvements will enhance the overall

appearance and environmental condition of the property while maintaining appropriate buffers from neighboring properties.

The building will be connected to the existing septic system, with the final design to be completed in the future. The building will not require connections to town water or sewer. Any required electrical extensions will be installed by a licensed professional in accordance with applicable local building codes. Access to the structure will utilize the property's existing private driveway. The project will require no new curb cuts or modifications to Warmac Road, ensuring negligible impact on local traffic flow, pedestrian safety, or roadway parking.

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 property at 80 Warmac Road features a spacious lot that easily accommodates the 3,848 square foot storage building while maintaining substantial open space.

   The building is designed to centralize and shelter property maintenance equipment that is currently stored outdoors or in temporary structures.

   Large outbuildings, barns, and equipment sheds are common, customary features for properties throughout this area of Swanzey.

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:**

   The structure is storage of property maintenance equipment (such as tractors, mowers, and tools), meaning there will be no commercial business traffic, loud machinery noise, or fumes.

   Moving equipment indoors will improve the visual neatness of the neighborhood by keeping items sheltered and hidden from Warmac Road and neighboring views.

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

   Equipment will only be operated on-site for routine yard care and property upkeep, creating no traffic or hazards on Warmac Road.

   All access to the building will utilize the existing private driveway layout, requiring no new curb cuts.

   All loading, unloading, and parking associated with the building will occur safely off-street.

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

   The proposed structure will be used primarily for storage purposes, with a small office area. The building will be connected to the existing on-site septic system and residential utilities.

   Stormwater from the roof will be managed on-site through standard residential grading and swales protecting neighboring lots from runoff. The new stormwater basin and the restoration of disturbed area.

For these reasons, the applicant respectfully requests approval of the Special Exception.

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

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

MAP: 254 **LOT:** 30

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
Fieldstone Land Consultants	206 Elm Street Milford, NH 03055
Contact phone number: (603) 672 5456	
OWNER OF PROPERTY: (If same as applicant, write "same")	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same")
Grayson Smith	80 Warmac Road Swanzey, NH 03446
LOCATION OF PROPERTY (Give Zoning District in which located & current street address)	
Zoning District - Rural/Agricultural (RA or Rural) 80 Warmac Road Swanzey, NH 03446	

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 Section IV., Article A 2.b 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 letter

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

See attached letter

3. Granting the variance would do substantial justice because:

See attached letter

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

See attached letter

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 letter

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:

and

ii. The proposed use is a reasonable one because:

See Attached Letter

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 Letter

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.

Charlie Ritchie
Signature of Applicant

Date: 8/31/26

*See attached letter of Authorization
Signature of Property Owner

Date:

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.

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www.FieldstoneLandConsultants.com

August 28, 2026

Town of Swanzey
Zoning Board of Adjustment
P.O. Box 10009
Swanzey, NH 03446

RE: Variance Application
Property: 80 Warmac

Road, Swanzey, NH
Map 254, Lot 30

Variance Criteria Letter

Dear Members of the Zoning Board of Adjustment:

Fieldstone Land Consultants, PLLC, is submitting this variance application on behalf of the property owner for 80 Warmac Road, Map 254, Lot 30, located within the Rural/Agricultural District.

The applicant proposes to remove the existing containers storage building and construct a new garage/building on the property. The proposed building will be used for enclosed storage of commercial equipment associated with an existing business.

A book keeper will report to, and the property will not be used as an employee work yard, commercial shop, retail establishment, or place of business. The proposed use is strictly intended to provide secure and orderly indoor storage for commercial equipment.

The removal of the existing storage containers and construction of the new building will improve the overall appearance and organization of the property. Storing the equipment within an enclosed structure will help keep the property orderly and reduce outdoor storage.

The proposed use can be accommodated without adversely affecting neighboring properties or the rural character of the area. The proposed building will be appropriately maintained, and the equipment will be stored primarily inside the structure.

FIVE CRITERIA FOR VARIANCE

1. Granting the variance will not be Contrary to the public interest because:

Granting the requested variance will not be contrary to the public interest. The proposed building will be used for the enclosed storage of commercial equipment associated with an existing business. One book keeper will report to or work at the property, and there will be no retail sales, manufacturing, commercial shop, or customer activity on site.

The proposed use will provide secure and orderly storage of equipment, reduce outdoor storage, and improve the overall appearance and organization of the property. The existing storage containers will be removed, and the proposed building will provide a more organized and appropriate means of storing equipment.

The proposed use is limited in nature and will not create an intensive commercial use or generate significant traffic, noise, or activity. The project will therefore have minimal impact on neighboring properties or the surrounding area.

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

The purpose of the Rural/Agricultural District is to provide for homeowners and other low-impact uses. The proposed storage building will generate minimal additional traffic and will not result in any significant increase in noise. There will be no customers coming to the property, and no substantial change to the existing use or operations of the site is proposed. The building will provide additional enclosed storage for equipment currently stored outdoors, helping to reduce outdoor storage and maintain the property in a more orderly manner. The proposed use is therefore consistent with the low-impact nature of the district and observes the spirit and intent of the ordinance..

3. Granting the variance would do substantial justice because:

Granting the variance would provide a reasonable and meaningful benefit to the applicant by allowing indoor storage for equipment that is currently stored outdoors. The proposed building will improve the organization and appearance of the property while providing a practical storage solution for equipment associated with the existing operations on the site. The proposed use will not create any significant impact to neighboring properties, either visibly or audibly, and will not result in additional customers or a substantial increase in traffic. In addition, the proposed use will not place any additional burden on Town resources. Granting the variance would therefore provide a substantial benefit to the applicant without creating a corresponding detriment to neighboring properties or the Town.

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

Granting the variance will not diminish the values of surrounding properties. The proposed building will be used for enclosed equipment storage and will not generate the activity associated with an intensive commercial use.

There will only be a book keeper to the property, no customer traffic, retail sales, manufacturing, or commercial shop activity. The proposed building will reduce outdoor storage and provide a more orderly appearance.

The removal of the existing storage containers, construction of the proposed building, improved drainage and utilities, and restoration of the buffer will improve the overall condition, appearance, and organization of the site. The proposed use will therefore be compatible with the surrounding area and is not expected to adversely affect neighboring property values.

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 zoning ordinance would result in an unnecessary hardship because it would prevent the property from being used in a reasonable manner consistent with its physical characteristics and existing conditions. The site is already developed with outdoor storage areas that predate the wetland ordinance and various storage sheds. The proposed building is intended to provide enclosed storage and maintenance for equipment. This use is similar to the existing site with a larger primary storage building. The use is limited and will not involve employees reporting to the property, customer activity, retail sales, manufacturing, or commercial shop operations. The hardship is not based on a desire to establish an intensive commercial operation. Rather, the requested relief is necessary to allow a reasonable and limited use of the property for secure storage of equipment while improving the overall organization and appearance of the site.

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 removal of the existing storage containers, construction of the proposed building, improved drainage and utilities, and restoration of portions of the buffer will improve the overall condition,

appearance, and organization of the property. The proposed use will be compatible with the surrounding area and will not create significant impacts to neighboring properties. The proposed improvements will also result in a more orderly and appropriate use of the site. Accordingly, strict application of the ordinance provision to this property would not further its general public purposes in a meaningful way and would unnecessarily restrict a reasonable use of the property.

and

ii. The proposed use is a reasonable one because

The proposed use is reasonable because it will provide enclosed storage for equipment associated with an existing business while maintaining the property's existing residential character. The building will primarily be used for storage, with limited space for bookkeeping and administrative activities. There will be no retail activity, customer traffic, or employee work yard associated with the use. The proposed building will also allow equipment that is currently stored outdoors to be kept in an enclosed, organized, and more appropriate location. The proposed improvements, including enhanced drainage and restoration of portions of the wetland buffer, will further improve the overall condition of the property. As a result, the proposed use represents a reasonable and appropriate use of the property without creating significant impacts to surrounding properties or the neighborhood.

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 existence and location of the small storage buildings and outdoor storage areas are in the location of the proposed building, along with adjacent wetland and associated 75-foot wetland setback are special conditions to this property. Strict compliance with Section IV.A, permitted uses within the Rural/Agricultural District, would prevent the landowner from establishing reasonable use of his property. The site is currently used for outdoor storage of some equipment and materials, and the proposed development will reduce the outdoor storage without negatively impacting abutters to the property. Storage sheds/barns are typical for this zoning district and meets the spirit and intent of the ordinance. The site has been designed with appropriate measures addressing erosion, drainage, and stormwater runoff. For these reasons, we believe the special conditions of the property distinguish it from other properties and the proposed storage and maintenance building is a reasonable accessory use for this property.

Sincerely,

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

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

Date: 8/31/2026

FLC# 4465.00 / CJS

List of Abutters
Tax Map 254 Lot Number 30
Swanzey, New Hampshire

Map 254 Lot 29
James G Wall
Kathleen M Wall
74 Warmac Road
Swanzey, NH 03446

Map 254 Lot 32
Judith Clark
95 Warmac Road
Swanzey, NH 03446-9802

Map 254 Lot 33
Haley M Lancey
93 Warmac Road
Swanzey, NH 03446

Map 254 Lot 34
Robert J &
Martha B Colby, Co-Trustees
73 Warmac Road
Swanzey, NH 03446-5601

Map 255 Lot 8
Christopher S Domina
Cheryl P Domina
227 Swanzey Lake Road
Swanzey, NH 03446

Map 254 Lot 30
Grayson D Smith
80 Warmac Road
Swanzey, NH 03446

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

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

August 20, 2026

RE: Maintenance and Storage Building
Grayson D. Smith
Tax Map Parcel 254-30
80 Warmac Road
Swanzey, NH 03446

To Whom It May Concern:

The undersigned being the applicant & owner for the development on Parcel 254-30 hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary local, state and federal approvals for the above referenced project.

Sincerely,

Applicant & Owner: _____

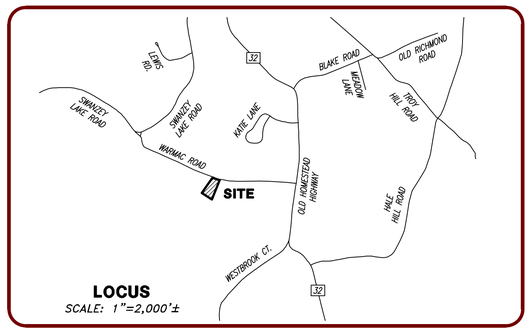
Grayson D. Smith

SITE DEVELOPMENT PLANS

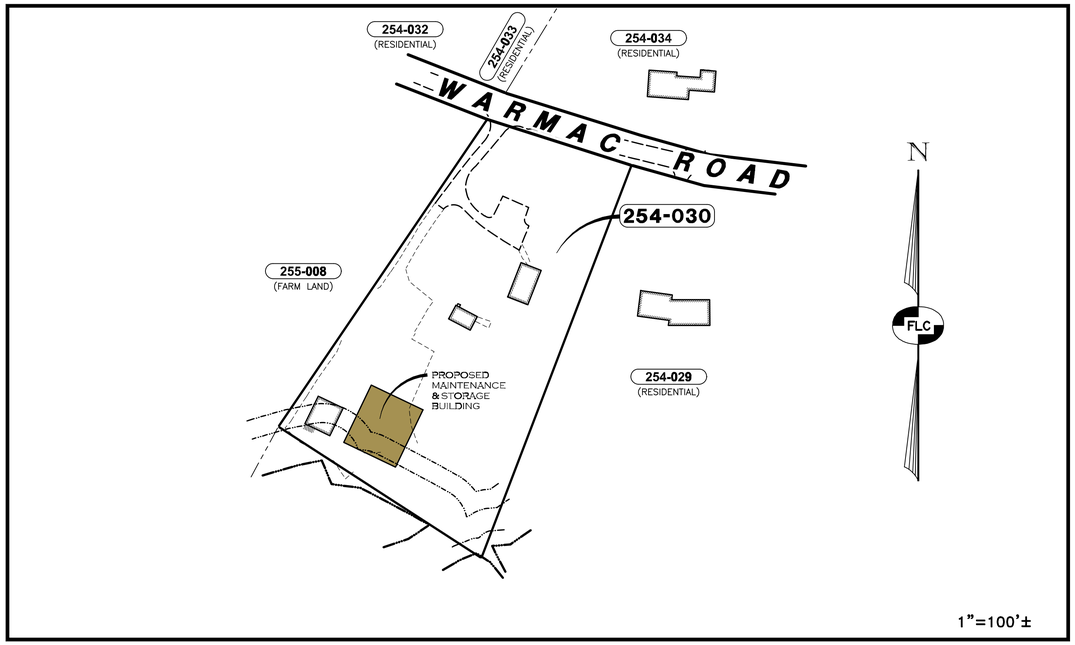
MAINTENANCE & STORAGE BUILDING

- TAX MAP 254 LOT 30 -
80 WARMAC ROAD
SWANZEY, NEW HAMPSHIRE

DATE: AUGUST 20, 2026
LAST REVISED: SEPTEMBER 9, 2026



LOCUS
SCALE: 1"=2,000'±



SHEET INDEX

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

PREPARED FOR & LAND OF:

GRAYSON D. SMITH

80 WARMAC ROAD, SWANZEY, NH 03446

OWNER'S SIGNATURE: _____ DATE: 9/9/2026

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

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

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

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

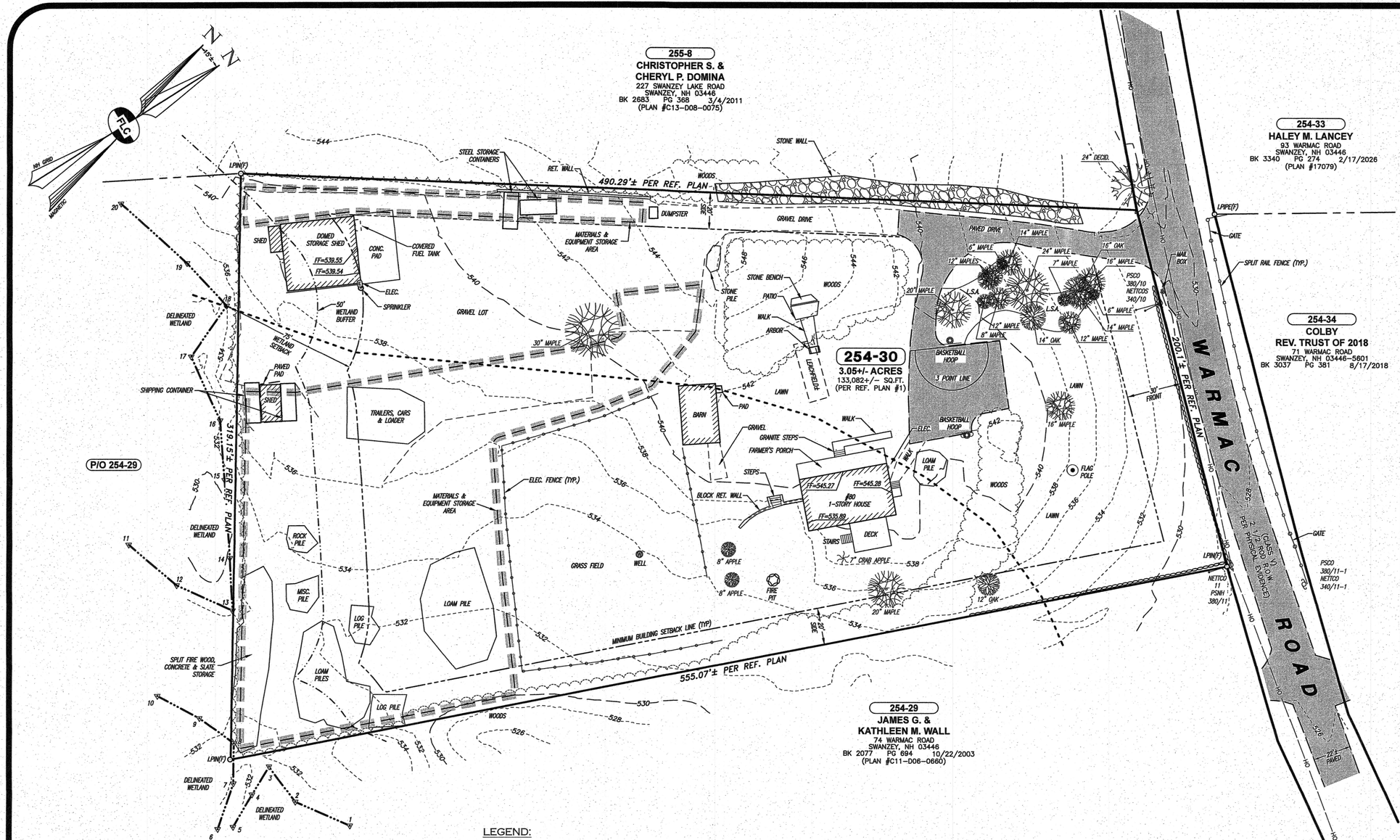
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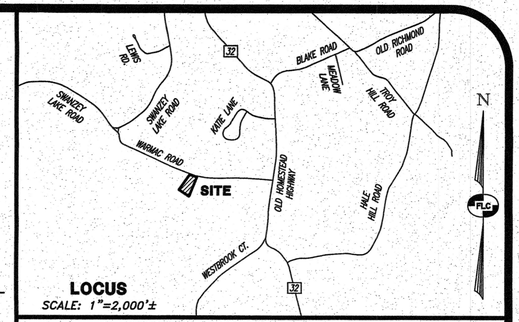
FIELDSTONE
LAND CONSULTANTS, PLLC

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

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NOTES:

1. THE OWNER OF RECORD OF TAX MAP 254 LOT 30 IS GRAYSON D. SMITH, 80 WARMAC ROAD, SWANZEY, NH 03446. DEED REFERENCE TO PARCEL IS BOOK 3232 PAGE 1170 DATED 11/28/2022 IN THE C.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR TAX MAP 254 LOT 30, AS SHOWN.
3. THE TOTAL AREA OF TAX MAP 254 LOT 30 IS 133,082± SQ. FT. OR 3.05± ACRES WITH 200.1± FEET OF ROAD FRONTAGE ON WARMAC ROAD.
4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2026 TOGETHER WITH REFERENCE PLANS CITED HEREON.
5. BOUNDARY INFORMATION IS SHOWN PER CURRENT DEEDS, PLANS OF RECORD AND PHYISCAL EVIDENCE FOUND IN THE COURSE OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2026. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD 88 PER A GPS CORS SOLUTION.
7. ZONING FOR THE ENTIRE PARCEL IS RURAL/AGRICULTURE.

MIN. LOT SIZE:	3 ACRES
LOT FRONTAGE:	225 FT. MIN.
FRONT SETBACK:	30 FT.
SIDE SETBACK:	20 FT. MIN.
REAR SETBACK:	20 FT. MIN.
BLDG. COVERAGE:	50% MAX.
MAX. BLDG. HEIGHT:	35'
WETLAND SETBACK:	75'
WETLAND BUFFER:	50'

8. THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
9. THE SITE IS CURRENTLY SERVICED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR DEED RESTRICTIONS OTHER THAN THOSE SHOWN HEREON, IF ANY.
11. THE SUBJECT PARCEL LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33005C0409E DATED MAY 23, 2006.

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 26B — WINDSOR LOAMY SAND, 3-8% SLOPES
- 214 — NAUMBURG LOAMY FINE SAND

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION – LAND OF – MORTON A. GOODELL – STATE OF N.H., CHESHIRE COUNTY – TOWN OF SWANZEY", SCALE:1"=100', DATED MARCH, 1987, PREPARED BY FRANK A. GLINE, JR. AND RECORDED IN THE C.C.R.D. AS PLAN NO. C08-D00-0086.
2. "SUBDIVISION PLAT – PREPARED FOR – W.M. CONTRACTORS, INC. – WARMAC ROAD – SWANZEY, N.H." SCALE: 1"=100', DATED JULY 9, 1991, PREPARED BY CONNECTICUT VALLEY LAND SURVEYING, INC. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C11-D06-0660.
3. "CONSERVATION EASEMENT PLAN OF – "BEAR DEN LOT" – "TIPPIN ROCK FARM" – LAND OF – CHARLES W. DOMINA & JUDITH DIMOCK – MAP #29, LOT #1, WARMAC ROAD, SWANZEY – CHESHIRE COUNTY, NEW HAMPSHIRE" SCALE: 1"=150', DATED MAY 11, 2010, PREPARED BY EDWARD C. GOODRICH, JR. AND RECORDED AT THE C.C.R.D. AS PLAN NO. C13-D08-0075.

LEGEND:

- APPROX. BOUNDARY LINE
- APPROX. RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL AREA
- W — UNDERGROUND WATER LINE
- OH — OVERHEAD UTILITIES
- G — UNDERGROUND GAS LINE
- S — SEWER LINE
- ELECTRIC FENCE
- SPLIT RAIL FENCE
- TREE LINE
- 10' CONTOUR
- 2' CONTOUR
- CULVERT
- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- UTILITY POLE & GUY
- W — WELL
- E — ELECTRIC PEDESTAL
- LIGHT POST
- ELECTRIC METER
- 12 — WETLAND FLAG LOCATION
- DELINEATED WETLAND
- WETLAND BUFFER LINE
- WALK
- L.S.A. — LANDSCAPED AREA
- STONEWALL
- 254-30 — TAX MAP & LOT NUMBER
- EXISTING BUILDING

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF AUGUST 2026.

DATE: 8/20/26

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

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHCENTRAL REGION (VER. 2.0), AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND (VER. 4.0), BY GARY C. FLAHERTY, C.W.S. IN AUGUST, 2026.

DATE: AUG. 20, 2026

STATE OF NEW HAMPSHIRE GARY C. FLAHERTY No. 002 CERTIFIED WETLAND SCIENTIST

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN

TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

GRAYSON D. SMITH

80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: 1" = 30' AUGUST 17, 2026

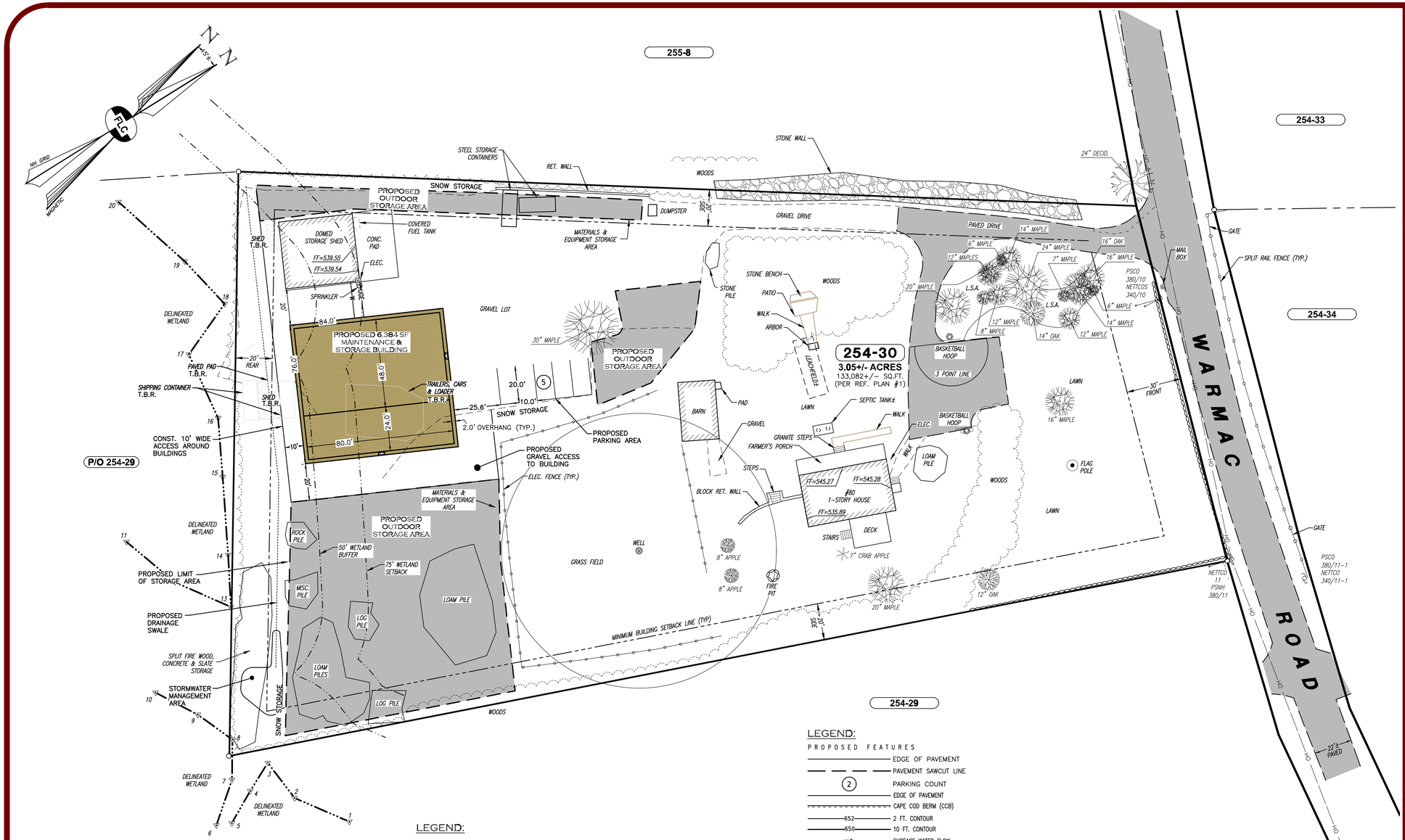
Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

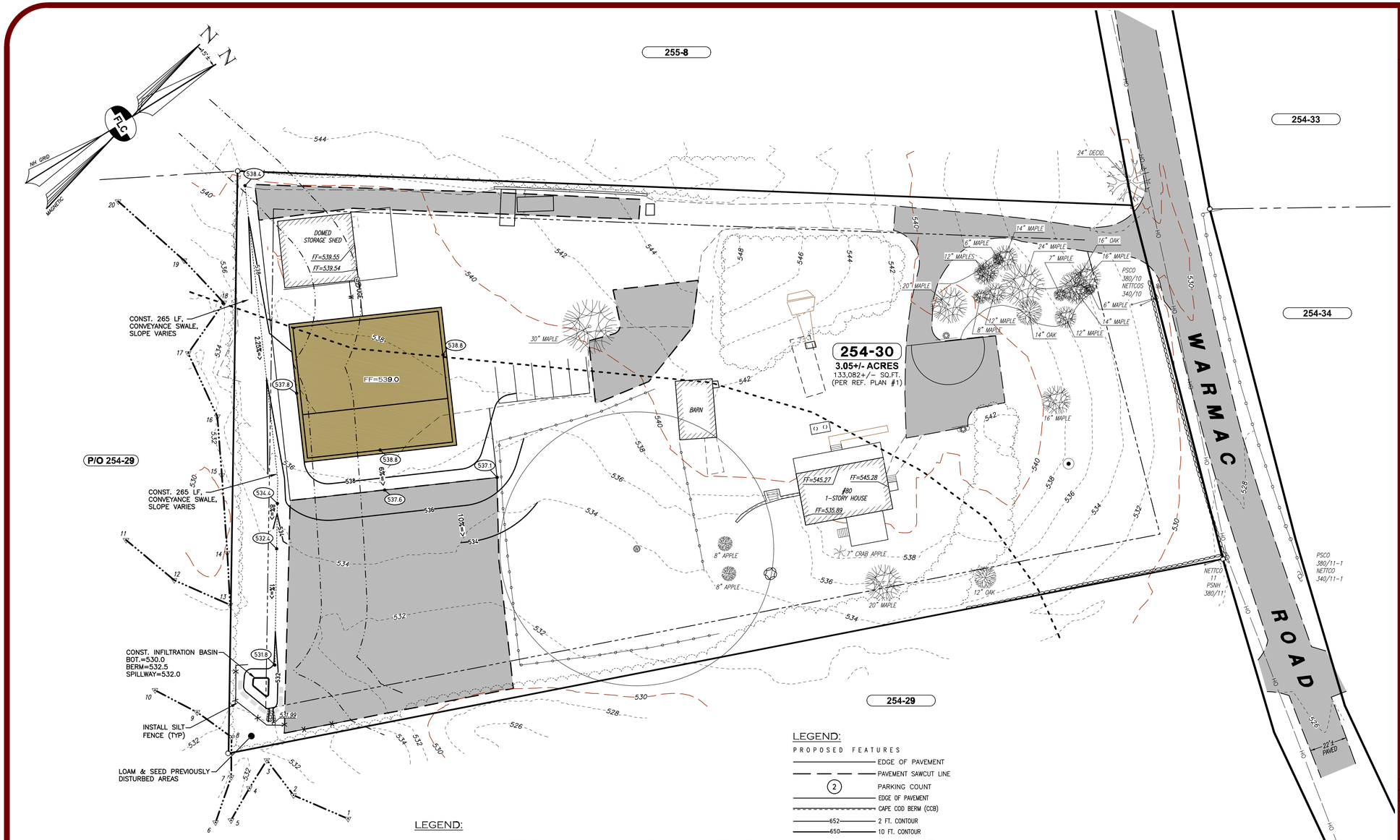
FIELDSTONE LAND CONSULTANTS, PLLC

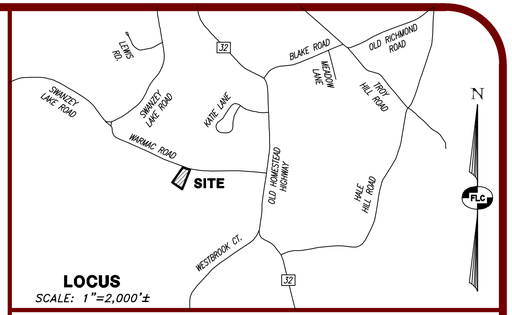
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255-8
254-33
254-34
254-29
P/O 254-29
254-30
3.05+/- ACRES
133,082+/- SQ.FT.
(PER REF. PLAN #1)
PROPOSED 6,384 SF MAINTENANCE & STORAGE BUILDING
PROPOSED OUTDOOR STORAGE AREA
SNOW STORAGE
GRAVEL LOT
GRAVEL DRIVE
PAVED DRIVE
PAVED PAD T.B.R.
SHIPPING CONTAINER T.B.R.
SHED T.B.R.
TRAILERS, CARS & LOADER T.B.R.
CONST. 10' WIDE ACCESS AROUND BUILDINGS
PROPOSED GRAVEL ACCESS TO BUILDING
ELEC. FENCE (TYP.)
PROPOSED PARKING AREA
2.0' OVERHANG (TYP.)
MATERIALS & EQUIPMENT STORAGE AREA
DOMED STORAGE SHED
FF=539.55
FF=539.54
CONC. PAD
COVERED FUEL TANK
SPRINKLER
DUMPSTER
STEEL STORAGE CONTAINERS
RET. WALL
STONE WALL
WOODS
STONE BENCH
PATIO
WALK
ARBOR
STONE PILE
LEACHFIELD±
BARN
PAD
GRAVEL
GRANITE STEPS
FARMER'S PORCH
STEPS
BLOCK RET. WALL
SEPTIC TANK±
FF=545.27
FF=545.28
#80
1-STORY HOUSE
FF=535.89
DECK
STAIRS
LOAM PILE
BASKETBALL HOOP
3 POINT LINE
LAWN
FLAG POLE
16" MAPLE
30" MAPLE
24" DECID.
6" MAPLE
14" MAPLE
12" MAPLES
24" MAPLE
16" OAK
7" MAPLE
16" MAPLE
20" MAPLE
L.S.A.
12" MAPLE
8" MAPLE
14" OAK
12" MAPLE
14" MAPLE
6" MAPLE
PSCO 380/10 NETCOS 340/10
MAIL BOX
GATE
SPLIT RAIL FENCE (TYP.)
30' FRONT
WARMAC ROAD
PSCO 380/11-1 NETTCO 340/11-1
NETTCO 11 PSNH 380/11
PSNH 380/12 NETTCO 12
22'± PAVED
8" APPLE
8" APPLE
FIRE PIT
20" MAPLE
12" OAK
7" CRAB APPLE
WELL
GRASS FIELD
MINIMUM BUILDING SETBACK LINE (TYP)
30'
DELINEATED WETLAND
ROCK PILE
50' WETLAND BUFFER
75' WETLAND SETBACK
MISC. PILE
LOG PILE
LOAM PILE
PROPOSED LIMIT OF STORAGE AREA
PROPOSED DRAINAGE SWALE
SPLIT FIRE WOOD, CONCRETE & SLATE STORAGE
STORMWATER MANAGEMENT AREA
LOAM PILES
LOG PILE
SNOW STORAGE
WOODS
DELINEATED WETLAND
DELINEATED WETLAND
DELINEATED WETLAND
NH GRID
MAGNETIC
15°±
N
20'
19'
18'
17'
16'
15'
14'
13'
12'
11'
10'
9'
8'
7'
6'
5'
4'
3'
2'
1'
84.0'
76.0'
48.0'
24.0'
80.0'
25.6'
10.0'
20.0'
5
10'
20' REAR
30'
20'
SIDE
SIDE
REAR
FRONT
SIDE
SIDE
REAR
FRONT
FRONT
FRONT





CONSTRUCTION NOTES:

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

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION – LAND OF – MORTON A. GOODELL – STATE OF N.H., CHESHIRE COUNTY – TOWN OF SWANZEY", SCALE:1"=100', DATED MARCH, 1987, PREPARED BY FRANK A. GLINE, JR. AND RECORDED IN THE C.C.R.D. AS PLAN NO. C08-D00-0086.
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LEGEND:

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- LIGHT POST
- ELECTRIC METER
- 12 WETLAND FLAG LOCATION
- DELINEATED WETLAND
- WETLAND BUFFER LINE
- WALK
- LANDSCAPED AREA
- STONEWALL
- 254-30 TAX MAP & LOT NUMBER
- EXISTING BUILDING

LEGEND:

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVEMENT SAWCUT LINE
- (2) PARKING COUNT
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- 652 2 FT. CONTOUR
- 650 10 FT. CONTOUR
- SURFACE WATER FLOW
- (492.5) SPOT ELEVATION
- CB# STORM WATER DRAINAGE
- MH-01 STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- DRAINAGE SWALE
- TEMPORARY SILT FENCE
- WALL MOUNTED LIGHT
- UGE UNDERGROUND ELECTRIC
- W WATER LINE
- S SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/9/26	REV. PER INTERNAL REVIEW		CLR	CEB

GRADING & DRAINAGE PLAN

TAX MAP 254 LOT 30

(80 WARMAC ROAD)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

GRAYSON D. SMITH

80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: 1" = 30' AUGUST 17, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

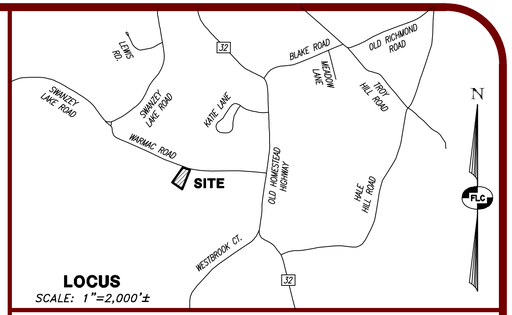
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LIGHTING NOTES:

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

LANDSCAPING CALCULATIONS:

LANDSCAPE STRIPS BETWEEN BUILDINGS AND STREETS:
MINIMUM OF 1 SHADE TREE (3" CALIPER) PLANTED OR RETAINED PER 30 FEET OF FRONTAGE
–FRONTAGE = 200 FEET / 30 FEET = 6.67 SHADE TREES REQUIRED

GREATER THAN 7 SHADE TREES ARE RETAINED ALONG THE RIGHT OF WAY.

LANDSCAPING IN PARKING AREAS
A MINIMUM OF ONE (1) TREE 3" IN DIAMETER REQUIRED FOR EVERY THIRTY (30) FEET ALONG THE PERIMETER OF THE PARKING AREA WHERE PARKING SPACES ARE PROVIDED.
–PERIMETER PARKING = 60 FEET / 30 FEET = 2 TREES

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

LANDSCAPING REQUIREMENTS ARE MET THROUGH PRESERVATION OF EXISTING VEGETATION

UTILITY NOTES:

1. THIS PROJECT WILL REQUIRE SEPTIC SYSTEM APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.

LEGEND:

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVEMENT SAWCUT LINE
- (2) PARKING COUNT
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- 652 2 FT. CONTOUR
- 650 10 FT. CONTOUR
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- W WATER LINE
- S SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

GRAPHIC SCALES
IMPERIAL: 1"=30'

REFERENCE PLANS:

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- WALK
- L.S.A. LANDSCAPED AREA
- STONEWALL
- 254-30 TAX MAP & LOT NUMBER
- EXISTING BUILDING

WALL MOUNTED LIGHT



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

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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/9/26	REV. PER INTERNAL REVIEW		CLR	CEB

UTILITY, LIGHTING, & LANDSCAPING PLAN

TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
GRAYSON D. SMITH
80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: 1" = 30' AUGUST 17, 2026

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

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EROSION CONTROL NOTES — 1 / DT-1

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

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

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

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

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

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

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

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

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

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

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

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

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

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

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

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

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

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

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

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

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

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

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

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

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

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

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

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

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

WINTER CONSTRUCTION NOTES — 2 / DT-1

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

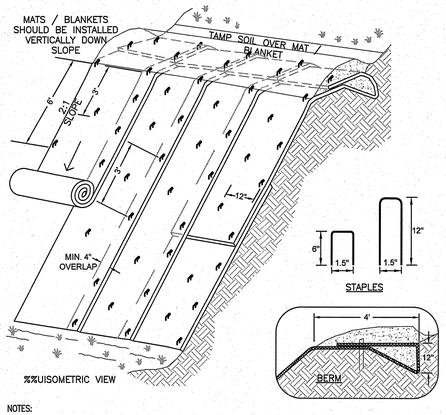
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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

CONSTRUCTION SEQUENCE — 3 / DT-1

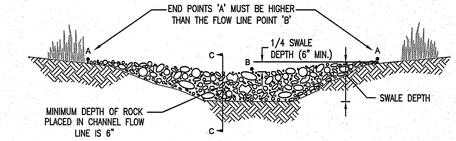
1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
2. INSTALL STABILIZED CONSTRUCTION EXIT(S).
3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED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

EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1

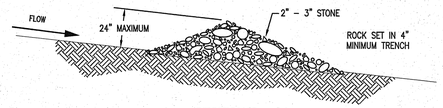


NOTES:

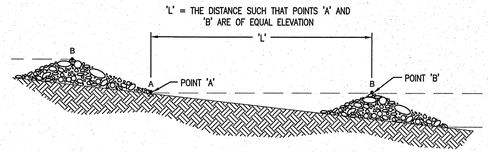
1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED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



VIEW LOOKING UPSTREAM



SECTION C - C

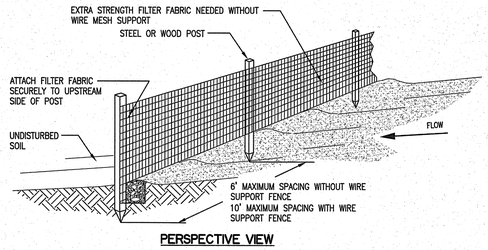


PROFILE - CHECK DAM SPACING

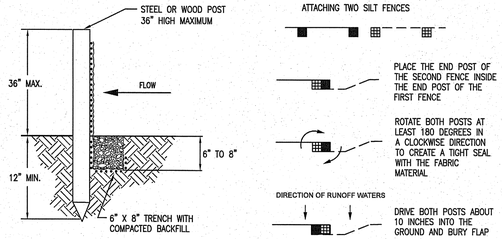
NOTES:

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

STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



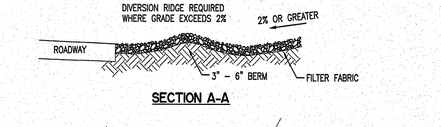
SECTION VIEW

ATTACHING TWO SILT FENCES

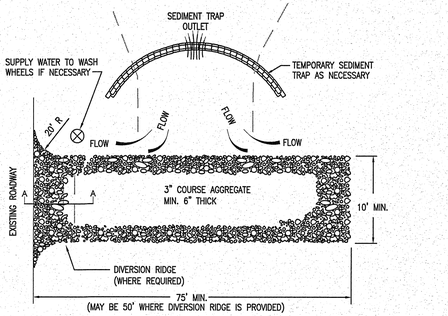
NOTES:

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

SILT FENCE — 6 / DT-1



SECTION A-A



PLAN VIEW

NOTES:

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

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT-1

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

EROSION CONTROL DETAILS

TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
GRAYSON D. SMITH
80 WARMAC ROAD, SWANZEY, NH 03446

SCALE: NOT TO SCALE — AUGUST 20, 2026

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

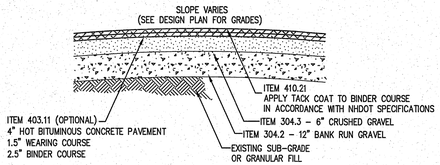
FIELDSTONE LAND CONSULTANTS, PLLC

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

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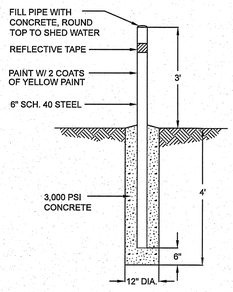
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN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

GENERAL CONSTRUCTION NOTES | 1 DT-2



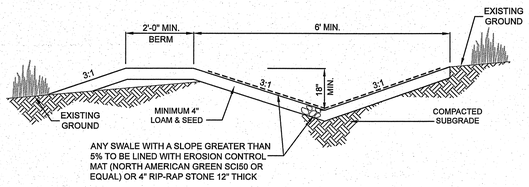
** SEE CURB DETAILS WHEN APPLICABLE**

PAVEMENT SECTION | 2 DT-2

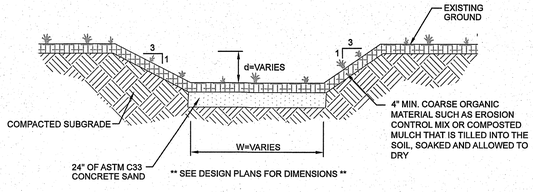


OR APPROVED EQUAL SCALE: N.T.S.

BOLLARD | 3 DT-2



TYPICAL SWALE DETAIL | 4 D-2



INFILTRATION BASIN CONSTRUCTION NOTES

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

SCALE: N.T.S.

TYPICAL INFILTRATION BASIN SECTION | 5 DT-2

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

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

CONSTRUCTION DETAILS

TAX MAP 254 LOT 30
(80 WARMAC ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
GRAYSON D. SMITH
80 WARMAC ROAD, SWANZEY, NH 03446

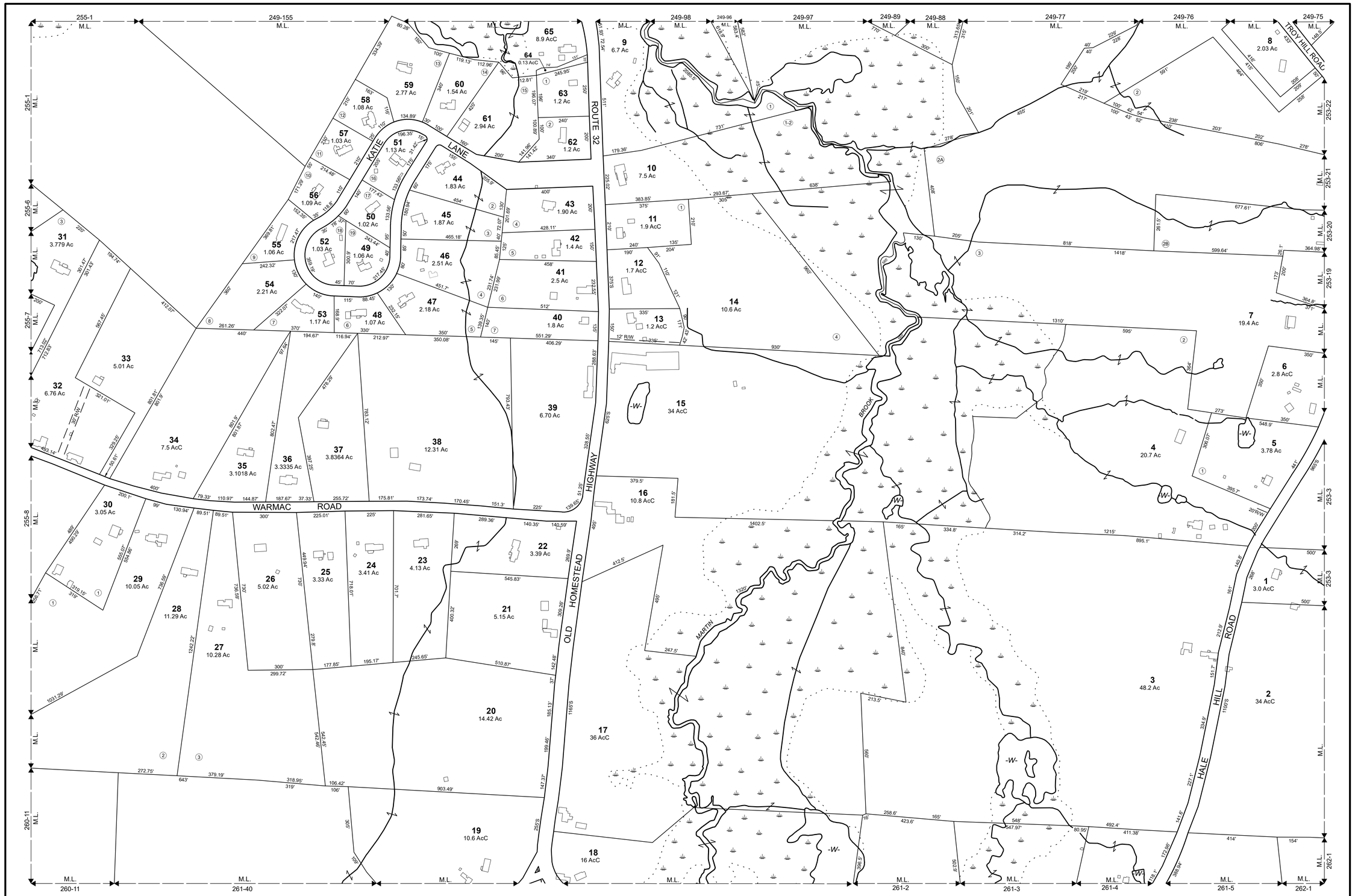
SCALE: NOT TO SCALE AUGUST 20, 2026

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**ept**i**c **D**esigns

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THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.	PRODUCED IN 2023 BY CAI Technologies Precision Mapping. Geospatial Solutions. 11 Pleasant Street, Littleton, NH 03561 800.322.4540 - www.cai-tech.com	**LEGEND**			PROPERTY MAPS
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.		AREA SURVEYED ..... Ac	BUILDING	FEET SCALE: 1" = 200'	# SWANZEY
PHOTOGRAPHY DATE: APRIL 2021		AREA CALCULATED ..... AcC	EXEMPT PROPERTY ..... (E)	200 100 0 200 400 600	NEW HAMPSHIRE
COMPLETION DATE: DECEMBER 31, 2023		RECORD DIMENSION ..... 100'	SUBDIVISION LOT NO. ..... (2)	50 25 0 50 100 150 METERS	INDEX DIAGRAM: 248 249 250 / 255 254 253 / 260 261 262 (GN)
		SCALED DIMENSION ..... 100'S	RIGHT OF WAY/ACCESS ..... ROW	REVISED TO: APRIL 1, 2023	MAP NO. 254
		MATCH LINE ..... M.L.	COMMON OWNERSHIP		
		WATER ..... -W-	WETLANDS		