TOWN OF SWANZEY

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Swanzey Planning Board Meeting Agenda

September 14, 2023
6:00 PM

The regular meeting of the Swanzey Planning Board will be held on Thursday, September 14, 2023 at 6:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey. The public may also access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes
   A. August 23rd & 24th, 2023

3) Regional Impact Vote

4) Applications and Public Hearings

A. PB #23-020 Site Plan Review *(Public Hearing required)*: Fieldstone Land Consultants, PLLC, on behalf All Purpose Storage Swanzey West LLC requests Site Plan Review for construction of a multi-tenant services facility to be leased to various service businesses at 115 Base Hill Rd. The subject property is currently shown at Tax Map 52, Lot 16 in the Rural Agricultural District and the Business District. Upon a finding that the application meets the submission requirements of the Site Plan Review regulations, the Board will vote to accept the application as complete and a public hearing may follow immediately or will be scheduled for a time and date certain.

B. PB #23-022 Site Plan Review *(Public Hearing required)*: TFMoran Inc. requests a Site Plan Review on behalf of F. W. Webb Company to construct a 58,085 square foot wholesale, warehousing facility and associated site improvements on properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway. The subject properties are located in the Business, Residential, and Rural / Agricultural Districts. Upon a finding that the application meets the submission requirements of the Site Plan Review regulations, the Board will vote to accept the application as complete and a public hearing may follow immediately or will be scheduled for a time and date certain.

C. PB #23-025 Boundary Line Adjustment (Public Hearing Required): Cardigan Mountain Surveyors requests a Boundary Line Adjustment on behalf of Hannah Reynolds-Brown & Jesse Brown, with Dylan Dickson &Nicole Luz, David Hills & Pamela Hills Dexter

shown at Tax Map and Lots 51-14, 51-14-1, 51-17 for properties owned on Sawyers Crossing Road and Ash Hill Road. The subject properties are located in the rural agricultural district.

5) Discussions/Other Business

   A. Landscaping Plan for Market Basket
   B. Zoning Update
   C. Plan reading workshop
   D. Other business as may be required

6) Adjournment

Town of Swanzey, New Hampshire
Swanzey Planning Board
Special Meeting Minutes – August 23, 2023
Whitcomb Hall, Main Street, Swanzey, NH

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

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

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

Others Present:
Mark Scalera, Kristin Chesley, Vicky Scalera, Carol McIntire, Jim Peale, Brad Chesley

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

DISCUSSION AND OTHER BUSINESS
North Swanzey Rezoning Discussion:

Suggestion was made to amend permitted uses in Village Business I District, and expand geography to include the existing Business District corridor on Old Homestead Highway from the Town Line to the Wilson Pond Dam, bounded on the west by the Keene Dillant Hopkins Airport to Village Business District I. The Chair explained that owning property gives the owner rights and zoning is a form of taking away some of those rights, which can impact the value of a property. The Chair reviewed the list of Uses which is allowed currently in the Business District. There was a discussion about multi-family housing and whether or not to remove that Use from the list.

Discussion was held about expanding the Residence District geography to include the existing Business District corridor on Old Homestead Highway from the City of Keene line to the Wilson Pond Dam, bounded on the west by the Keene Dillant Hopkins Airport. The Chair reviewed the Uses allowed in Residence Districts and Special Exceptions as well. Malone asked if existing Uses would be grandfathered in should the District be changed. The Chair said that should a business close, they would have two years to re-open the business and it must be the same type of business.

Maintain the existing Business District corridor on Old Homestead Highway from the Town Line to the Wilson Pond Dam.

The Chair said he believes that the best interest to the folks who are asking for a change would be to change the district to Village Business District I. The Chair says the State prefers to allow work-force housing in the majority of residential areas.

Mark Scalera said the residents would prefer to be in a residential district. The majority of attendees raised hands to indicate they prefer their area be Residential District. The Chair noted the majority of lots will be non-conforming once the district is changed. He noted anything you want to do with your property to change it would require going to the Zoning Board of Adjustment (ZBA).

Kristin Chesley asked why folks prefer Residential versus Village Business District. Scalera said there are mostly single family dwellings and it seems residential is accurate. Chesley said it limits property owners less if we have Village Business District. Chesley said she wants to limit multi-family projects but the Village Business district limits less. The Chair noted we are considering removing multi-family Use from the Village Business District. Scalera said removing multi-family is one way to handle the preference of residents.

Vicky Scalera asked are there restrictions on retail. The Chair said all details regarding a retail application would be done at Site Plan Review by the Planning Board.

There was a discussion about building limits and whether rebuilding has to stay within an existing footprint or need to go to the ZBA because of being a non-conforming lot.

Carol McIntire spoke about how she likes living in a small neighborhood. She asked about hotels which are permitted in the Business District. The Chair noted hotels are not permitted for Village Business District I.

The Chair read the packet for Section V for Village Business Districts I about which Uses would be removed. McIntire asked about retail establishments and traffic. The Chair said the Planning Board looks at traffic when doing a Site Plan Review. He said it is important to be fair to all property owners. He also noted that changes in Zoning has to be approved by the voters. He explained the process for preparing such a change to be placed on the Warrant. He noted that if the Planning Board recommends a change, then voters usually approve and if it doesn't, many won't vote for it. The Planning Board recommendation does carry a lot of weight with the voters.

Discussion was held about removing multi-family from Village Business District I – all were in agreement. There seemed to be consensus for Village Business District I with multi-family Use removed. Johnson asked to confirm that all were in favor and the Chair asked for a show of hands and all agreed to go with Village Business District I with Multi-family Dwelling(s) Use removed.

The Chair then asked to discuss further the idea of changing proposed boundaries for the proposed Village District I. The Chair suggested boundary be from Airport Road and down to southern side of Aviation Way. The residents suggested having the boundary go south to the dam. Lane said nothing can be put in the area adjacent to the airport with height limits. The Chair conceded that the south boundary could be to the dam at the outlet for Wilson Pond.

Jim Peale asked about the airport and the Chair noted Swanzey has jurisdiction since it is in Swanzey and legally the Town has a say. The Chair said the northern end should stay as business since there are businesses there now. Johnson suggested that Edgewater apartments could be purchased and made into a

much large residential project. Lane said the whole character of the northern end of the road could change the nature of the neighborhood. The Board preferred the new zone to begin from the City of Keene line to the southern end of State Route 32 at the dam outlet.

Kristin Chesley said if we include the gravel pit and Edgewater, then are we opening up to a fight and risk getting it turned down. She said it limits the property owners of that area to use their property and therefore reduces the value of the property for them. Are we taking too much of their use of their property? Johnson said it may be negative for someone who wants to develop the land, but it would be positive for existing homeowners, so there are two sides to the story. Chesley said the land owners could show up to protest the change and make it more difficult to pass. Lane stressed that this is just a proposal. The voters need to approve it.

The Board reviewed the proposal and agreed upon including Village Business District I along the western side of State Route 32 from the Keene line to the outlet of Wilson Pond Dam. The airport property frontage along Route 32 affected by this will only extend 200 feet into the lot. Including Village Business District I along the eastern side of State Route 32 from the Keene line and will continue until the North side of Lake Street in Village District I. Additional lots will be included on Walnut Street up until lot 233 on the North side and 222 on the South side. The additional lots on Grove street include up to lot 216 on the North side and 207 on the South side. Park Street includes up to lot 202 on the North side and 196 on the South side. Lake street includes up to lot 178-2 on the North side.

There was a brief discussion about Bed & Breakfast housing. It was noted there is control of the number of Bed & Breakfast units with parking.

Vickie Scalera asked for a definition of a restaurant. The Chair said the size is impacted by parking. There was discussion about removing banking and financial institutions. The Chair said the lot size is ½ acre and 100-foot frontage and they would have use by right. But they would still need to get a Site Plan Review.

Home occupation was defined. The Chair said it is something you are working at in your house, no one would know about it. Home-base business may mean storage at the home, or delivery trucks coming onto the site, so the neighbors would be aware of it.

The Chair said Peel will create a final draft for the proposal. There will be another meeting for a draft discussion and after that would be a public hearing. Brad Chesley asked about how many articles has the Planning Board voted on for the ballot. The Chair said none.

ADJOURNMENT
Motion to adjourn was made by B. Self. There was a second to the motion by Johnson with no further discussion. All were in favor by roll call. ***Motion passed.*** Adjournment occurred at 7:30 p.m.

Next Meeting: August 24, 2023

Respectfully Submitted,

Beverly Bernard, Recording Secretary

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – August 24, 2023
Whitcomb Hall, Main Street, Swanzey, NH

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

CALL TO ORDER:
The meeting of the Swanzey Planning Board was called to order at 6:02 p.m. by Chair Scott Self. The meeting was held at Whitcomb Hall and via Zoom software for the public. Members present: Scott Self, Brandon Self, Michael York, Jane Johnson, Richard Lane, Selectmen's Representative Ken Colby, Victoria Ames, and Alternate Steve Malone. Also present was Land Use and Zoning Coordinator Julius Peel, and Recording Secretary Beverly Bernard, and Garrett Ranney with FACT TV. The Chair called the roll and read the agenda for the evening. A quorum was present.

Absent:
Alternate Bryan Verdegaal, Alternate Michael Scungio

Others Present:
Chad Brannon, P.E., with Fieldstone Land Use Consultants, PLLC, Matthew Routhier, Mary Fish, Neil Fish, Deborah Sprague, Jaime Henderson

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

Meeting Hours

York **moved** to consider closing the meeting at 9:00 pm and continuing those applications that have not been addressed, second by Lane. All were in favor. ***Motion passed.***

REGIONAL IMPACT: The members considered whether any items on the agenda could be construed as having potential for regional impact. **Motion** was made by York there is an item on the agenda which can be construed to have potential for regional impact. There was a second by Lane. Discussion: York said he believes there is regional impact involved with the Base Hill project due to the fact that the property under consideration is adjacent to the City of Keene property. Peel said the City of Keene abutters were notified, as well as the City of Keene itself. The Chair said that should be sufficient. He said otherwise we would need to postpone to in order to give regional interests a chance to review the application and York noted there has been a request from representative of an abutter to continue the application review. ***York amended his motion to state that there is regional impact, but the Planning Board considers that the City of Keene notification and abutter notification is sufficient notification.*** Malone asked about whether the State has been notified. Peel said the State is not an abutter and therefore was not notified, which was verified by the Chair. All were in favor. ***Motion passed.***

MINUTES:

The meeting Minutes of August 10, 2023 were considered. **Motion** was made by Johnson to approve the meeting Minutes of August 10, 2023. There was a second by Ames. All were in favor. ***Motion passed.***

APPLICATIONS AND PUBLIC HEARING(S)

PB #23-019 Minor Subdivision *(Public Hearing required)*

Fieldstone Land Consultants, PLLC, on behalf of All Purpose Storage Swanzey West, LLC requests a minor, two-lot, subdivision of property shown at Tax Map 52, Lot 16 on Base Hill Road. The subject property is located in Rural Agricultural District and the Business District.

The completeness of the application was considered. The Chair reviewed the items from the check list as to their being present on the application and on the plat for the subdivision. The soil survey was briefly discussed. Site specific soil survey will be required for the permit, and they will be providing site specific survey. Brannon did note that the soil survey needs to be on the application and they asked a waiver for the soil specific survey from the subdivision consideration.

Motion was made by B. Self to grant the waiver for a delineation of the soil types, second by York. The Chair said it will be required for the Site Plan Review. Ames said there is an assumption that this subdivision will be tied to the application for the Site Plan Review. It was noted that this item is on the checklist for a subdivision. The Chair said the soil mapping should not have anything to do with the subdivision. If anything were to be built on the property, then the soil survey consideration would be required. All were in favor. ***Motion passed.***

Motion was made by York that the application of Fieldstone Land Consultants, PLLC, on behalf of All Purpose Storage Swanzey West, LLC for a minor, two-lot, subdivision of property shown at Tax Map 52, Lot 16 on Base Hill Road and located in the Rural Agricultural District and the Business District is complete and ready to go to public hearing. There was a second to the motion by Johnson and no further discussion. All were in favor. ***Motion passed***.

Public Hearing opened at 6:30 pm

Discussion: Chad Brannon was present to discuss the application. He said the property is on the east side of Base Hill Road. 10.093 acres of land. 560 linear feet of frontage on Base Hill Road and the majority of the property is on the Business District. A small portion on the east is in the Rural/Ag district. He noted there are some improvements that exist and therefore the desire is to separate the property with existing improvements so the new business can stand on its own property. Proposal includes shared access to the property and will need an easement for such. The easements will be between the two lots. The existing lot with improvements already in place will be 3.143 acres and the other will be 6.95 acres. The shared access is the boundary. The easement will benefit both properties.

Mary Fish said there is some confusion about the property line. She said some portion of the property in question is on her property. Fish said the plan is showing a straight line but it actually goes at a slant. Brannon said they did a survey for the property and the boundary surveyed is show on the plat. The Chair noted that such decisions are made by surveyors based on research, including title search. Brannon said they have done the necessary actions to certify the boundaries as shown.

Neil Fish asked about the frontage required. Brannon said there will be frontage for the lower parcel of 225 feet and the property with existing improvements will be 335 feet.

Deborah Sprague said the road is dangerous. The Chair said this discussion is only about the subdivision request, not about the proposed construction. He said her question is suited for the Site Plan Review. He said if the application is continued, there is a date provided at that time for when the Site Plan Review will be continued.

Public Hearing closed at 6:43 pm

> **Motion** was made by York to approve the subdivision request of Fieldstone Land Consultants, PLLC, on behalf of All Purpose Storage Swanzey West, LLC for a minor, two-lot, subdivision of property shown at Tax Map 52, Lot 16 on Base Hill Road for property located in Rural Agricultural District and the Business District. There was a second to the motion by Lane and no further discussion. All were in favor. ***Motion passed.***

PB #23-020 Site Plan Review *(Public Hearing required)*
Fieldstone Land Consultants, PLLC, on behalf All Purpose Storage Swanzey West LLC requests Site Plan Review for construction of a multi-tenant services facility to be leased to various service businesses at 115 Base Hill Rd. The subject property is currently shown at Tax Map 52, Lot 16 in the Rural Agricultural District and the Business District. Upon a finding that the application meets the submission requirements of the Site Plan Review regulations, the Board will vote to accept the application as complete and a public hearing may follow immediately or will be scheduled for a time and date certain.

The completeness of the application was considered.

Brannon said since the Board believes there is regional impact and the soil survey will need to be in the discussion, he would like to request a continuation to two weeks from now so they can address the issues raised and provide sufficient time for notification for regional impact.

> **Motion** by York to continue the application of Fieldstone Land Consultants, PLLC, on behalf All Purpose Storage Swanzey West LLC for Site Plan Review for construction of a multi-tenant services facility to be leased to various service businesses at 115 Base Hill Road for property currently shown at Tax Map 52, Lot 16 in the Rural Agricultural District and the Business District to September 14, 2023 at 6:00 pm. There was a second by B. Self and no further discussion. All were in favor. ***Motion passed.***

September 14, is the date of the continuation of the application.

The Chair called a five-minute recess at 6:48 pm

Meeting continued at 6:53 pm

PB #23-021 Boundary Line Adjustment *(Public Hearing Required)*
TFMoran Inc. requests a Boundary Line Adjustment on behalf of F. W. Webb Company for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or

near 471 Old Homestead Highway. The subject properties are located in the Business, Residential, and Rural / Agricultural Districts.

The Chair noted the applicant is requesting of waiver for scale for 1 to 60 instead of 1 to 50.

> B. Self moved to approve the waiver request of TFMoran Inc. for scale of 1 to 60 on the plat provided for the request for a Boundary Line Adjustment on behalf of F. W. Webb Company for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway. There was a second by Ken Colby, and there was no further discussion. All were in favor. ***Motion passed.***

Public Hearing opened at 6:57 pm

Discussion: Routhier said the intent is to add to 5.109 acres with 2.01 acres for a total of 7.2 acres. Total frontage was discussed. Routhier said 1038 feet is total frontage.

Public Hearing closed at 7:02 pm

> **Motion** to approve the request of TFMoran Inc. for a Boundary Line Adjustment on behalf of F. W. Webb Company for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway for properties located in the Business, Residential, and Rural / Agricultural Districts was made by Lane, second by Johnson, and there was no further discussion. All were in favor. ***Motion passed.***

PB #23-022 Site Plan Review *(Public Hearing required)*
TFMoran Inc. requests a Site Plan Review on behalf of F. W. Webb Company to construct a 58,085 square foot wholesale, warehousing facility and associated site improvements on properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway. The subject properties are located in the Business, Residential, and Rural / Agricultural Districts. Upon a finding that the application meets the submission requirements of the Site Plan Review regulations, the Board will vote to accept the application as complete and a public hearing may follow immediately or will be scheduled for a time and date certain.

The Chair note a waiver for scale has been requested by the applicant.

> B. Self moved to approve the waiver request of TFMoran Inc. for scale of 1 to 60 on the plat provided for the Site Plan Review on behalf of F. W. Webb Company for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway. There was a second by Ken Colby, and there was no further discussion. All were in favor. ***Motion passed.***

The Chair reviewed the application checklist for completeness.

> **Motion** was made by Lane that the application of TFMoran Inc. on behalf of F. W. Webb Company construct a 58,085 square foot wholesale, warehousing facility and associated site improvements for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map

34, Lots 32 and 32-1 at or near 471 Old Homestead Highway on properties located in the Business, Residential, and Rural / Agricultural Districts is complete and ready to go to public hearing. There was a second to the motion by Johnson and no further discussion. All were in favor. ***Motion passed.***

Public Hearing opened at 7:15 pm

Discussion: Routhier led the discussion for the applicant. The intent is to construct a 43,620 square foot building. The area to the north will be completely surrounded by fencing. Two access points from State Route 32. He said there will be onsite utilities and septic to the northeast; storm-water management was noted with two retention ponds. Water will be filtered back in to the ground and recharged. They will have low level lighting.

The Chair asked for comments from the Board. Lane asked about snow storage. Routhier noted the location on the plan for snow storage in various locations. Routhier noted a traffic study was done and the Chair said he thought the study showed low traffic numbers, which seemed not quite fitting for the activity that is anticipated. He asked if that was submitted to the State. Routhier said it has been submitted to the State and he noted peak hours were used for the study. The Chair asked about traffic from present location in Keene. He said there seems to be more traffic there. He noted the traffic study was based on warehouse use. Routhier said the study was done based on square footage and it was considered warehouse use because of the nature of the business. The Chair said he thinks that would be more like wholesale business. He said he would like to see more numbers in relation to traffic. The study was based on standards, based on a typical warehouse. It was not based on retail standards. Routhier said if the State had requested more they would have followed that lead; he noted the State is aware of the type of company. The Chair asked for a standard study for traffic for wholesale. It could be considered retail as well. The Chair asked for more information in that regard.

Ames asked about landscaping. She noted the large open expanse that has been the view in town and this project will impact on a lot of folks. She noted plant list from the packet. Routhier said the challenge with trees is height. Routhier talked about a perimeter for parking and they do a line all the way around. He noted they could shift the trees on the west side of parking and there would be seven. Ames pointed out that the requirement is for a minimum of 7 shade trees in parking areas, or one every 30 feet. Ames said 35 trees are required for frontage landscaping. Ames said she has an issue with the trees proposed. Routhier said they want to screen the area to the east, but have more visibility to the west for the building to be in view. The Chair said the applicant is asking for fewer trees. We require 30 feet on center for frontage, but they are 60 feet on center in front of the building to allow for more visibility of the building. Ames said even if they change the 30 feet on center for the entire frontage, we would still be giving them a waiver. Malone asked if the types of trees being planned were appropriate for the location given adjacent to the airport. Ames asked Malone if he was referring to native species. Crabapple trees and Japanese Cherry trees don't grow that high. Johnson said they should be 30 feet in between each tree for the entire frontage. Lane suggested a compromise at 40 feet on center to allow view of the building. Ames said the waiver would be for seven trees in front of the building. Suggestion was for 30 feet on center for the storage section of the property to the east to the corner of the building (heading west) and 40 feet on center to the southwest end of the property.

Lane made the **motion** to accept the changes in trees for frontage for the plan of TFMoran Inc. on behalf of F. W. Webb Company to construct a 58,085 square foot wholesale, warehousing facility

and associated site improvements for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway to allow for 30 feet on center for the storage area frontage and 40 feet on center for the building frontage, second by B. Self, all were in favor. ***Motion passed.***

Ames asked for landscaping for the north east end of the property. Peel noted regulations require a 20-foot landscape buffer when adjacent to residential district. Routhier referred to a small berm, but no landscaping because there is no building on that side. Ames pointed out driving down State Route 32 that corner is what you are going to see so it would be best to have some landscaping. Routhier said there would be a berm where the land drops away. Ames said there should be 18 trees at that location. The Chair said there is insufficient room. Ames suggested the yard perhaps be shorter. Ames asked how the yard will be screened in general. Routhier said the regulation appears to be about a building, but there will be no building there, only an open yard. Ames said the building will be more attractive than the storage yard. The Chair noted the 20-foot buffer is about the area between a building and the property line to Residential district. There was a discussion about possible fencing.

Jaime Henderson said typically they put up an 8-foot chain link fence for security. The Chair said they would ask for small shrubs on top of the berm at the northeast corner of the property. It was noted there was a retention pond at that location. Johnson spoke about ornamental grasses that could be planted on top of the berm. The Chair said you would be looking down because there is an 8-foot change in elevation there and the road is higher. The applicant said they could put some shrubs to soften the berm where the berm is at the northeast corner.

Ames spoke about some of the landscaping requirements around the building where there is public access. A minimum of ten feet of vegetation along the sides of the building is required. That would need a waiver. There is five feet of sidewalk and five feet of vegetation in the plan.

Motion was made by Johnson made to deny a waiver request by TFMoran Inc. on behalf of F. W. Webb Company to construct a 58,085 square foot wholesale, warehousing facility and associated site improvements for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway for ten feet of landscaping around the building. There was a second by Ames. B. Self, S. Self, Lane, and York voted "no". Four against the motion. Johnson and Ames voted "yes". Two were in favor. ***Motion failed by majority vote.***

Motion was made by B. Self to grant the waiver request of TFMoran Inc. on behalf of F. W. Webb Company to construct a 58,085 square foot wholesale, warehousing facility and associated site improvements for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway for ten feet of landscaping around the building. There was a second by York. Two opposed, Ames and Johnson. In favor B. Self, S. Self, Lane, and York. ***Motion passed by majority vote.***

There was a brief discussion about maintaining plantings.

The Chair asked for anything further on landscaping. There were no further comments about landscaping.

The Chair reviewed the locations for the two retention ponds.

Lighting was discussed. The Chair noted a lighting request from the Conservation Commission that lights be on motion sensors. Concern is for wildlife in the area. The lighting at the rear of the building will be 18 feet and 18 feet, two off the back. There are some lights on the fencing at the rear. The lights on the fence are facing inward. They will be on photo-sensors and timings. Lighting on the loading dock was noted. They are full cut off lights so they should not light anything other than the property. Consensus is to leave it at photo-sensor lighting.

The Chair said we should have an appropriate traffic study for the use of wholesale/retail traffic. Routhier said they would do that. It will be from the standard manual only for the type of use requested (wholesale/retail). New Hampshire Department of Transportation (NH DOT) has the driveway permit and the applicant needs to inform NH DOT about requiring the further traffic study.

> **Motion** was made by York to continue the application of TFMoran Inc. on behalf of F. W. Webb Company to construct a 58,085 square foot wholesale, warehousing facility and associated site improvements for properties owned by Runway Fun Park, LLC and Keith A Bell & Kevin A Bell shown at Tax Map 34, Lots 32 and 32-1 at or near 471 Old Homestead Highway on properties located in the Business, Residential, and Rural / Agricultural Districts to next meeting at September 14, 2023 to acquire a traffic study for retail/wholesale business and to address the board's concerns about proposed vegetation. There was a second by Colby, and no further discussion. All were in favor. ***Motion passed.***

Henderson said he would double check the types of trees.

Public Hearing continued at 8:37 pm

DISCUSSION AND OTHER BUSINESS

Comments to Select Board Regarding Purchase of 110 Pine Street

The Chair noted the property is across the street from the Recycling Center and adjacent to the Department of Public Works (DPW) location. The offer was made and verbally accepted for the purchase. This purchase would allow for expansion of DPW since it combines land owned by the Town of Swanzey.

> York **moved** to recommend the Town move ahead and purchase the property, second by Land, and no further discussion. All were in favor. ***Motion passed.***

ADJOURNMENT

Motion to adjourn was made by York. There was a second to the motion by Colby with no further discussion. All were in favor by roll call. ***Motion passed.*** Adjournment occurred at 8:41 p.m.

Next Meeting: September 14, 2023

Respectfully Submitted,

Beverly Bernard, Recording Secretary

TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
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Memorandum – Office of Land Use

TO:	Planning Board
FROM:	Julius Peel, Land Use and Zoning Coordinator
DATE:	August 17th, 2023
RE:	Site Plan Review Application #23-019 & 23-020 subdivision & Site Plan Review 115 Base Hill Road 52-16

Update:

Met with applicant to discuss use of potential parking spaces located in front of structure. Staff recommends that the board discuss the requirements for internal landscaping and how it may apply to this type of parking.

Summary:

Fieldstone Land Consultants, PLLC, has submitted a subdivision and site plan review application on behalf of All Purpose Storage Swanzey-West for the construction of two trade focused storage units located at 115 Base Hill Road. The proposal is for a two lot subdivision and is located in both the business and rural/agricultural district. The property is approximately 10.093-acres in size and the proposal is to divide the lot into one lot 6.950-acres and another of 3.143-acres. The preexisting structures are to remain in the 3.143-acres and the proposed buildings are to be situated on the 6.950-acre lot. The two structures to be built are designed to be 36,000 S.F. and are to be made accessible through a preexisting driveway located along Base Hill Road. The subject property is show at Tax Map 52 lot 16. Delineated wetlands currently exist on the lot.

Development overview:

The subject property is 10.093 acres in size and is located on the eastern side of Base Hill Road just before the Keene line. The property has 567.26 feet of frontage on Base Hill Road. An existing curb cut on Base Hill road will be utilized to access the property. The site has previously approved self-storage units totally approximately 19,662.72 S.F.

The applicant is proposing two trade focused storage buildings that would be rented out to contractors to hold supplies and personnel. The application explains that there are 40 proposed units on the site and estimates that there could be approximately 200 employees. The total square footage of both of the structures is ±72,000 square feet. In addition to the structure, the applicant is proposing 51 parking isles located in the middle of the buildings. The existing driveway utilized to access the pre-existing self-storage units will be shared between the two properties and will need to be addressed in the newly drafted deeds. The plans propose the installation of two separate wells

and a septic disposal system. The proposed construction abuts the delineated wetlands and is clearly marked on the planset. All local, State, and Federal Permits shall be provided as required.

Applicable Ordinances and Regulations:

General

Off-Street Parking

There are no provisions for self-storage parking in the Zoning Ordinance. Access around and between the proposed structures will be 25 LF, allowing tenants to pull directly up to the storage units.

Signage

There is no proposed signage at this time. Future signage will require permitting prior to installation.

Building Height

The maximum allowable building height for all Districts is 45 feet. The proposed single-story structures are within this limit.

Business District District

Setbacks

The table below provides the required and proposed setbacks for the structure. Parking stalls are required to be setback 30 feet from the front property line and 10 feet from the side and rear lot lines. The proposed parking stalls meet this requirement. Items specifically not permitted to be located within the 30-foot front setback include: pavement not part of the driveway and product display. The plan shows all buildings are not within the 20ft setback. A non-residential use must be set back 50-feet from abutting residential dwellings and screened with a fence, hedge, berm or other screening material. The proposed development is greater than 50ft back from the nearest residential structure with a pine buffer proposed. Waste disposal is proposed in the northern part of the paved driveway and will be screened with fencing.

Business District	Required Setback	Proposed Structure	Business District
Minimum Front	30 feet	±105 feet	Minimum Front
Minimum Side	20 feet	20 feet	Minimum Side
Minimum Rear	20 feet	67.2 feet	Minimum Rear

Site Plan Review Regulations:

The Site Plan Review Regulations require the Planning Board to evaluate a proposed development from several perspectives, including parking and loading, access and traffic flow, lighting, landscaping/screening, storm water management, utilities, and architectural design. Staff has reviewed the submitted plans and provided the following feedback.

A. Design of Development

The design of development should conform to existing natural and manmade environments with

as little disturbance as possible. The proposed redevelopment project limits clearing of existing vegetation primarily to the development itself - providing for minimal disturbance to the delineated wetlands.

The subject property currently slopes from the highpoint (western side of the lot near Base Hill Road) of the lot down to the eastern side of the lot (towards the delineated wetlands). Proposed grading maintains the current slope generally, but redirects drainage from disturbed areas to multiple storm water management areas. The Parking area has a number of collection systems that will capture runoff and disperse it into the larger detention basin located in the norther portion of the site.

Off-Street and Loading Requirements

The Site Plan Review Regulations require sufficient area be provided for the safe maneuvering of trucks and other vehicles. The minimum driveway width for this type of commercial development is 24 feet. The minimum width for internal two-way travel lanes is 22 feet. Generally, the width of two-way travel lanes would be 25 feet except for the gated access which narrows to 24 feet. The current plans do not address the width of the driveway or the offsite parking area.

Landscape in Parking Areas:

The purpose of the landscaping requirements is to screen neighboring parcels, promote an aesthetically pleasing relationship between buildings and their natural surroundings, and promote visual relief from broad expanses of pavement. 51 spaces are included in the proposal and require at least 510 SF of internal greenspace. Two parking islands are included and are approximately 586 SF in size.

B. Street Access/Traffic Patterns

The proposed entrance on Base Hill Road has been reviewed by the Public Works Director and there are no concerns at this time.

C. Illumination/Lighting

A lighting plan is provided. Low profile wall mounted lights are proposed to fully illuminate all sides of the proposed structures. The lighting plan indicates there will be no light spill onto adjacent properties or the road way

D. Landscaping and Screening

Landscaping shall be used to form a buffer between non-residential and residential areas, and between single-family and multi-family projects, especially when multi-family units are different in height, form, and/or material than adjacent single-family units. The existing vegetative buffer between the proposed residential portion of the development and adjacent residential properties is largely maintained, providing sufficient screening between lots. The Town requires a 20-foot wide landscaped strip parallel along Base Hill Road that includes 1 shade tree per 40 feet of frontage. The proposed frontage of 225 feet requires that 7.5 shade trees are installed or maintained. A total of 8 shade trees are either proposed or maintained. 3 Maples, 3 lindens and 2 undefined are to remain. An additional 14 trees are proposed between the neighboring residential uses. There currently exists an approximately 30 FT wide landscape buffer where the plantings are not being proposed.

E. Water Supply and Sewage Disposal Systems

Onsite water is proposed through two wells, located on the northern side of the property. The planning office was unable to located a cistern or fire suppression system. There is a proposed onsite septic system that will be located in the south eastern side of the lot.

F. Underground Fuel Storage Tanks

There are no proposed underground fuel storage tanks indicated on the plans.

G. Storm Water Drainage

The increase in the peak flow of surface runoff as a result of the development is not permitted to pass beyond the property lines. To manage storm water runoff, several independent solutions are proposed.

Proposed drainage systems are designed to capture runoff from structures and paved areas. One detention pond, infiltration basin, and multiple double grate chamber systems are being proposed. Storm waters will be directed via pavement swales to the infiltration basin in the northern portion of the property.

H. Handicapped Persons

Handicapped parking spaces and entry ramps are indicated at all buildings. All crosswalks will be equipped with ramps with detectable warning panels.

I. New Utilities and/or Transmission lines

The plans note a proposed utility easement offering power to the structure.

J. Architectural Plans

Architectural plans submitted include floor plans, building elevations, the style of windows and doors proposed, exterior finishes, lighting design, and the removal of existing structures on site.

Architectural plans submitted include height of the structure and potential aesthetics. The plans do not seem to match the current structure as they show only one building and don't reference the loading docks. Clarity on the buildings floor plans, partitions, elevations, and exterior doors will need to be acquired.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on August 8th. The notice was posted in three public places and on the Town's website on August 8th and notice was published in the Keene Sentinel on August 10th.

Department Heads were notified of the application on August 4th. Concerns include comments from the Conservation Commission.

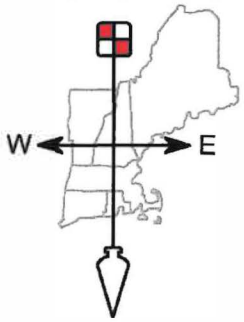
Staff Comments:

1. Architectural Plans should clearly define the Floor Plan and exterior doors of the structures.
2. Indicate intended fire suppression system.
3. Location of potential signage and width of the driving lanes.
4. Alteration of Terrain permit from DES (Department of Environmental Services)
5. All local, State, and Federal Permits as required

Attachments:

a. Site Plan Review Application
b. Site Plans
c. Subdivision Plans
d. Department Head Comments
e. Tax Map and Card
f. Aerial 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: Mrs. Sarah Bollinger, Town Planner
Town of Swanzey
620 Old Homestead Highway
Swanzey, NH 03446

Date: August 3, 2023

Re: All Purpose Storage Swanzey West, LLC c/o Jeremiah Boucher
Minor Subdivision & Site Plan Submission for Self-Storage & Contractor Bay Facility
Tax Map Parcel 52-16 - 115 Base Hill Road - 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			Application for Site Plan Review
1			Application for Subdivision Review
1			Submission Fees (To be determined by Swanzey Planning Department)
1			Abutters List & Labels
1			Letter of Authorization
1			Building Plans
4			Site Plan Set
1			Electronic Copy of all submittals above

THESE ARE TRANSMITTED as checked below:

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

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

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

■ For review and comment ❒ _____

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

REMARKS:
Hi Sarah, we are submitting the above listed items for the next Planning Board meeting (August meeting). Please let me know if you need anything else or have any questions.

Thank you,

Chad E. Branon, PE

Project No. 3477.00

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

SITE PLAN REVIEW APPLICATION FORM AND CHECKLIST

Date Received_____ By_____

APPLICATION PROCEDURE

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

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

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

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

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

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

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

1. Name and address of owner(s) of record:
   All Purpose Storage Swanzey West, LLC

   Preferred Telephone: 702-550-3808 Email: jeremiah@patriotholdings.com

2. Name and address of applicant (if different):
   Same as owner

   Preferred Telephone: _____ Email: _____

3. Name and address of surveyor or other professional whose name and seal appear on the plat:
   Fieldstone Land Consultants, PLLC c/o Chad Branon

   Preferred Telephone: 603-672-5456 Email: cebranon@fieldstonelandconsultants.com

4. Street Address of Proposed Project: 115 Base Hill Road

5. Zoning District(s): Business & Rural/Agricultural Tax Map# 52 Lot#(s) 16

6. Proposed Permitted Use (Per Zoning): Services (To be rented out to various service businesses; plumbing, HVAC, landscaping, electrical, etc)

7. Project Name: All Purpose Storage Swanzey West

8. Area of Lot in Square Feet and Acres: Lot 16: 439,651 SF (10.093 acres)

9. Traffic Volume on Adjacent Major Streets: 14,000± (NH Route 10)

10. Projected Number of Vehicle Movements On and Off the Property Per Day: 502 Trips

11. Gross Floor Area of Existing Buildings (Square Feet): 19,392 sq.ft.

12. Gross Floor Area of Additions (Square Feet): None

13. Gross Floor Area of New Buildings (Square Feet): 72,000

14. Total Number of Employees: Varies (estimated 5 employees / unit x 40 units = 200 employees)

15. Hours of Operation: 7 am to 5 pm, Monday through Friday, 8 am to 5 pm Saturdays

The following items must be submitted with the application:

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

The following affidavits must be signed and dated:

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

8/3/2023 Charlie Ritchie

Date Signature

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

8/3/2023 Charlie Ritchie

Date Signature

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

Signed (Owner): See attached Letter of Authorization Date: _____

Signed (Agent): Charlie Ritchie Date: 8/3/2023

FEE SCHEDULE

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

Total Application Filing Fees: $ Pending

FOR PLANNING BOARD USE ONLY

Comments:

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

Date: _____

PLAT SUBMISSION CHECKLIST

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

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

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

August 4, 2023

FLC#3477.00 / CLR

List of Abutters
Tax Map 52 Lot Numbers 16
Swanzey, New Hampshire

Map 52 Lots 16 & 17
All Purpose Storage Swanzey-West, LLC
4007 Dean Martin Drive
Las Vegas, NV 89103

Map 52 Lot 9
Yale University Forestry School
Attn: Dir. Of School Forests
360 Prospect Street
New Haven, CT 06511-2104

Map 52 Lot 10
A E Hill Construction, LLC
1179 Old Homestead Hwy.
Swanzey, NH 03446

Map 52 Lot 11
Sharee L. Howard
114 Base Hill Road
Swanzey, NH 03446

Map 52 Lot 12
Ali J. Taylor
258 Eaton Road
Swanzey, NH 03446

Map 52 Lot 13
Roger A. & Linda J. Gouslin
141 Base Hill Road
Swanzey, NH 03446-3414

Map 52 Lot 15
Ashley E. Bronson
131 Base Hill Road
Swanzey, NH 03446

Map 52 Lot 18
RobJohn LLC
93 Base Hill Road
Keene, NH 03431

Map 52 Lot 21
Monadnock Humane Society
101 West Swanzey Road
Swanzey, NH 03446

Keene Abutters:

Map 247 Lot 5
City of Keene
3 Washington Street
Keene, NH 03431

Map 247 Lot 7
Neil D. & Mary J. Fish
272 Base Hill Road
Keene, NH 03431

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 1, 2023

RE: All Purpose Storage Swanzey West, LLC
115 Base Hill Road - Swanzey, NH
Tax Map Parcel 52-16 & 52-17

To Whom It May Concern:

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

Very truly yours,

Signature: _____ Print: Jeremiah Boucher Date 8/1/23







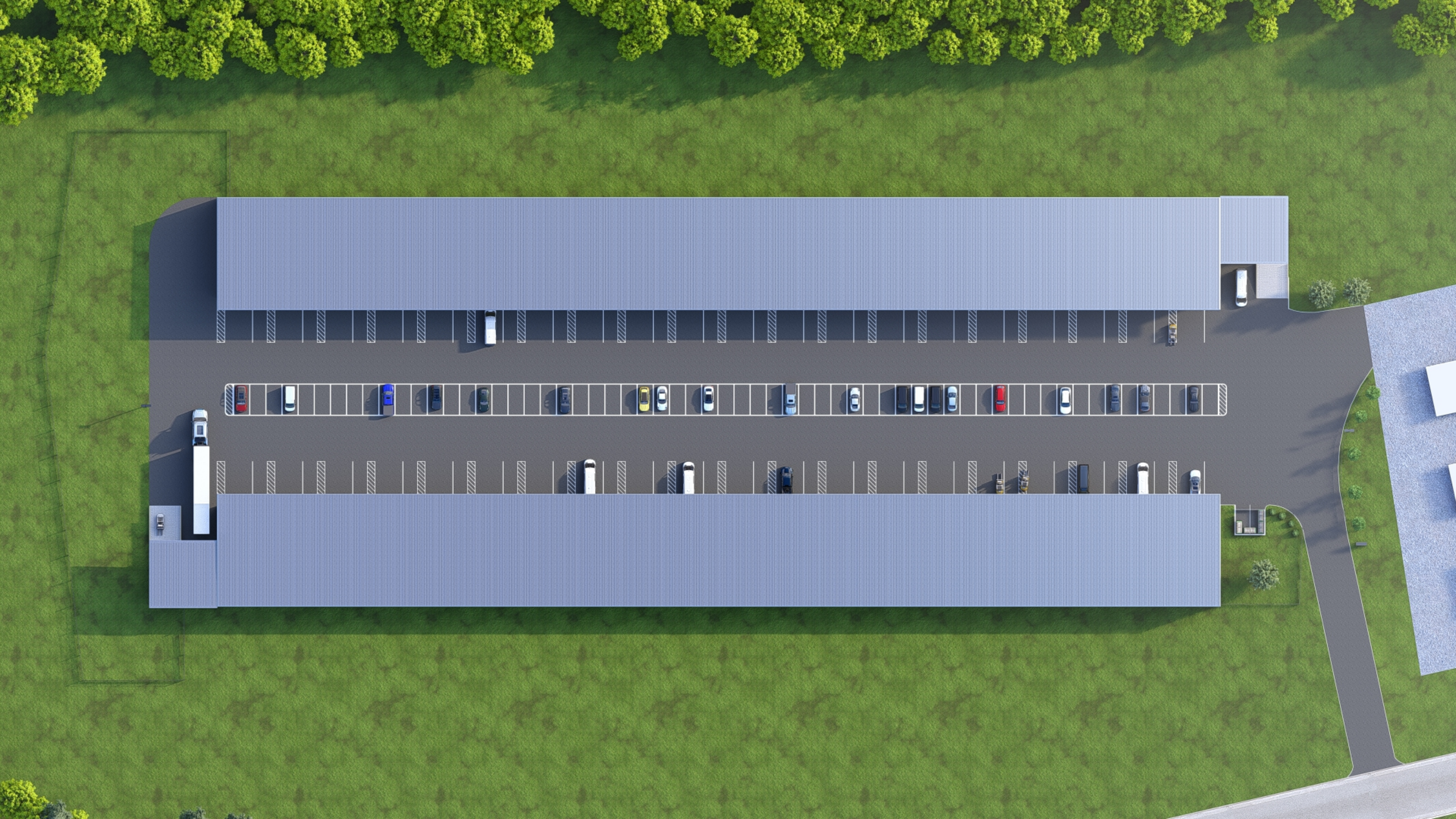





ALL-PURPOSE
INDUSTRIAL










TOYOTA

SITE DEVELOPMENT PLANS

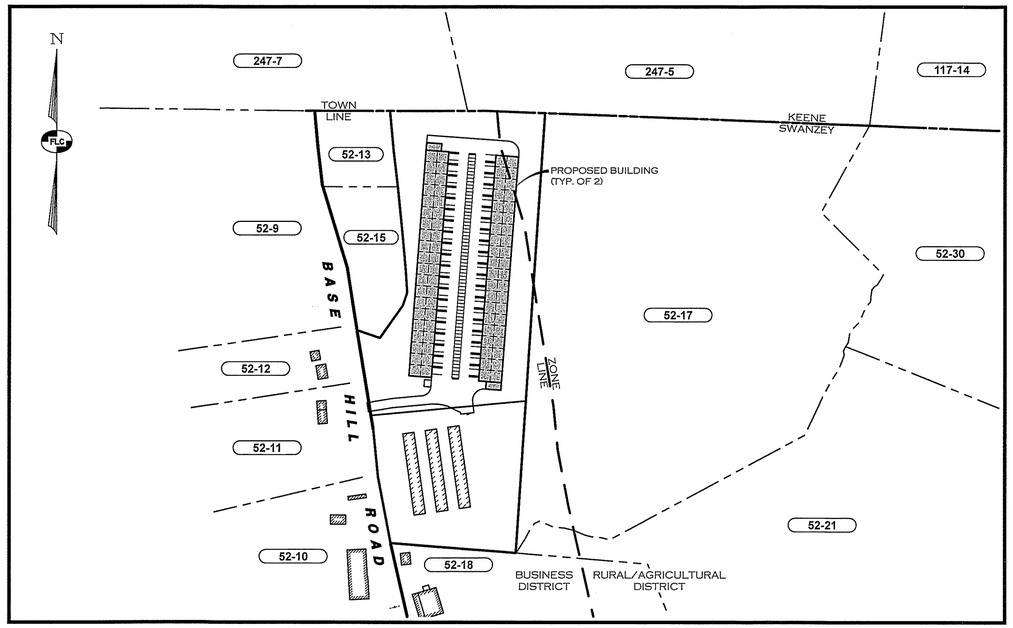
ALL PURPOSE STORAGE SWANZEY WEST, LLC

- TAX MAP 52, LOT 16 -

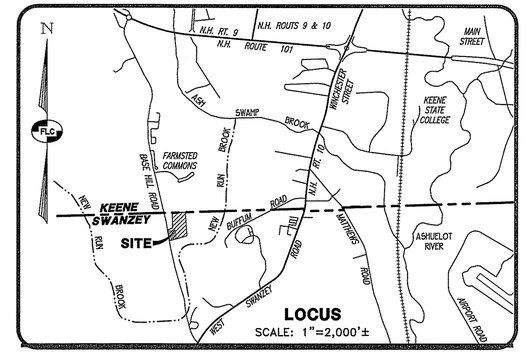
(115 BASE HILL ROAD)

SWANZEY, NEW HAMPSHIRE

AUGUST 3, 2023



SCALE: 1"=200'



SHEET INDEX

PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	SP-1	SITE LAYOUT PLAN
3	EX-1	SUBDIVISION PLAN
4	GR-1	GRADING & DRAINAGE PLAN
5	UT-1	UTILITY PLAN
6	LT-1	LIGHTING PLAN
7	LS-1	LANDSCAPING & UTILITY PLAN
8	DT-1	EROSION CONTROL NOTES
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	CONSTRUCTION DETAILS
11	DT-4	STORMWATER RECHARGE SYSTEM DETAILS

PREPARED FOR & LAND OF:

ALL PURPOSE STORAGE SWANZEY WEST, LLC

4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

OWNER'S SIGNATURE:_____ DATE:_____

APPROVED BY THE SWANZEY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY: _____

_____

811 DigSafe MA-ME-NH-RI-VT

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

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

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

W E

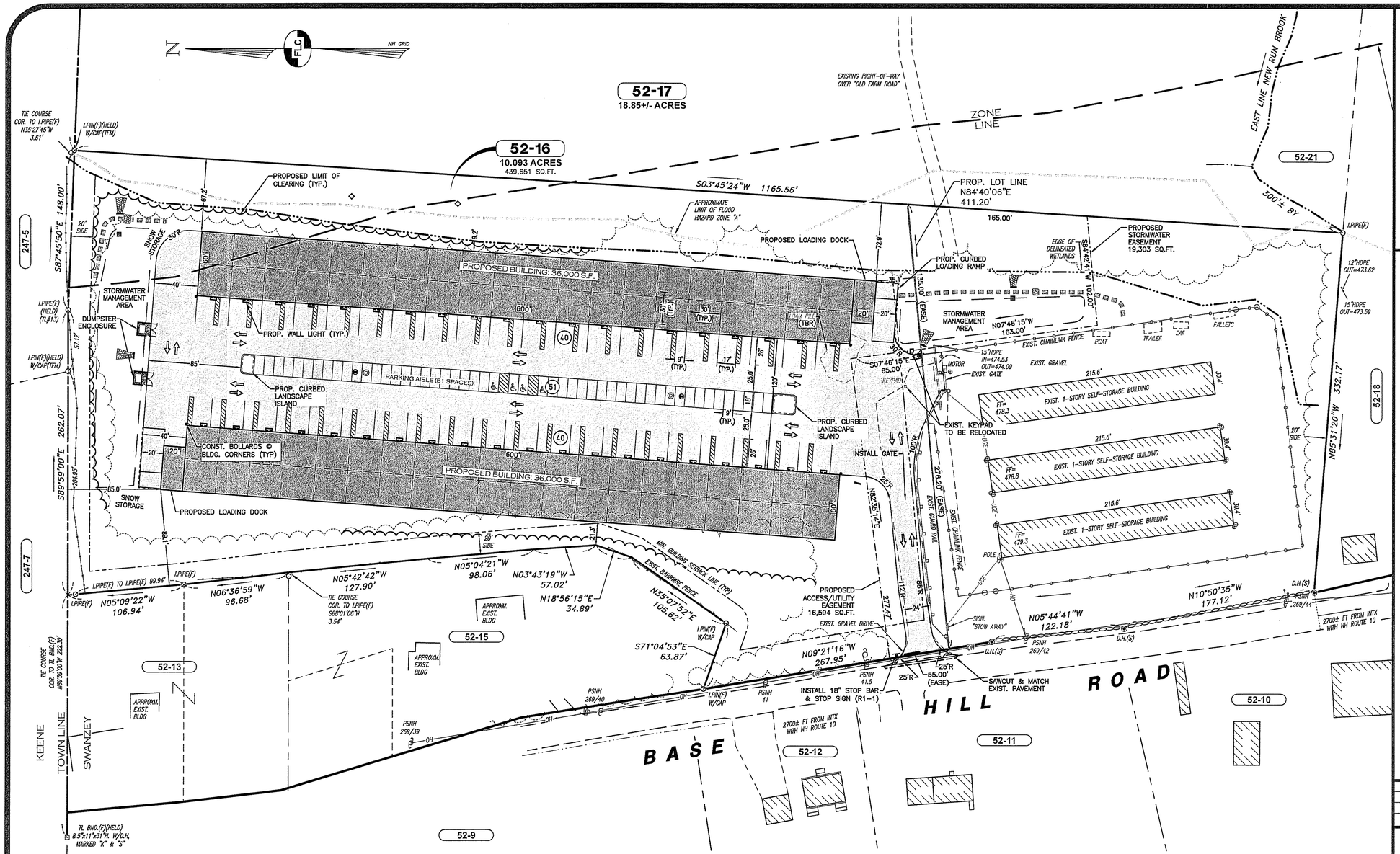
FIELDSTONE LAND CONSULTANTS, PLLC

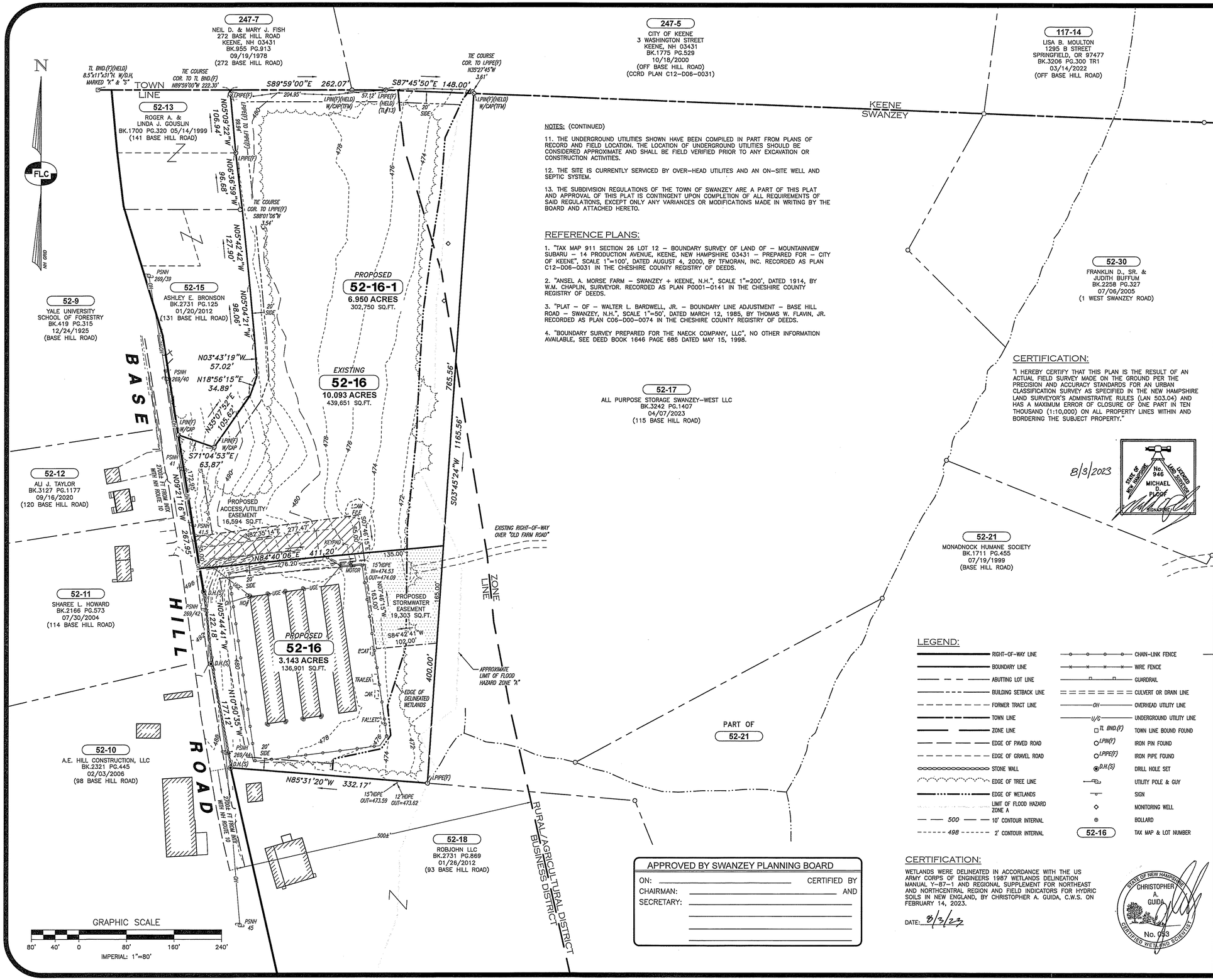
206 Elm Street, Milford, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

STATE OF NEW HAMPSHIRE CHAD E BRANON No. 12191 LICENSED PROFESSIONAL ENGINEER 8/3/2023

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

FILE: 3477CV00.dwg | PROJ. NO. 3477.00 | SHEET: CV-1 | PAGE NO. 1 OF 11


N
NH GRID
52-17
18.85+/- ACRES
52-16
10.093 ACRES
439,651 SQ.FT.
52-21
52-18
52-15
52-13
52-12
52-11
52-10
52-9
247-5
247-7
ZONE LINE
EXISTING RIGHT-OF-WAY OVER "OLD FARM ROAD"
EAST LINE NEW RUN BROOK
TIE COURSE COR. TO LPIPE(F) N35°27'45"W 3.61'
LPIN(F)(HELD) W/CAP(TFM)
S87°45'50"E 148.00'
S03°45'24"W 1165.56'
PROPOSED LIMIT OF CLEARING (TYP.)
APPROXIMATE LIMIT OF FLOOD HAZARD ZONE "A"
PROP. LOT LINE N84°40'06"E 411.20'
165.00'
300'± BY
LPIPE(F)
PROPOSED LOADING DOCK
PROPOSED BUILDING: 36,000 S.F.
PROP. CURBED LOADING RAMP
EDGE OF DELINEATED WETLANDS
S84°42'21"E 135.00'
PROPOSED STORMWATER EASEMENT 19,303 SQ.FT.
12"HDPE OUT=473.62
15"HDPE OUT=473.59
STORMWATER MANAGEMENT AREA
DUMPSTER ENCLOSURE
PROP. WALL LIGHT (TYP.)
PARKING AISLE (51 SPACES)
PROP. CURBED LANDSCAPE ISLAND
CONST. BOLLARDS @ BLDG. CORNERS (TYP)
SNOW STORAGE
LPIPE(F) (HELD) (TL#13)
LPIN(F)(HELD) W/CAP(TFM)
S89°59'00"E 262.07'
N07°46'15"W 163.00'
S07°46'15"E 65.00'
15"HDPE IN=474.53 OUT=474.09
EXIST. CHAINLINK FENCE
EXIST. GRAVEL
EXIST. GATE
KEYPAD
EXIST. KEYPAD TO BE RELOCATED
INSTALL GATE
EXIST. 1-STORY SELF-STORAGE BUILDING
FF=478.3
FF=478.8
FF=479.3
215.6'
30.4'
N85°31'20"W 332.17'
EXIST. GUARD RAIL
EXIST. CHAINLINK FENCE
276.20' (EASE)
N85°14'E
POLE
SIGN: "STOW AWAY"
N05°44'41"W 122.18'
N10°50'35"W 177.12'
D.H.(S) 269/44
2700± FT FROM INTX WITH NH ROUTE 10
PROPOSED ACCESS/UTILITY EASEMENT 16,594 SQ.FT.
EXIST. GRAVEL DRIVE
S71°04'53"E 63.87'
N09°21'16"W 267.95'
PSNH 41.5
PSNH 41
PSNH 269/40
PSNH 269/39
LPIN(F) W/CAP
INSTALL 18" STOP BAR & STOP SIGN (R1-1)
SAWCUT & MATCH EXIST. PAVEMENT
55.00' (EASE)
25'R
125'R
HILL
ROAD
BASE
KEENE
TOWN LINE
SWANZEY
LPIPE(F) TO LPIPE(F) 99.94'
N05°09'22"W 106.94'
N06°36'59"W 96.68'
N05°42'42"W 127.90'
N05°04'21"W 98.06'
N03°43'19"W 57.02'
N18°56'15"E 34.89'
N35°07'52"E 105.62'
TIE COURSE COR. TO LPIPE(F) S88°01'06"W 3.54'
TIE COURSE COR. TO TL BND.(F) N89°09'09"W 222.35'
TL BND.(F)(HELD) 8.5"x11"x31"H. W/D.H. MARKED "X" & "S"
MIN. BUILDING SETBACK LINE (TYP)
EXIST. BARBWIRE FENCE
APPROXM. EXIST. BLDG
SNOW STORAGE
PROPOSED LOADING DOCK
20' SIDE
40' REAR
85.0'
204.65'
60'
30'R
72.9'
57.12'
262.07'
600'
120'
25.0'
26'
18'
9' (TYP.)
17' (TYP.)
10' (TYP)
20'
85'
51
40
6
6
6



NOTES: (CONTINUED)

11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

12. THE SITE IS CURRENTLY SERVICED BY OVER-HEAD UTILITES AND AN ON-SITE WELL AND SEPTIC SYSTEM.

13. THE SUBDIVISION REGULATIONS OF THE TOWN OF SWANZEY ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

REFERENCE PLANS:

1. "TAX MAP 911 SECTION 26 LOT 12 – BOUNDARY SURVEY OF LAND OF – MOUNTAINVIEW SUBARU – 14 PRODUCTION AVENUE, KEENE, NEW HAMPSHIRE 03431 – PREPARED FOR – CITY OF KEENE", SCALE 1"=100', DATED AUGUST 4, 2000, BY TFMORAN, INC. RECORDED AS PLAN C12-D06-0031 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.

2. "ANSEL A. MORSE FARM – SWANZEY + KEENE, N.H.", SCALE 1"=200', DATED 1914, BY W.M. CHAPLIN, SURVEYOR. RECORDED AS PLAN P0001-0141 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.

3. "PLAT – OF – WALTER L. BARDWELL, JR. – BOUNDARY LINE ADJUSTMENT – BASE HILL ROAD – SWANZEY, N.H.", SCALE 1"=50', DATED MARCH 12, 1985, BY THOMAS W. FLAVIN, JR. RECORDED AS PLAN C06-D00-0074 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.

4. "BOUNDARY SURVEY PREPARED FOR THE NAECK COMPANY, LLC", NO OTHER INFORMATION AVAILABLE, SEE DEED BOOK 1646 PAGE 685 DATED MAY 15, 1998.

CERTIFICATION:

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

8/3/2023

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

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- FORMER TRACT LINE
- TOWN LINE
- ZONE LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- LIMIT OF FLOOD HAZARD ZONE A
- 500 — 10' CONTOUR INTERVAL
- 498 — 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- WIRE FENCE
- GUARDRAIL
- CULVERT OR DRAIN LINE
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- TL BND.(F) — TOWN LINE BOUND FOUND
- LPIN(F) — IRON PIN FOUND
- LPIPE(F) — IRON PIPE FOUND
- D.H.(S) — DRILL HOLE SET
- UTILITY POLE & GUY
- SIGN
- MONITORING WELL
- BOLLARD
- 52-16 — TAX MAP & LOT NUMBER

APPROVED BY SWANZEY PLANNING BOARD

ON: _____ CERTIFIED BY

CHAIRMAN: _____ AND

SECRETARY: _____

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. ON FEBRUARY 14, 2023.

DATE: 8/3/23

STATE OF NEW HAMPSHIRE CHRISTOPHER A. GUIDA No. 093 CERTIFIED WETLAND SCIENTIST

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 52 LOT 16 IS ALL PURPOSE STORAGE SWANZEY WEST, LLC, 4007 DEAN MARTIN DRIVE, LAS VEGAS NV 89103. DEED REFERENCE FOR THE LOTS IS BK.3242 PG.1407 DATED APRIL 7, 2023 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS.

2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP LOT 52-16 INTO TWO LOTS AS SHOWN HEREON.

3. THE TOTAL AREA OF TAX MAP 52 LOT 16 IS 439,651 SQ.FT. OR 10.093 ACRES. LOT FRONTAGE IS 567.26 FT. ALONG BASE HILL ROAD.

4. ZONING FOR THE PARCEL IS BUSINESS AND RURAL/AGRICULTURAL DISTRICTS:

BUSINESS:
MIN. LOT SIZE = 1 ACRE
MIN. LOT FRONTAGE = 125'
MIN. BUILDING SETBACKS: 30' FRONT FOR FRONTAGE OTHER THAN RT.10 & RT.12
MIN. BUILDING SETBACKS: 20' SIDE & REAR

RURAL/AGRICULTURAL:
MIN. LOT SIZE = 3 ACRES
MIN. LOT FRONTAGE = 225'
MIN. BUILDING SETBACKS: 30' FRONT, 20' SIDE & REAR

THE LOTS ARE ALSO SUBJECT TO THE REGULATIONS OF THE WETLANDS CONSERVATION DISTRICT AND THE FLOOD PLAIN DISTRICT.

5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM DEEDS OF RECORD TOGETHER WITH A PRECISE FIELD SURVEY BY THIS OFFICE IN FEBRUARY 2023.

6. HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON THE REFERENCE PLAN AND FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSTIONING USER SERVICE (OPUS).

7. THE SURFACE FEATURES SHOWN WERE DEVELOPED FROM AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2023 AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

8. WETLAND LOCATIONS SHOWN ARE PER A FIELD SURVEY BY THIS OFFICE. WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 BY CHRISTOPHER A. GUIDA, C.W.S. OF THIS OFFICE IN FEBRUARY 2023.

9. A PORTION OF LOT 52-16 ALONG THE EASTERLY PROPERTY LINE AND THE ENTIRE OF LOT 52-17 ARE LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, TOWN OF SWANZEY, NEW HAMPSHIRE, COMMUNITY NO.330026, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33005C0266E, DATED: MAY 23, 2006.

10. THE LOTS LIES WITHIN A KNOWN AQUIFER PER THE U.S.G.S. WATER-RESOURCES INVESTIGATIONS REPORT 92-4013, PLATE NO. 4, PREPARED IN COOPERATION WITH THE N.H.D.E.S WATER RESOURCES DIVISION.

(CONTINUED, LEFT)

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN

TAX MAP 52 LOT 16

(115 BASE HILL ROAD)

SWANZEY, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:

ALL PURPOSE STORAGE SWANZEY-WEST LLC

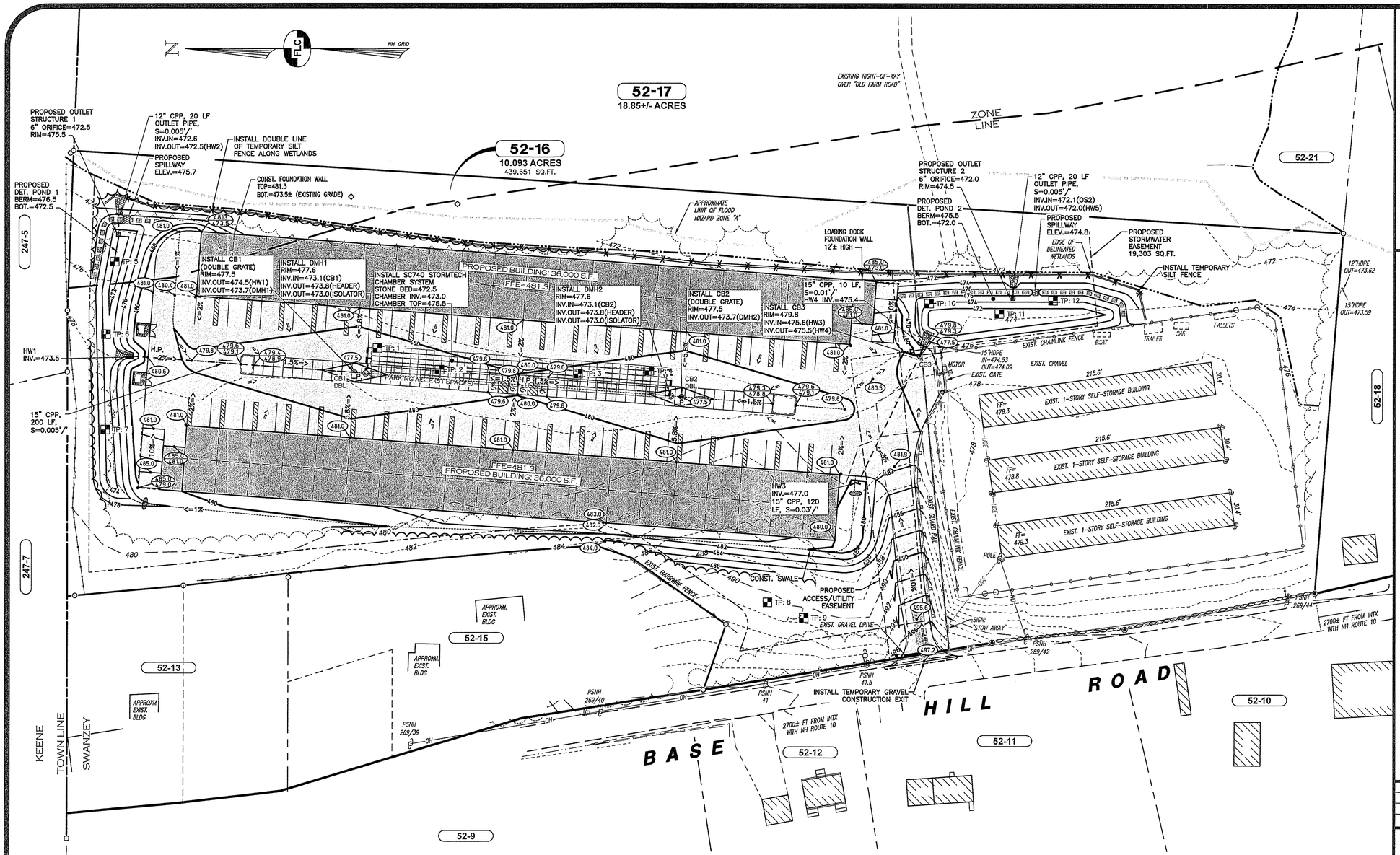
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

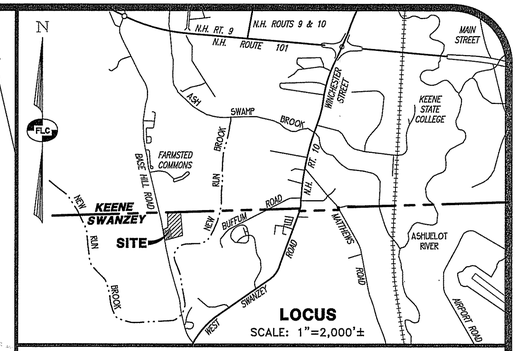
SCALE: 1"=80' MARCH 31, 2023

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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





CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SWANZEY AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF SWANZEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SWANZEY FIRE DEPARTMENT REGULATIONS
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. CONTRACTOR SHALL OBTAIN STRUCTURAL DESIGN PLANS, DETAILS AND SPECIFICATIONS FOR ALL RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.

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

LEGEND:
EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- FORMER TRACT LINE
- TOWN LINE
- ZONE LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- LIMIT OF FLOOD HAZARD ZONE A
- 500 10' CONTOUR INTERVAL
- 498 2' CONTOUR INTERVAL
- TP: 7 TEST PIT
- CHAIN-LINK FENCE
- WIRE FENCE
- GUARDRAIL
- CULVERT OR DRAIN LINE
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- TL BND.(F) TOWN LINE BOUND FOUND
- I.PIN(F) IRON PIN FOUND
- I.PIPE(F) IRON PIPE FOUND
- D.H.(S) DRILL HOLE SET
- UTILITY POLE & GUY
- SIGN
- MONITORING WELL
- BOLLARD
- 52-16 TAX MAP & LOT NUMBER

LEGEND:
PROPOSED FEATURES

- LOT LINE
- PAVEMENT SAWCUT LINE
- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- (2) PARKING COUNT
- 492 2 FT. CONTOUR
- 490 10 FT. CONTOUR
- 492.5 SPOT ELEVATION
- CB# STORM WATER DRAINAGE
- DMH #1 STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- DRAINAGE SWALE
- TEMPORARY SILT FENCE
- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- UGE UNDERGROUND ELECTRIC
- W WATER LINE
- 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
- S SEWER LINE
- S SEWER MANHOLE

REV.	DATE	DESCRIPTION	C/O	DR	CK

GRADING & DRAINAGE PLAN

TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

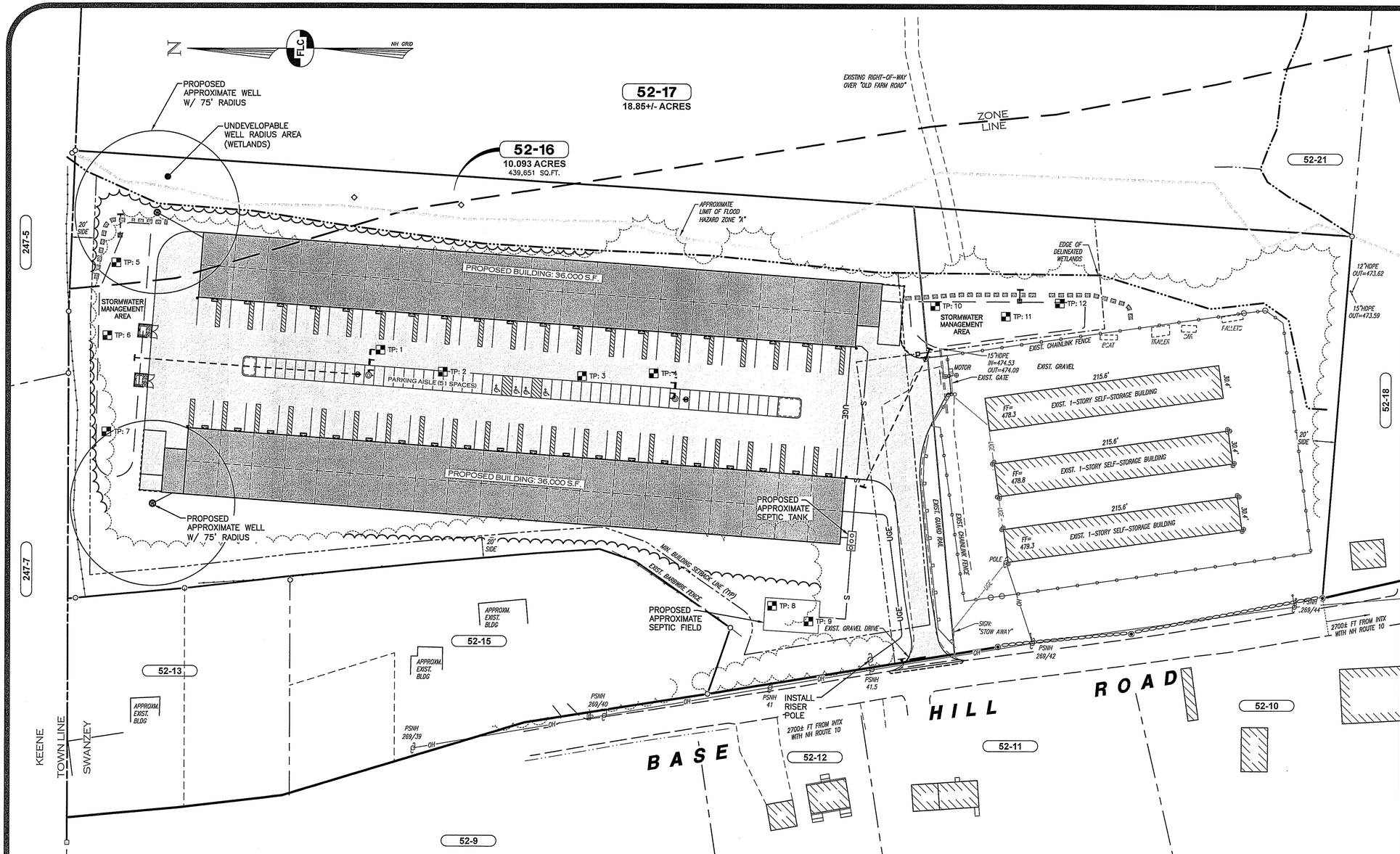
PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

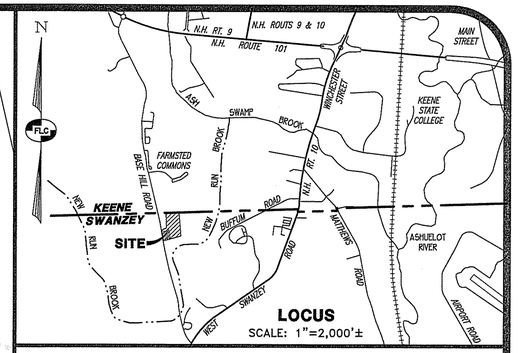
SCALE: 1"=50' MAY 23, 2023

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GRAPHIC SCALES

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
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- 52-16 — TAX MAP & LOT NUMBER

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- POLE MOUNTED LIGHT
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- W — WATER LINE
- S — SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
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- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

REV.	DATE	DESCRIPTION	C/O	DR	CK

UTILITY PLAN

TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

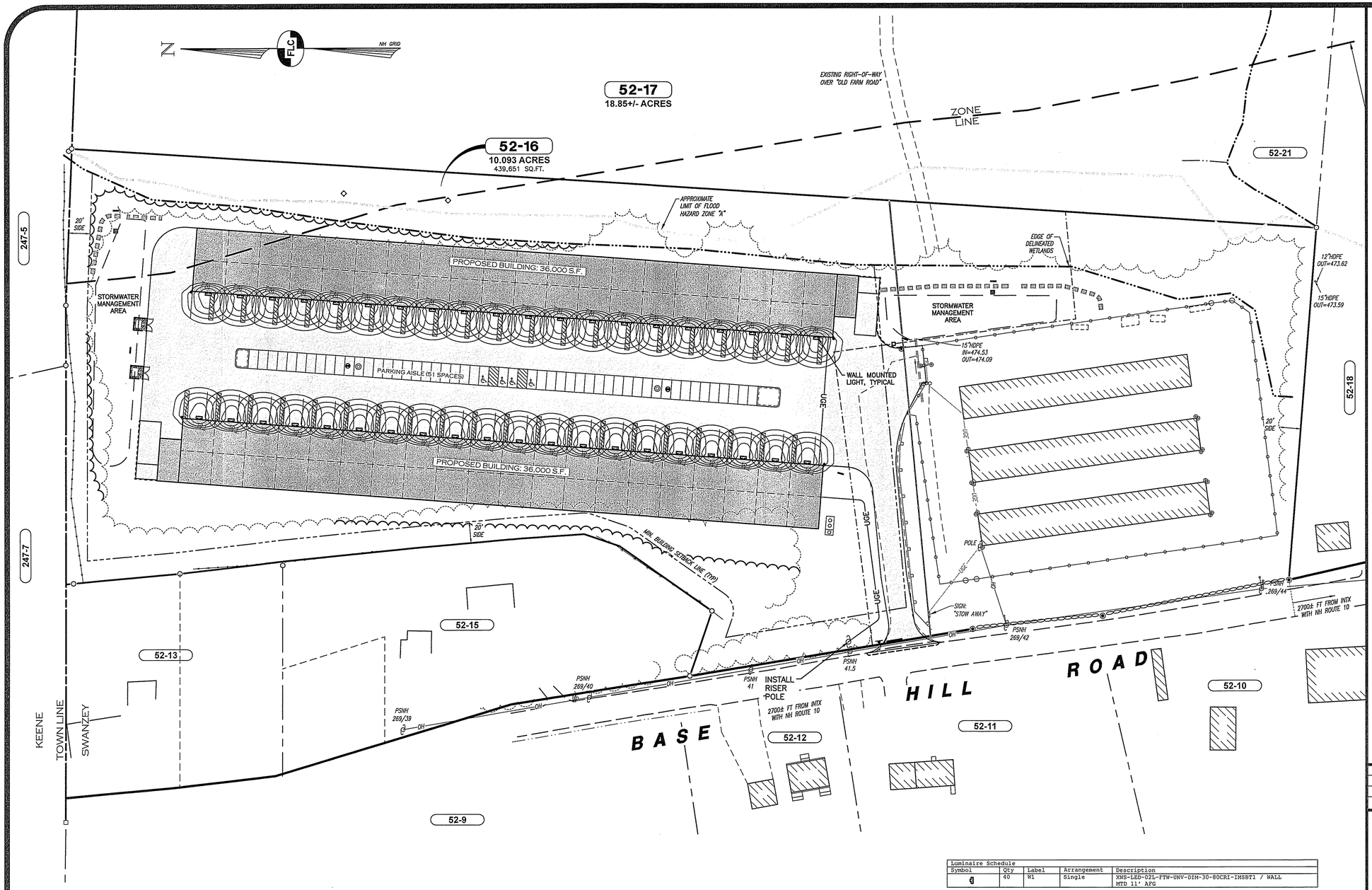
PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=50' MAY 23, 2023

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Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
◨	40	W1	Single	XWS-LED-02L-FTW-UNV-DIM-30-80CRI-IMSBT1 / WALL MTD 11' AFG

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. MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 11 FEET ABOVE FINISH GRADE ON THE BUILDINGS. LOCATED AT EACH BUILDING UNIT.
5. ALL LIGHTS ARE TO BE SETUP ON PHOTOCELLS TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS. TIMER SHALL BE INSTALLED TO LIMIT HOURS FROM 6 AM – 10 PM. IF OPERATING 24/7 THE LIGHTING MUST REDUCE BY 50% FOR SECURITY LIGHTING, HALF OF THE WALLPACKS SHALL BE INSTALLED WITH MOTION SENSORS.
6. ALL FIXTURES AND HARDWARE ARE TO BE DARK BRONZE IN COLOR TO MATCH.
7. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND TOWN OF SWANZEY.



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)

BUILDING MOUNTED LIGHTS:

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

REV.	DATE	DESCRIPTION	C/O	DR	CK

LIGHTING PLAN
TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

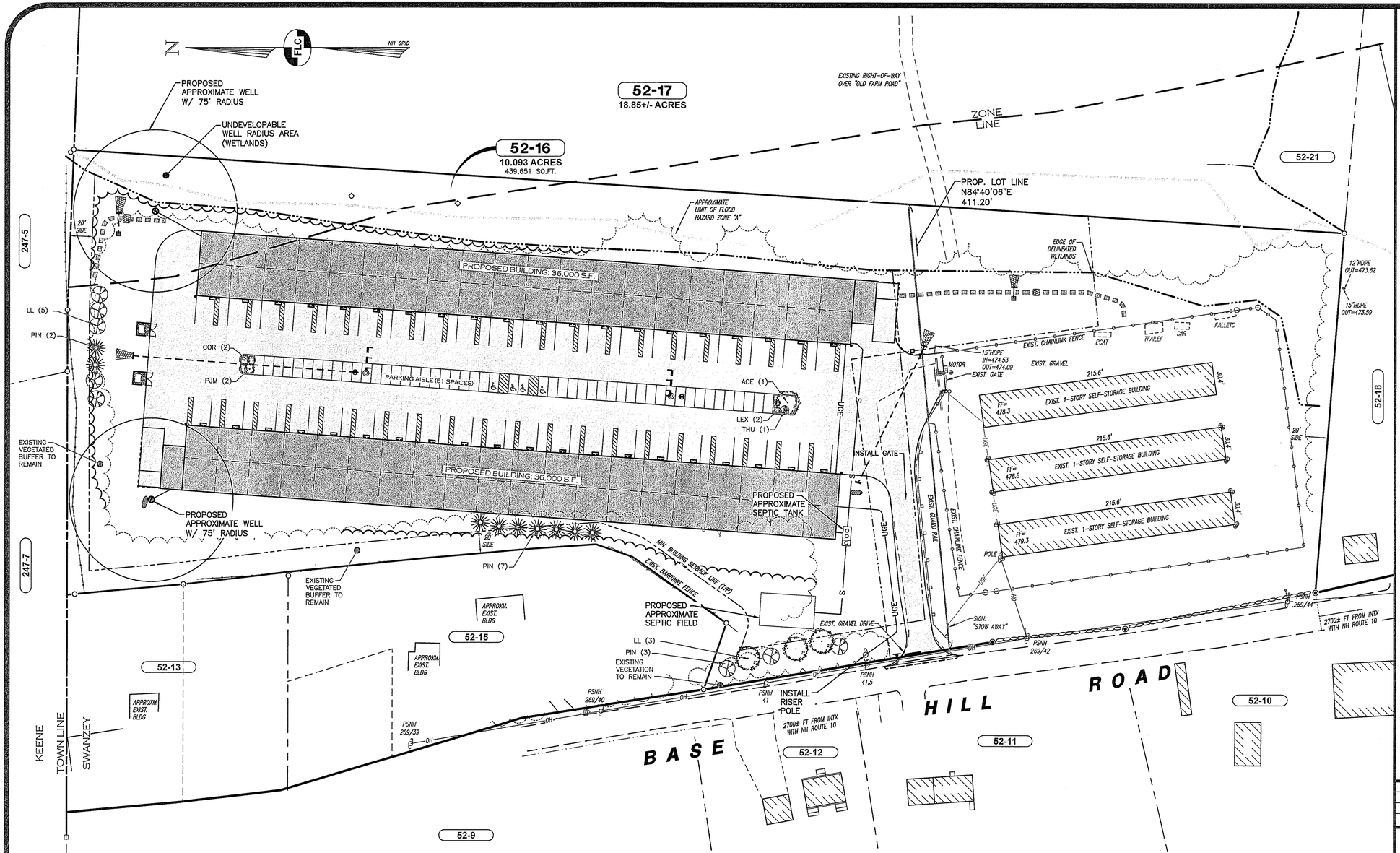
PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
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SCALE: 1"=50' MAY 23, 2023

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LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
3. EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
4. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
5. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
6. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
9. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
10. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
11. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION.
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED OR NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.

PLANT SYMBOLS	PLANT LIST		QTY.
	ACE	ACER RUBRUM (RED MAPLE) (OR EQUAL)	(4) 3" CAL.
	PN	PINUS NIGRA (AUSTRIAN PINE) (OR EQUAL)	(12) 5-6'H
	LL	TILIA CORDATA 'GREENSPIRE' (LITTLELEAF LINDEN) (OR EQUAL)	(5) 3"± CAL.
	PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON) (OR EQUAL)	(2) 18"-24"
	COR	CORNUS SANGUINEA (WINTER FLAME DOGWOOD) (OR EQUAL)	(2) 3 GAL. 2'-3'
	THU	THUJA OCCIDENTALIS (EASTERN ARBORVITAE) (OR EQUAL)	(1) 4'-5' B&B
	LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY) (OR EQUAL)	(2) 2.5"-3'

LANDSCAPING CALCULATIONS:

INTERIOR GREENSPACE:
51 SPACES X 10 SF/SPACE = 510 SF REQUIRED GREENSPACE IN CENTER PARKING ROW
TOTAL PROVIDED INTERIOR GREENSPACE = 586 SF

LANDSCAPE STRIPS BETWEEN BUILDINGS AND STREETS:
MINIMUM OF 1 SHADE TREE (3" CALIPER) PLANTED OR RETAINED PER 30 FEET OF FRONTAGE
-FRONTAGE = 225 FEET / 30 FEET = 7.5 OR SHADE TREES REQUIRED

A TOTAL OF 8 SHADE TREES ARE PROPOSED OR RETAINED ALONG THE RIGHT OF WAY. (THREE PROPOSED MAPLE, 3 PROPOSED LINDEN, 2 EXISTING TO REMAIN.

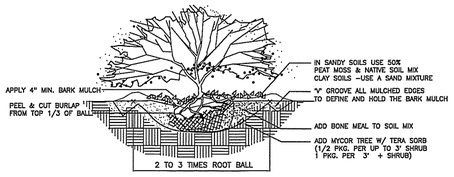
LANDSCAPING BETWEEN ADJACENT BUILDINGS:
MINIMUM OF ONE (1) 3" DIAMETER TREE PER 200 SQUARE FEET OF GROUND AREA OF LANDSCAPED BUFFER IN 20' DEEP LANDSCAPE BUFFER BETWEEN RESIDENTIAL USE.
-BUFFER AREA BETWEEN RESIDENTIAL USE & PROPOSED BUILDING = 750 FT X 20 FT DEEP = 15,000± SF / 200 = 75 TREES REQUIRED

AN ADDITIONAL 14 TREES ARE PROPOSED BETWEEN THE EXISTING RESIDENTIAL USES AND PROPOSED MIXED-USE BUILDING. THESE PROPOSED PLANTINGS ARE IN ADDITION TO THE EXISTING 30± FOOT WIDE LANDSCAPE BUFFER THAT SURROUNDS THE SUBJECT PROPERTY.

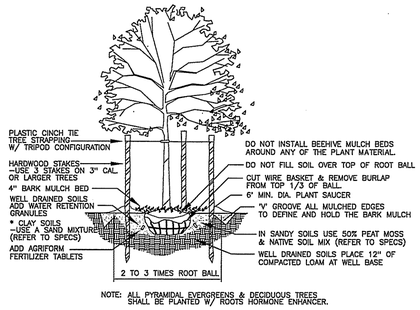
GRAPHIC SCALES

50' 25' 0 50' 100' 150'

IMPERIAL: 1"=50'



B & B SHRUB PLANTING DETAIL | 1 LS-1



NOTE: ALL PYRAMIDAL EVERGREENS & DECIDUOUS TREES SHALL BE PLANTED W/ ROOTS HORMONE ENHANCER.

DECIDUOUS TREE PLANTING DETAIL | 2 LS-1

REV.	DATE	DESCRIPTION	C/O	DR	CK

LANDSCAPING PLAN

TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=50' MAY 23, 2023

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

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

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

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

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

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

6. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.

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

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

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

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

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

PERMANENT SLOPE SEED MIX	LBS / 1,000 SQ. FT.
CREEPING RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	0.69 LBS
REDTOP	0.12 LBS
ALSIKE CLOVER	0.12 LBS
BIRDSFOOT TREFOIL	
APPLICATION RATE TOTALS *1.85 LBS PER 1,000 SF	

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

A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

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

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

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES — 1 / DT-1

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



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

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

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

WINTER CONSTRUCTION NOTES — 2 / DT-1

1. INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.

2. INSTALL STABILIZED CONSTRUCTION EXIT(S).

3. CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

4. REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.

5. ROUGH GRADE SITE – CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.

6. BEGIN BUILDING CONSTRUCTION.

7. CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE THE EROSION CONTROL NOTES.

8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.

9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

10. FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.

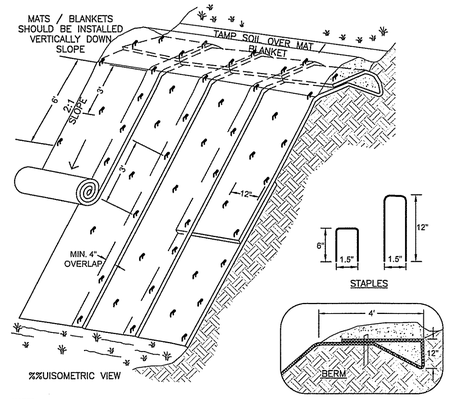
11. FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).

12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

14. ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE — 3 / DT-1



%%UISOMETRIC VIEW

NOTES:

1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.

3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.

4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.

5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.

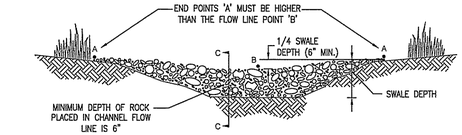
6. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.

7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

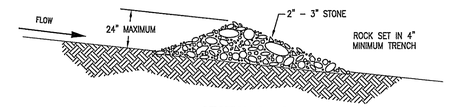
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

9. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

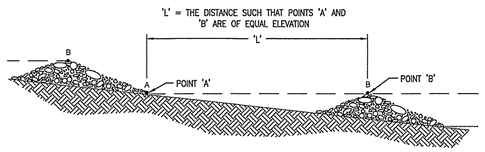
EROSION BLANKETS - SLOPE INSTALLATION — 4 / DT-1



VIEW LOOKING UPSTREAM



SECTION C - C



PROFILE - CHECK DAM SPACING

NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.

2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.

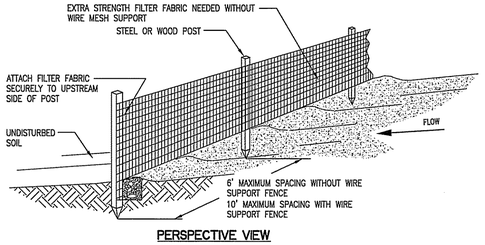
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.

4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL–GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4–INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.

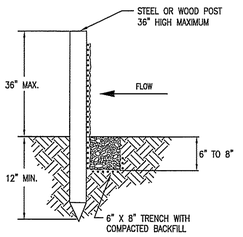
5. WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18–INCHES TO PREVENT FLOW AROUND THE DAM.

6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

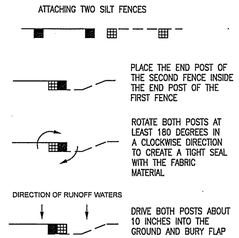
STONE CHECK DAM — 5 / DT-1



PERSPECTIVE VIEW



SECTION VIEW



ATTACHING TWO SILT FENCES

NOTES:

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

2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.

3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4–INCH STONE.

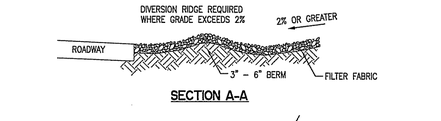
4. SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.

5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.

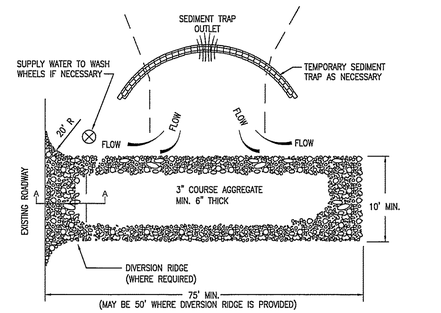
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE — 6 / DT-1



SECTION A-A



PLAN VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. THE MINIMUM STONE USED SHOULD BE 3–INCH CRUSHED STONE.

3. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3–INCH TO 6–INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.

4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.

5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.

6. THE PAD SHOULD BE AT LEAST 6–INCHES THICK.

7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.

8. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF–SITE.

9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

11. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 7 / DT-1

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

EROSION CONTROL DETAILS

TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=50' MAY 23, 2023

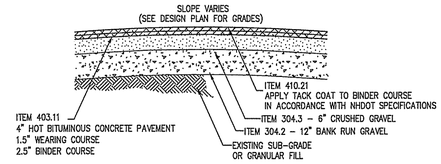
Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672–5456 Fax: (603) 413–5456
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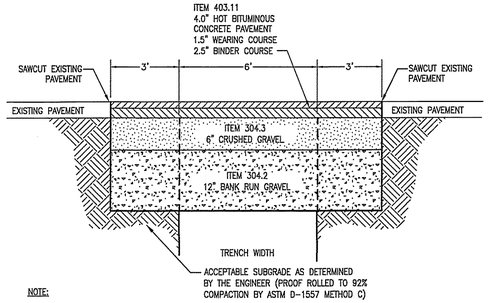
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SWANZEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES — 1 / DT-2



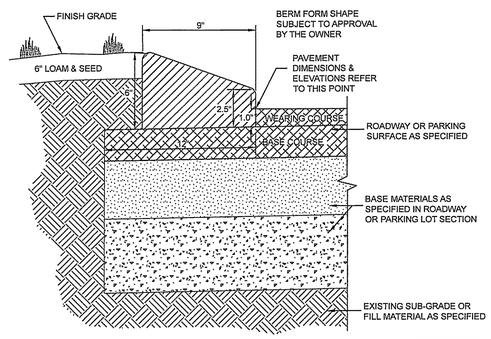
** SEE CURB DETAILS WHEN APPLICABLE**

PAVEMENT SECTION — 2 / DT-2

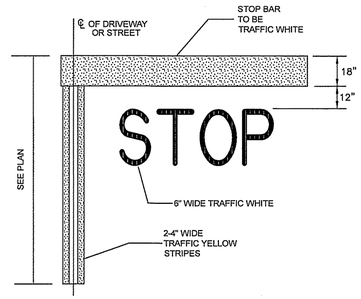


NOTE:
THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAID TO THE LIMITS SHOWN ON THE PLANS.

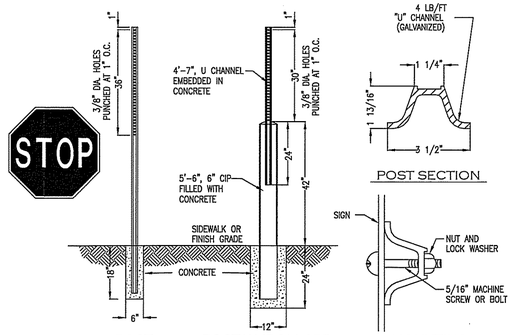
PAVEMENT TRENCH PATCH — 3 / DT-2



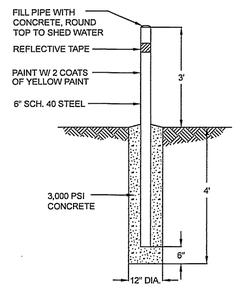
CURB - ASPHALT (CAPE COD BERM) — 4 / DT-2



STOP BAR DETAIL — 5 / DT-2

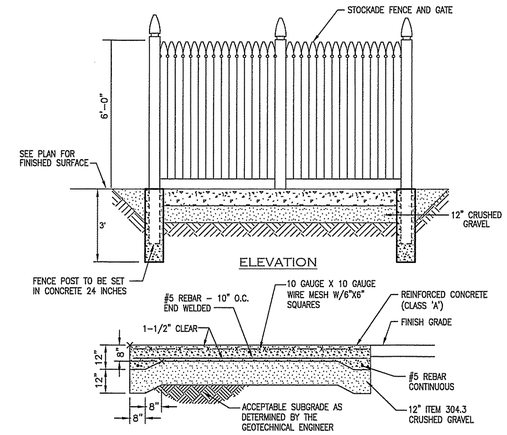


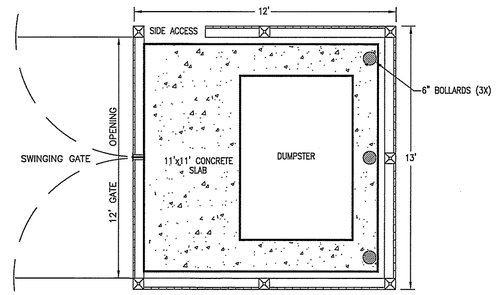
SIGN POST - STANDARD & W/BOLLARD — 6 / DT-2



OR APPROVED EQUAL — SCALE: N.T.S.

BOLLARD — 7 / DT-2





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

DUMPSTER ENCLOSURE — 8 / 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
-	-	-	-	-	-

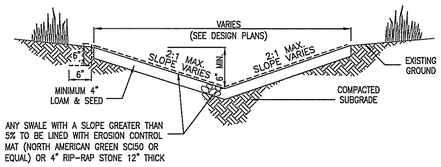
CONSTRUCTION DETAILS

TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

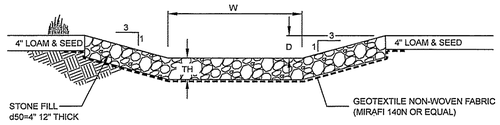
PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=50' MAY 23, 2023

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TYPICAL SWALE DETAIL — 1 / DT-3



EMERGENCY SPILLWAY DETAIL — 2 / DT-3

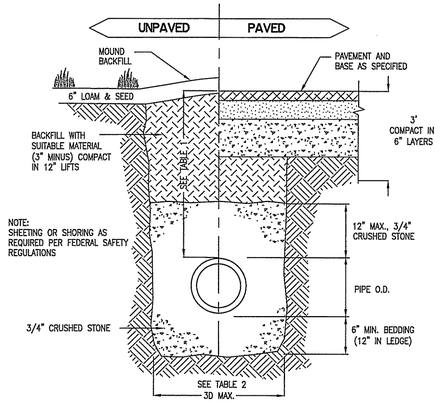
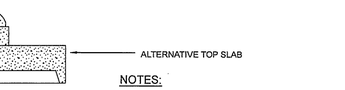


TABLE 1 (RECOMMENDED COVER)		
LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	3 FT.
GRAVEL ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

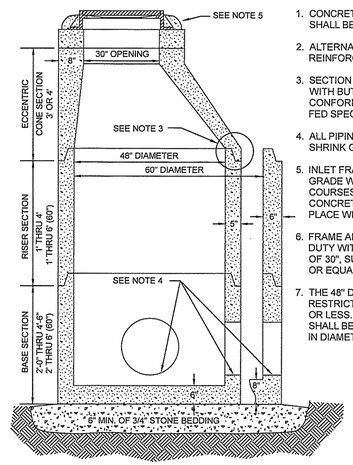
TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24" OVER 24"	I.D. + 24" 2 x I.D.

DRAINAGE TRENCH (TYPICAL) — 5 / DT-3

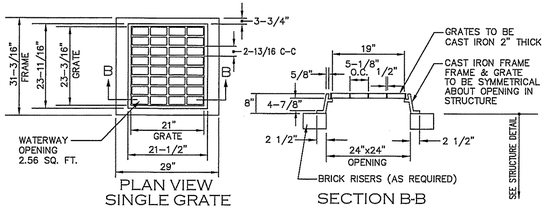


NOTES:

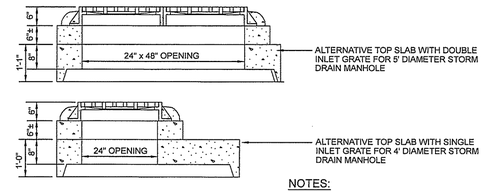
1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5.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



MANHOLE - STORM DRAIN — 8 / DT-3

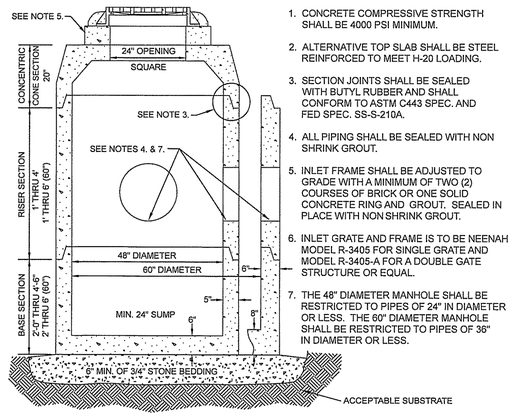


FRAME AND GRATE - NHDOT TYPE B — 10 / DT-3

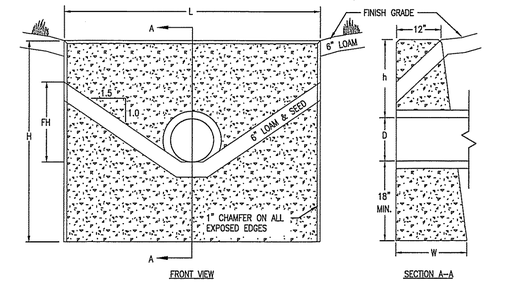


NOTES:

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



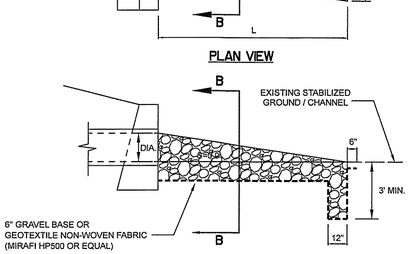
CATCH BASIN — 11 / DT-3



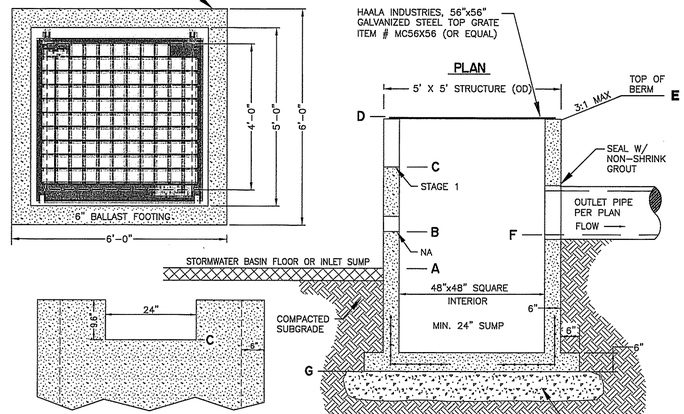
CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"

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

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

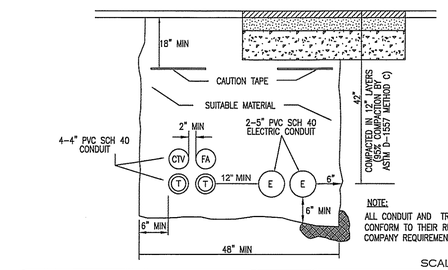


RIP-RAP OUTLET PROTECTION — 6 / DT-3



LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)						
	STAGE 1	STAGE 2	A	B	C	D	E	F	G
OS1 (DB1)	NA	6" WEIR	472.5	472.6	NA	475.5	476.5	472.6	470.0
OS1 (DB1)	NA	6" WEIR	472.0	472.1	NA	474.5	475.5	472.1	470.0

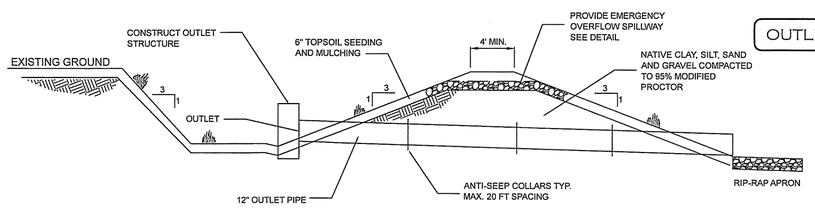
OUTLET STRUCTURE — SCALE: N.T.S. — 9 / DT-3



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

SCALE: N.T.S.

TYPICAL UTILITY TRENCH — 4 / DT-3



STORMWATER BASIN DETAIL — 7 / DT-3

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

CONSTRUCTION DETAILS

TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=50' — MAY 23, 2023

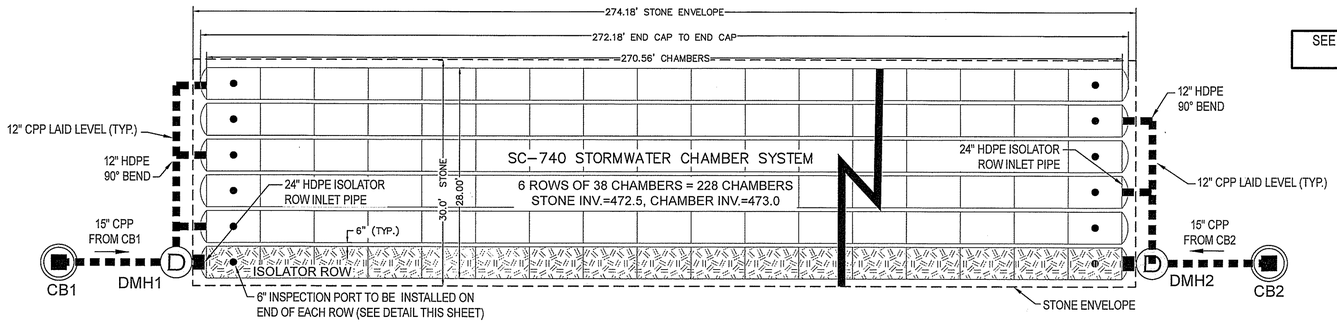
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CALL 811 – KNOW WHAT'S BELOW

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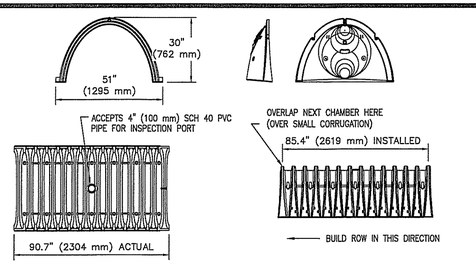
STORMWATER INFILTRATION SYSTEM - STORMTECH SC-740 CHAMBER LAYOUT

SCALE: 1"=10'

1. ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL
2. THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS
3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS
4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

SC-740 NOTES

SCALE: NONE



NOMINAL CHAMBER SPECIFICATIONS

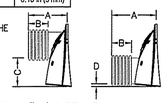
SIZE (W x H x INSTALLED LENGTH)	51.0" x 30.0" x 85.4" (1295 mm x 762 mm x 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET (2.12 m³)
WEIGHT	75 lbs. (33.6 kg)

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	CHAMBER	A	B	C	D
SC740EPE06T	SC 740	6 in (150 mm)	10.90 in (277 mm)	3.85 in (98 mm)	18.50 in (470 mm)	N/A
SC740EPE06B	SC 740	6 in (150 mm)	10.90 in (277 mm)	3.85 in (98 mm)	N/A	0.50 in (13 mm)
SC740EPE12T	SC 740	12 in (300 mm)	14.70 in (373 mm)	7.70 in (196 mm)	12.50 in (318 mm)	N/A
SC740EPE12B	SC 740	12 in (300 mm)	14.70 in (373 mm)	7.70 in (196 mm)	N/A	1.20 in (30 mm)
SC740EPE15T	SC 740	15 in (375 mm)	18.40 in (467 mm)	10.36 in (263 mm)	9.00 in (229 mm)	N/A
SC740EPE15B	SC 740	15 in (375 mm)	18.40 in (467 mm)	10.36 in (263 mm)	N/A	1.30 in (33 mm)
SC740EPE18T	SC 740	18 in (460 mm)	19.70 in (500 mm)	10.72 in (272 mm)	5.00 in (127 mm)	N/A
SC740EPE18B	SC 740	18 in (460 mm)	19.70 in (500 mm)	10.72 in (272 mm)	N/A	1.60 in (41 mm)
SC740EPE24B	SC 740	24 in (600 mm)	18.50 in (470 mm)	9.45 in (240 mm)	N/A	0.10 in (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

*FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.



SC-740 TECHNICAL DETAILS

SCALE: NONE

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 AND SC-310 CHAMBER SYSTEMS

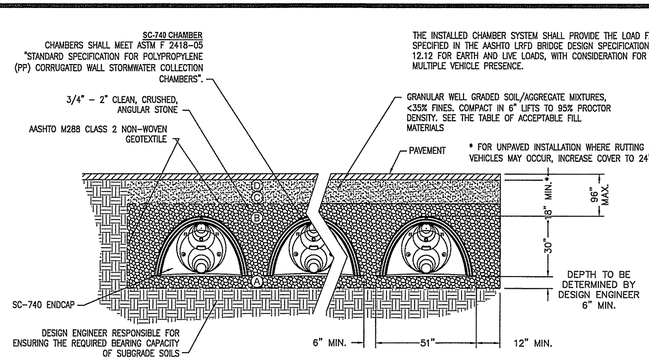
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
D FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (457 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" (305 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (152 mm) LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 – 2 INCH (19 – 51 mm)	3, 357, 4, 457, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 – 2 INCH (19 – 51 mm)	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY[2].

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (229 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

STORMTECH ACCEPTABLE FILL MATERIALS

SCALE: NONE



SC-740 STANDARD CROSS SECTION

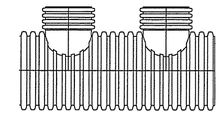
SCALE: NONE

1. REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
2. CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF. IF FEASIBLE, POSITION EQUIPMENT OUTSIDE THE LIMITS OF THE INFILTRATION PRACTICE.
3. ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
4. FILL BELOW THE INFILTRATION PRACTICE SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
5. DO NOT PLACE INFILTRATION PRACTICES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

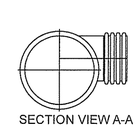
INFILTRATION PRACTICE CONSTRUCTION NOTES

MANIFOLDS ARE DESIGNED TO BE COUPLED TO STORMTECH PREFABRICATED END CAPS. WHEN USING STANDARD END CAPS, CORRUGATE DPIPE UP TO 18 INCHES CAN BE INSERTED DIRECTLY INTO THE END CAP. FOR 24" INLET PIPES, A CORRUGATED TO SMOOTH PIPE ADAPTER IS REQUIRED.

FOR INFORMATION
CALL 1-888-892-2694

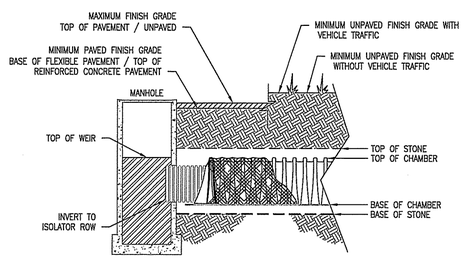


STORMTECH DOUBLE MANIFOLD MANUFACTURED BY ADS



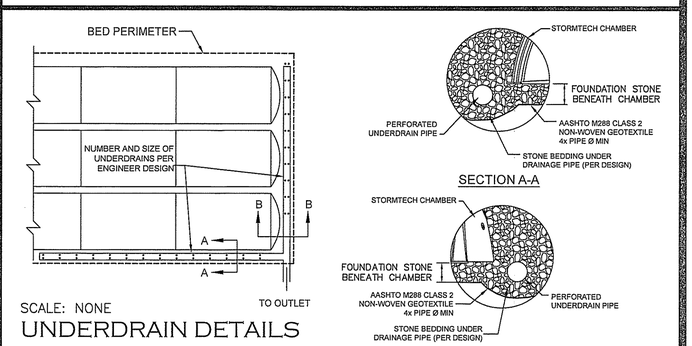
STUB SIZE	48"	42"	36"	30"	24"	18"	15"	12"	10"	8"
24"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-	-
18"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-
15"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-
12"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-
10"	-	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	-
8"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL
6"	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL

AVAIL - STANDARD HEADERS AVAILABLE



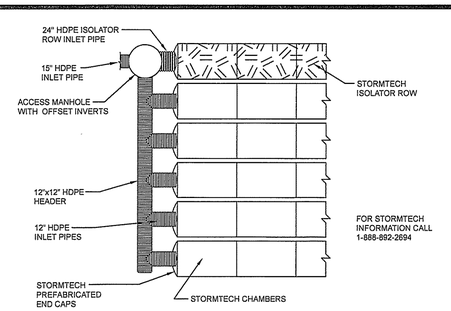
SECTION AT DRAIN STRUCTURE

SCALE: NONE



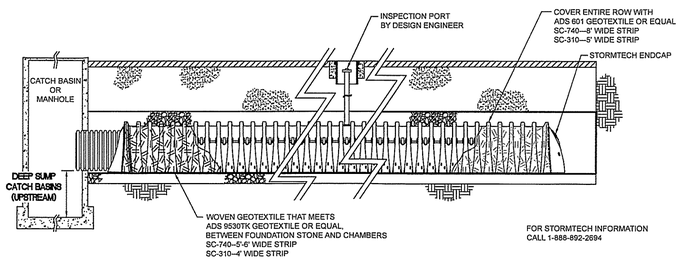
SCALE: NONE

UNDERDRAIN DETAILS



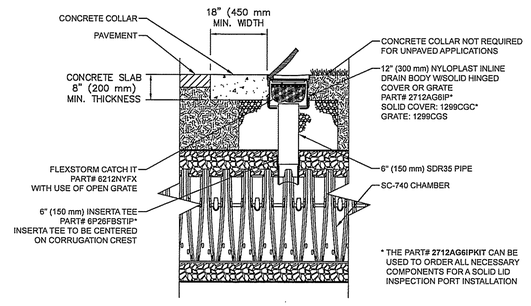
ISOLATOR ROW MAINIFOLD DETAIL

SCALE: NONE



ISOLATOR ROW DETAIL

SCALE: NONE



SC-740 6" INSPECTION PORT DETAIL

SCALE: NONE

REV.	DATE	DESCRIPTION	C/O	DR	CK

STORMWATER RECHARGE SYSTEM DETAILS
TAX MAP 52 LOTS 16 &17
(115 BASE HILL ROAD)
SWANZEY, NEW HAMPSHIRE

PREPARED FOR:
ALL PURPOSE STORAGE SWANZEY WEST, LLC
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: AS NOTED — MAY 23, 2023

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 3477DT00.dwg	PROJ. NO. 3477.00	SHEET: DT-4	PAGE NO. 11 OF 11

Memo

To: Swanzey Planning Board

From: Cheri Domina, Chair, Conservation Commission

Date: September 7, 2023

Re: Site Plan Review for All Purpose Storage Swanzey West, LLC

The Swanzey Conservation Commission conducted a site visit to 115 Base Hill Road on Sept. 1, 2023, and voted at our Sept. 5 meeting to recommend that an independent wetland scientist be contracted for a 3rd party review of the proposed building site on this property, as we found evidence indicating that the development blueprints do not accurately depict the true boundary of the wetlands.

See attached for minutes of Sept. 1 site visit and Sept. 5 meeting, as well as DHR form for details and supporting evidence. Thank you.

DEPARTMENT HEAD REVIEW FORM

PUBLIC HEARING

Department: Planning and Economic Development

Applicant Name: **All Purpose Storage Swanzey West, LLC**

Property Location: 115 Base Hill Rd, Map 52, Lots 16 &17

Type of Application: Site Plan Review & Minor Subdivision

Planning Board Public Hearing: August 24

Notice of application acceptance and public hearing dates provided on: August 4

_____ I have no concerns/comments about the application.

__X___ I have concerns/comments about the application as follows:

1. Given the proximity of the building to the wetland, including low-lying breeding habitat for birds, amphibians, reptiles and insects, we request that the exterior lighting on the project be motion-sensitive only. Artificial lights have been shown to impact the breeding success of many species.

2. Vehicle repair inside or outside the units should be prohibited

3. We have concern about snow storage and de-icing chemicals running off into the wetlands.

_____ I will attend public hearing

_____ I will not attend public hearing **(Don't know yet)**

This Public Hearing Review Form must be returned to the Land Use Office no later than August 16

Dated: August 11, 2023

Signature and Title of Dept. Head: Cheri Domina, Conservation Commission

DEPARTMENT HEAD REVIEW FORM

PUBLIC HEARING

Department: Planning and Economic Development

Applicant Name: **All Purpose Storage Swanzey West, LLC**

Property Location: 115 Base Hill Rd, Map 52, Lots 16 &17

Type of Application: Site Plan Review & Minor Subdivision

Planning Board Public Hearing: **September 14, 2023**

Notice of application acceptance and public hearing dates provided on: August 4

_____ I have no concerns/comments about the application.

__X___ I have concerns/comments about the application as follows:

The Conservation Commission voiced concerns last month regarding lighting in proximity to the wetlands, as well as potential for pollution from vehicle storage and repair, and de-icing chemicals.

The Conservation Commission conducted a site visit to the property Sept 1, and has the following additional concerns:

1. **Wetland delineation**: The field is wet, especially on the north and east sides, and within the perimeter of the field several wetland plants were noted, such as sensitive fern, dark green bulrush (Scirpus atrovirens), reed canary grass and Carex lurida. Immediately adjacent to the field are plants such as Joe Pye weed and silky dogwood, which would likely be present further into the field if not for mowing. The ground was wet and spongy at the northern end of the field on Sept. 1. Sharee Howard, the neighbor across the street, noted that there was standing water in the field after the July 9 rain. The water table seems to be close to the surface here, and the field seems to act as a sponge for water running down hill from Base Hill Road and further uphill. **Due to the nature of our observations and those of neighbors, we are strongly recommending that a wetland scientist be contracted for a 3rd party review of this property, as we do not believe the development blueprints accurately depict the true boundary of the wetlands.**

2. **Excess runoff potential:** Should this area be paved over, where will all this water go, which is now soaking into this field and releasing into the wetland? Will the drainage basins simply overflow on a regular basis from all the impervious surface, flooding the property to the north? What sort of chemicals will runoff carry from the new storage buildings and parking areas full of contractors' equipment and vehicles? We observed fill from the driveway and current storage buildings eroding into the back of the field edge after the summer's rains.

3. **Wildlife corridor**: Given the observations of Ms. Howard and neighbors, as well as scat and multiple game trails noted on our site visit, this field seems to serve as an important wildlife corridor between the Yale Forest and the wetland downhill, for animals from spotted salamanders to black bears. Ms. Howard had several observations of bears using the field to travel to the wetland and foraging along the edge. Given the development along Base Hill Road now, in both Swanzey and Keene, there are few areas other than small yard edges that allow wildlife to move up and down the hill to the wetland. Development of this lot will force animals further north and south and into more backyards and developments in their attempts to get to foraging areas downhill. While there is nothing in Swanzey's ordinances protecting this area as a wildlife corridor, it certainly appears to be one.

4. **Vehicle storage in field:** Members noted vehicles stored in the field Sept. 1 – is this a permitted use?

__XX___ I will attend public hearing

_____ I will not attend public hearing

This Public Hearing Review Form must be returned to the Land Use Office no later than:

Dated: September 6, 2023

Signature and Title of Dept. Head: Cheri Domina, Conservation Commission

Southwest Region Planning Commission
37 Ashuelot Street, Keene, NH 03431 603-357-0557 Voice 603-357-7440 Fax

Julius Peel, Land Use and Zoning Coordinator
Town of Swanzey
P.O. Box 10009
Swanzey, NH 03446

Re: All Purpose Storage Swanzey West Site Plan Review and Subdivision Applications

Dear Mr. Peel:

Thank you for providing SWRPC with the opportunity to review the proposal of a "self-storage and contractor bay facility" pursuant to RSA 36:56. Based on the information that was submitted to the Swanzey Planning Board, this review will provide a perspective on the potential impact of this proposal on the surrounding towns and the region in general.

The comments provided in this transmittal are primarily from a regional perspective as opposed to site-scale impacts. Regional impacts are those which may affect an adjacent community or a regional facility or both, whether positive, negative or indifferent.

Background

As proposed, the project would be located in Swanzey's Business and Rural/Agricultural District with its northerly boundary abutting the Keene city line. Located at 115 Base Hill Road, the project involves constructing two 36,000 square foot buildings--each building consisting of 20 independent spaces that the applicant proposes renting out to a variety of specialty trade contractors offering plumbing, HVAC, landscaping, electrical or other similar services. The application estimates that the two buildings, when fully occupied, could host approximately 200 employees working at the facility.

The proposal includes an application to allow a minor subdivision of Tax Map 52, Lot 16 (approximately 10 acres) into two lots (approximately 3 and 7 acres respectively), as well as a site plan application to permit construction of the new trade contractor facility on the larger of the two subdivided lots. The smaller lot is currently the site of All Purpose Storage which is a fenced mini-storage facility consisting of three structures having a gross area of approximately 19,700 square feet. Other than a lot line adjustment, there do not appear to be any changes proposed to the smaller parcel. The applicant proposes updating the deeds of the two parcels by arranging the two lots to share a common private driveway using the preexisting curb cut on Base Hill Road.

Impact on Regional Transportation System

The proposal estimates that traffic generation at the proposed development will be up to 502 trips per day. It isn't clear how this number was derived, and the application doesn't clarify if the estimate includes traffic generated by the existing self-storage facility. Despite this lack of clarity, the application does estimate the number of workers and the square footage of the buildings, which are variables that are often used to estimate daily and peak hour traffic generation for different types of land uses.

SWRPC examined the 11th edition of the Institute of Transportation Engineers *Trip Generation Manual* (*Manual*) to compare the applicant's traffic generation estimate to traffic generation estimates offered in the *Manual* using the closest matching land use descriptions. The *Manual* derives weighted average trip generation estimates based on samples of numerous studies across the United States. Like the application,

our analysis included vehicles per day, but we also provide a.m. and p.m. peak hour traffic generation estimates, metrics frequently used to evaluate traffic impact. The land use category that most closely aligns with the applicant's description of land use is Specialty Trade Contractor (180). SWRPC also used Mini Warehouse (151) to estimate traffic generation from the existing self-storage facility. Attached to this transmittal are relevant excerpts from the *Manual* associated with these two land uses.

Using the square footage traffic generation factors for the existing *and* proposed buildings, traffic generation is estimated to be +/-736 trips per day with an average a.m. peak hour generating +/-146 trips and an average p.m. peak hour generating +/-160 trips. Using the applicant's 200 employee estimate and the square footage factor for the self-storage facility, traffic generation is estimated to be +/-755 trips per day with an average a.m. peak hour generating +/-150 a.m. trips and an average p.m. peak hour generating =/-164 trips.

SWRPC conducted a weeklong traffic study on Base Hill Road in June 2023 at the Keene/Swanzey town line. According to this study, average weekday traffic totals 3,530 vehicles, a.m. peak hour traffic (8 a.m. to 9 a.m.) averages 242 vehicles and p.m. peak hour traffic (4 p.m. to 5 p.m.) averages 328 vehicles. A typical section of a two-lane highway has a maximum capacity of up to 3,200 vehicles per hour. Applying a rudimentary planning level vehicle to capacity measure, the existing peak hour traffic and the amount of traffic that the new development would contribute to the road are both minimal and traffic should continue to flow relatively easily on Base Hill Road even during peak hours.

One of the impacts that the Swanzey Planning Board may want to consider is the impact of wear and tear on Base Hill Road, which is maintained by both the Town of Swanzey and the City of Keene. Pavement deterioration can accelerate when highways are exposed to growing traffic and heavier truck traffic. Municipal staff from the communities jointly submitted an application to SWRPC requesting that it consider the reconstruction of Base Hill Road as a regional priority project for the FY 2025-2034 New Hampshire Ten Year Transportation Improvement Plan. Justifications for the project include a perceived escalation of traffic including the number of heavy trucks using the highway. Historic traffic data including the more recent SWRPC June 2023 traffic study do not appear to support this perception, however. For instance, the June 2023 traffic study showed that on weekdays, over 95% of the traffic is passenger vehicles or other four tire single unit vehicles. Less than 1% of the traffic is from moderate to heavy truck traffic, all of which are four or less axle trucks including trucks with a single trailer. Longitudinal traffic volume data associated with Base Hill Road south of NH 9 was 3,100 Average Annual Daily Traffic (AADT) in 2013, 3,689 in 2016, 3,231 in 2019 and 3,151 in 2022. Despite these trends, the Swanzey Planning Board may want ask the applicant what to expect in the way of heavy truck traffic, including deliveries by tractor trailers.

Impact on Regional Economy

To the extent that the facility nurtures the growth of construction related jobs and businesses in the region, this facility may have a positive impact on the regional economy. SWRPC has noted in several of its planning documents including *Monadnock Region Future* (2015) and the *Southwest Region Housing Needs Assessment* (2023)[1] that regional vacancy rates for owner and renter-occupied housing are at an historic low, housing costs are at an historic high, and among the many key factor slowing housing production is the lack of construction workers and firms in the region. The lack of housing, in turn, limits economic growth and prosperity in the region, by restricting the size of the labor force willing to work in the area. Therefore, with this proposal offering space designed to support specialty trade operations, it is reasonable to consider the potential for a positive contribution to addressing regional housing needs.

[1] These documents are available online at https://www.swrpc.org/wp-content/uploads/2021/03/MonadnockRegionFuture_RegionalPlan_FINAL.pdf and https://www.swrpc.org/wp-content/uploads/2023/04/Southwest_NH_Regional_Housing_Needs_Assessment_Public_Review_Final_Draft.pdf.

Impact on Regional Services

Emergency preparedness is another important theme of *Monadnock Region Future*. One of the regional impacts that new developments can have on neighboring communities is through mutual aid and emergency response. For this reason, it may be appropriate for the Swanzey Planning Board to consider obtaining more information about proposed practices at the development, such as whether hazardous or flammable materials will be permitted and stored at the facility and whether fire suppression systems will be incorporated into the proposed buildings.

Impact on Regional Natural Resources

Monadnock Region Future emphasizes the importance of preserving the abundant natural resources in Southwest New Hampshire, which not only provide important habitat and recreational value but also environmental services for our communities. The site abuts Federal Emergency Management Agency designated special flood hazard areas which are connected hydraulically to flood hazard areas in Keene and eventually drain into the Ashuelot River. This floodplain area is essential water storage for Swanzey and Keene and provides key habitat for flora and fauna. In order to minimize impacts to these important regional resources, the Planning Board is advised to ensure that the impermeable surface and drainage plan adequately retains stormwater on-site and activities involving hazardous materials are isolated on site.

The information and comments contained in this correspondence have been generated by the staff at Southwest Region Planning Commission. They are advisory in nature and are intended to assist the Town's land use boards and others involved in the review of this development proposal. In making decisions regarding this proposal, the Town should balance regional impacts with local considerations.

Please feel free to contact me if you have questions or to discuss further.

Sincerely,

J. B. Mack
Assistant Director

attachment

TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV

Memorandum – Office of Land Use

TO: Planning Board

FROM: Julius Peel, Land Use and Zoning Coordinator

DATE: April 7, 2022

RE: PB: 23-021 & 23-022. FW Webb. Tax Map 34, Lot 32, 471 Old Homestead Highway

Update:

Since the previous Planning Board meeting on August 24,2023, FW Webb has modified their landscape plans through the adjustment of the existing, planned tree lines along Old Homestead Hwy that obstruct view of the establishment from the road. *Panicum* Grass has been added atop a berm that separates the new structure and neighboring airfield. Included with the revised plans is an update on data supporting trip generation and traffic from customers and suppliers.

Summary:

TF Moran has submitted a Site Plan Review (SPR) application and a Boundary Line Adjustment (BLA) application on behalf of FW Webb Company for the redevelopment of 471 Old Homestead Highway, shown at Tax Map 34, Lot 32. The subject property is located in the Business District, Residential District and Rural Agricultural District. The proposed redevelopment is entirely within the Business District and within the 30-foot overlap into the Residence District. The property is also within the Airport Overlay District.

The concept plan proposes razing the existing building on site and constructing a 43,628 SF square foot warehouse / showroom / office structure, in addition to a 1.2-acre outdoor storage yard and associated site improvements. Fourteen employees are anticipated at this facility, increasing to 25 employees after ten years.

The ZBA has reviewed and approved a Special Exception application for this project pursuant to Section V, Article B.2(a) for a wholesaling and warehousing use and a Variance pursuant to Section III, Article Q.1 of the Zoning Ordinance for a reduction of parking stalls to sixty (60). The Variance and Special Exception approvals remain valid and the proposed plans are in conformance with ZBA Approvals.

The proposed BLA would maintain lot size minimums and frontage requirements. The change would increase the lot acreage of 34-2 from 5.1 acres to 7.1 Acres with a total frontage of 942 feet. The other lot effected, 34-32-1 would have its size reduced from 10.3 acres to 8.3 acres and will have a frontage of approximately 150.80 feet. The locations of the access for the project have been

reviewed by NHDOT and are subject to DOT approval. The placement and height of any structures will be subject to FAA approval.

TF Moran is seeking a Waivers from Section VIII:5-c (ii)2 of the Swanzey Site Plan Review Regulations which require a landscaped buffer between the building and the street and Section VII:2-b (ii) of the Swanzey Site Plan Review Regulations which require a scale of 40 feet per 1 inch for every plat.

Development overview:

The subject property is 5.1 acres in land area, the applicant has an agreement to purchase 2 additional acres from Tax Map 34, Lot 32-1, the resulting combined total acreage will be 7.1 acres with 1,038 feet of frontage on Old Homestead Highway. The property was formerly known as Runway Fun Park; all existing sight improvements will be razed. The property is served by private well and septic. The properties straddle three zoning districts: Rural / Agricultural, Business, and Residential. An existing curb cut will be improved and an additional curb cut is proposed on Old Homestead Highway. The development will be limited to the area of the property within the Business District and ≤30-feet into the Residence District. The development will contain a mix of office, self-service sales, warehouse, and a retail showroom. F.W. Webb Company caters mainly to contractors.

The lot currently consists of the previously operated amusement park known as Runway Fun Park. The lot is largely a flat, grassy area and overlays a stratified drift aquifer in an area with transmissivity of less than 2,000 feet squared per day. The site is located adjacent to agricultural land to the north, west, and east, with NH Route 32 directly along the southern property line. Across the street are commercial spaces to the south and residential housing to the east. Further north is the Keene Dillant-Hopkins Municipal Airport.

The applicant is proposing a 43,628 SF Wholesale plumbing, heating, HVAC and industrial supply building. The building will contain a mix of office, self-service sales, warehouse and a retail showroom. Additional site improvements will include 60 parking spaces, 30- foot drive isles, a loading dock, a 1.2-acre outdoor bulk storage area, and updated storm water management areas.

The proposed development will require the following state and federal permits:

1. NH DES Alteration of Terrain (AoT) permit (pending);
2. NH DOT access permit (pending);
3. NH DES sewer discharge permit (pending); and
4. FAA permit (pending)

Applicable Ordinances and Regulations:

General

Off Street Parking

Wholesaling and warehousing requires offsite parking spaces and is determined by the gross floor area. The applicant proposes 60 parking stalls rather than the required 93 spaces for the mix of

uses. The proposed facility will have a 43,628 square foot footprint and a 58,085 SF gross floor area. The applicant has based anticipated parking needs based on usage at 29 other similar facilities. The Zoning Board of Adjustment approved this variance request on June 19th, 2023.

Signage
A sign is indicated on the plan, near the easterly curb cut along Old Homestead Highway, outside of the State ROW. Signage will require Town permitting prior to installation.

Building Height
The maximum allowable building height for all Districts is 45 feet. The proposed structure is within the maximum allowed height regulations and has received height approval from the FAA on 8/14/23.

Business District
Setbacks
The table below provides the required and proposed setbacks for the structure. Parking stalls are required to be setback 30 feet from the front property line and 10 ft. from the side and rear lot lines. The parking stalls meet this requirement. Items specifically not permitted to be located within the 30-foot front setback include: pavement not part of the driveway and product display. The application shows all bulk storage areas and product display outside the 30-foot front setback. A non-residential use must be set back 50-feet from abutting residential dwellings and screened with a fence, hedge, berm or other screening material. The development is far enough from the nearest residential structure.

A vegetative buffer is along the southern side of the lot, along Old Homesteads Highway. This buffer is designed to shield the outdoor storage area from the neighboring commercial and residential lots. This storage area is greater than 50 ft. from the nearest residential lot. Dumpsters are to be located on the eastern side of the building on a concreate pad. No screening is noted on the plan.

Business District	Required Setback	Proposed
Minimum Front	30 feet	87.0 feet
Minimum Side	20 feet	144.1 feet
Minimum Rear	20 feet	20.0 feet

Minimum Lot Area/Width/Frontage/Undeveloped Area
The table below provides the required minimum lot area, width, frontage, and undeveloped land area (including setback, buffer zones, wetlands, and area for storm water detention) in the Business District. All minimums are met by the proposal.

Business District	Required Minimum
Lot Area	2 acres
Frontage	125 feet

Site Plan Review Regulations:

The Site Plan Review Regulations require the Planning Board to evaluate a proposed development from several perspectives, including parking and loading, access and traffic flow, lighting, landscaping/screening, storm water management, utilities, and architectural design. Staff has reviewed the submitted plans and provided the following feedback.

A. Design of Development

The design of development should conform to existing natural and manmade environments with as little disturbance as possible. Regulations require that stripped top soil must be piled and reused on the site where needed. The proposed redevelopment project includes removing the existing buildings, parking areas, walkways, go-kart track and other Fun-Park amenities. Plan proposes removal of an existing well and stripping the stockpile loam from the location of construction and reusing on site. The property is relatively flat with minor rolling hills on the eastern side of the lot. To address draining concerns during the construction period, a silt fence will be installed around all four sides of the property. Post construction, storm water management will be addressed in the eastern and western side of the property. The system is designed for a 50-year flood and includes an emergency spillway.

B. Off-street and Loading Requirements

Proposed redevelopment complies with the Off-street Parking Provisions in the Zoning Ordinance. All interior roads and parking areas shall be paved. Parking and loading are accounted for in the business district and minimum parking space size is met. All internal travel lanes are at least the minimum of 24-feet wide and exceed the 22-foot minimum for 90-degree angle parking. Handicapped accessible parking are all delineated. All parking spaces are separated from walkways/sidewalks with curbing or islands. Grade of parking areas and access are indicated on the plan (C-9). Parking lot entrances are 30 feet wide. Plan indicates snow storage will be provided on the edge of all access ways and parking.

Landscape in Parking Areas:

A landscape plan is included with the application along with a waiver request from Section VIII:5-c (II) 2 of the Site Plan Review regulations. The regulations state that:

> *The landscaped strip should contain a minimum of 1 shade tree (3" caliper), either retained or planted, per 30 feet of frontage.*

The waiver is requesting to allow for the currently proposed 24 Shade trees along Old Homestead Highway. The frontage of the property is approximately 941.56ft and would require an additional 7 more totaling 31 trees if the plan is to conform with Site Plan Regulations. The applicant notes concern that additional trees could interfere with the clearance surface area of aircraft, but this is not referenced in the FAA approval permit and would require further confirmation.

Site Plan Regulations require that the 60 total parking spaces have 10 square feet of interior greenspace. The proposed plan indicates that that there will be 1,456 square feet of interior planting space. Parking area requires that 1 tree 3' in diameter be required for every 30 feet along the perimeter parking areas. There are 20 perimeter parking spaces each of 9 feet wide totaling 180 feet of perimeter parking space. The applicant is currently proposing 6 trees along the perimeter.

Street Access/Traffic Patterns

The proposed entrances on Old Homestead Hwy have been reviewed by the Public Works Director- there are no concerns at this time. A traffic study has been conducted. A NH DOT Driveway Permit is pending for the Old Homestead Hwy access. A Town Driveway Permit will be required for both entrances.

C. Illumination/Lighting

A lighting plan is provided. The proposed lighting plan includes 35 total lighting units and vary from pole mounted to wall mounted fixtures. Lighting will be located along the edge of the parking lot and storage area, along all sides of the building and at each entrances. See lighting plan (A-1b) for further detail. The Plan indicates that the wall mounted lights are full cutoff.

The Conservation Commission has expressed concerns that lighting might have an effect on local bird populations and asks that lights be motion controlled or include some other form of dimming feature.

D. Landscaping and Screening

The submitted landscaping plan shows a large number of new trees and shrubs will be planted. Currently the applicant is proposing:

- 11 Amur Maackia
- 8 Spring Snow
- 24 Kawanzan Cherry
- 10 Baker Blue Spruce
- 9 Western Virenscens Arborvitae
- 12 Lynwood Gold Forsythia
- 35 Seagreen Juniper
- 28 Bar Harbor Juniper
- 19 Beauty Bush
- 9 PJM Phododendron
- 9 Compact Mugo Pine
- 12 Vanhoutte Spirea
- 30 Anthony Waterer Spirea

Landscaping shall be used to form a buffer between non-residential and residential areas, and between single-family and multi-family projects, especially when multi-family units are different in height, form, and/or material than adjacent single-family units. The exterior storage space is approximately 1.29 acres in size and is a large portion of the project. There is no proposed landscape screening between the storage area and the residential district to the northeast. Regulations require that any lot bordering the residential zone or a residential use shall have a 20-foot-deep landscaped buffer between any buildings and the residential zone or use. One tree per 200 square feet of ground area is required within this section.

The majority of proposed landscaping will be placed adjacent to structures.

The Conservation Commission encourages the use of native species in landscaping where possible.

E. Water Supply and Sewage Disposal Systems

A private well system is proposed on the southern side of the property, located adjacent to the fire suppression cistern. The septic chamber system will be located on the northeast corner of the lot and will be supported by a septic chamber pump that will be beneath the eastern parking spaces. The property owner shall be responsible for any facilities and or appurtenances required for potable water service, septic maintenance or fire protection.

F. Underground Fuel Storage Tanks

There are is a proposed propane underground fuel storage tank indicated on the plans. These 5 tanks total 1,000 gallons and are located in the southern portion of the lot, east of the well and south of the loading dock.

G. Storm Water Drainage

The increase in the peak flow of surface runoff as a result of the development is not permitted to pass beyond the property lines. To manage storm water runoff, several independent solutions are proposed. On the eastern side of the property are storm water management infiltration basins that collect runoff from the exterior storage space along with collecting the additional runoff from the easterly curb cut.

On the western side of the property are retention basins that collect runoff from the proposed structure, parking spaces and the eastern curb cut. Water diverted to the southern and northern portion of the lot is collected in infiltration basins where it is directed toward the eastern side of the lot before eventually reaching the retention basin.

H. Handicapped Persons

Handicapped parking spaces and entry ramps are indicated at all buildings.

I. New Utilities and/or Transmission lines

Plans indicate that the site shall be serviced by underground telephone and electric. New transmission lines will enter the subject property via an overhead tie-in to an existing utility pole on the south side of Old Homestead Hwy. Transformers are proposed adjacent to the southern corner of the structure. Transformer locations have been chosen to meet Eversource general criteria.

J. Architectural Plans

Architectural plans submitted include floor plans, building elevations, completed design, exterior finishes, lighting design, and the removal of existing structures on site. The exterior architectural plan does not note the chain link fence surrounding the property.

Legal Notices and Department Head Review:

Notice of the public hearing was mailed to abutting property owners on August 9th. The notice was posted in three public places and on the Town's website on August 9th and notice was published in the Keene Sentinel on August 12th.

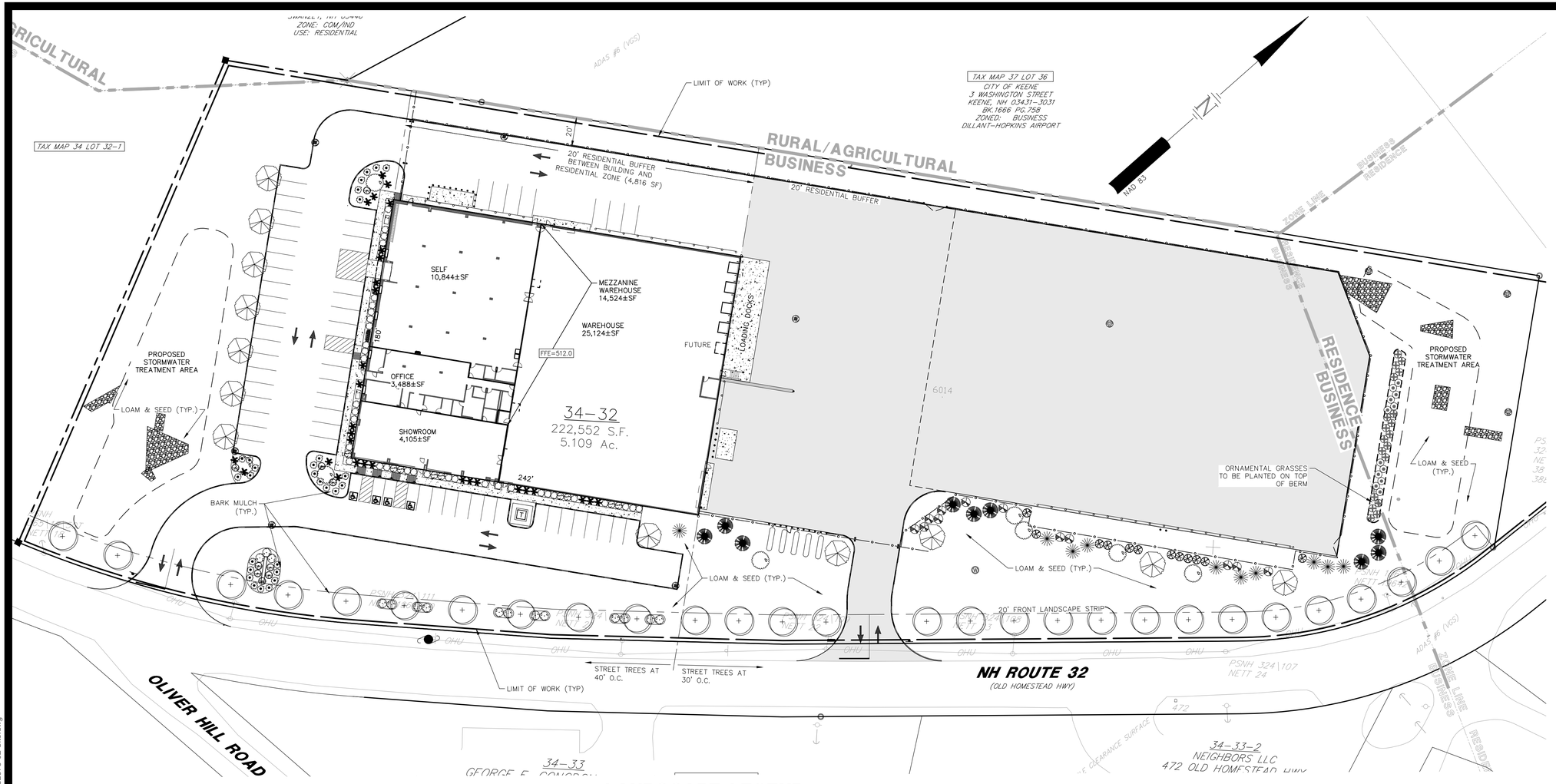
Department Heads were notified of the application on August 4th. Concerns include comments from the North Swanzey Water & Fire Precinct, the Sewer Commission, the Conservation Commission, and the Department of Public Works.

Staff Comments:

1. Consider incorporating more of the recommended plantings from *Selecting Trees for Urban Landscape Ecosystems,* NH Department of Resources and Economic Development, or the planting suggestions included in the Site Plan Review Regulations, Section VIII.e.4.
2. Label location of dumpster on the landscape plan and address whether there is a need for buffering
3. All local, State, and Federal Permits as required

Attachments:

a. Site Plan Review Application
b. Waiver Request Letter
c. Site Plans
d. ZBA Notice of Decision & Minutes
e. Department Head Comments
f. Tax Card
g. Aerial Map and Tax Map
h. FAA Favorable Letter of Determination



NOTES

1. SEE NOTES ON SHEET C-01.

LANDSCAPE REGULATIONS

SECTION VII(2)(G) OF THE SWANZEY SITE PLAN REVIEW REGULATIONS

LANDSCAPING IN PARKING AREAS:

i. PARKING AREAS SHALL BE LANDSCAPED WITH TREES AND SHRUBS TO EFFECTIVELY REDUCE THE VISUAL IMPACT OF GLARE, HEADLIGHTS AND PARKING LOT LIGHTS FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES.

ii. A MINIMUM OF ONE (1) TREE 3" IN DIAMETER REQUIRED FOR EVERY THIRTY (30) FEET ALONG THE PERIMETER OF THE PARKING AREA WHERE PARKING SPACES ARE PROVIDED.
REQUIRED: 200' PERIMETER PARKING/30'= 7 TREES
PROVIDED: 7 TREES

iii. PLANTING ISLANDS CONSISTING OF LINEAR DIVIDER ISLANDS RUNNING PARALLEL TO PARKING ROWS AND TERMINAL ISLANDS AT THE ENDS OF PARKING ROWS SHOULD BE USED ON THE INTERIOR OF THE PARKING AREA TO DEFINE VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS AND TO BREAK UP LARGE EXPANSES OF PAVEMENT. ISLANDS SHOULD INCLUDE TREES AND BE PLANTED WITH EITHER GRASS OR EVERGREEN SHRUBS.
ONE LINEAR DIVIDER ISLAND SHALL BE PROVIDED FOR EVERY SIX (6) PARKING ROWS. THEY SHOULD BE AT LEAST TEN (10) FEET WIDE, AND WITH TREES PLANTED NO MORE THAN THIRTY (30) FEET APART AND AT LEAST FOUR (4) FEET FROM THE CURB IN ALL DIRECTIONS.
TERMINAL ISLANDS SHOULD BE PROVIDED AT THE ENDS OF PARKING ROWS AT LEAST EVERY TWENTY (20) SPACES AND CONTAIN ONE (1) TREE FOR ISLANDS TERMINATING A SINGLE ROW OF SPACES AND TWO (2) TREES FOR ISLANDS TERMINATING A DOUBLE ROW OF PARKING SPACES.
REQUIRED: N/A

iv. THE TOTAL INTERIOR GREEN SPACE FOR A PARKING LOT SHALL BE DETERMINED BY THE TOTAL NUMBER OF PARKING SPACES WITHIN THE LOT. FOR PARKING LOTS WITH UP TO FORTY-NINE (49) PARKING SPACES, NO INTERIOR GREEN SPACE IS REQUIRED; FOR PARKING LOTS WITH FIFTY (50) TO ONE-HUNDRED (100) PARKING SPACES, TEN (10) SQUARE FEET OF GREEN SPACE SHALL BE REQUIRED PER PARKING STALL; FOR PARKING LOTS WITH ONE-HUNDRED ONE (101) TO TWO-HUNDRED FIFTY (250) PARKING SPACES, FIFTEEN (15) SQUARE FEET OF INTERIOR GREEN SPACE SHALL BE REQUIRED PER PARKING STALL; FOR PARKING LOTS EXCEEDING TWO-HUNDRED FIFTY PARKING SPACES, TWENTY (20) SQUARE FEET OF INTERIOR GREEN SPACE SHALL BE REQUIRED PER PARKING STALL.
REQUIRED: 60 SPACES X 10 SF = 600 SF INTERIOR GREEN SPACE
PROVIDED: 1,456 SF

SECTION VIII(5)(C) OF THE SWANZEY SITE PLAN REVIEW REGULATIONS

LANDSCAPING AND SCREENING:

i. LANDSCAPED BUFFERS BETWEEN DIFFERENT USES OF LAND

1. LANDSCAPING SHALL BE USED TO FORM A BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES. LANDSCAPING SHALL BE USED TO FORM A BUFFER BETWEEN SINGLE-FAMILY AND MULTI-FAMILY PROJECTS, ESPECIALLY WHEN MULTI-FAMILY UNITS ARE DIFFERENT IN HEIGHT, FORM, AND/OR MATERIAL THAN ADJACENT SINGLE-FAMILY UNITS. THE PLANNING BOARD MAY SPECIFY THE APPROPRIATE SIZE AND NATURE OF THE LANDSCAPED BUFFER.

2. A NON-RESIDENTIAL USE SHALL BE SCREENED FROM THE ABUTTING RESIDENTIAL DWELLING BY A FENCE, HEDGE, BERM, VEGETATIVE PLANTING OR OTHER SCREENING MATERIAL. THE PLANNING BOARD MAY REQUEST A COMBINATION OF THESE SCREENING MATERIALS.
REQUIRED: N/A

ii. LANDSCAPED STRIPS BETWEEN BUILDING AND STREET

1. LANDSCAPE PLANS SHALL INCLUDE A LANDSCAPED STRIP 20' WIDE, PARALLEL TO THE PUBLIC RIGHT-OF-WAY, CONTINUOUS ALONG THE ENTIRE LENGTH OF ALL STREET FRONTAGE.
REQUIRED: 20'
PROVIDED: 20'+

2. THE LANDSCAPED STRIP SHOULD CONTAIN A MINIMUM OF 1 SHADE TREE (3" CALIPER), EITHER RETAINED OR PLANTED, PER 30 FEET OF FRONTAGE.
REQUIRED: 917.7' (MINUS DRIVEWAYS) FRONTAGE/30' = 30.59 OR 31 TREES
PROVIDED: 28 TREES AND SHRUBS *WAIVER REQUIRED

3. PLANS FOR THE LANDSCAPED STRIP MUST INCLUDE A COMBINATION OF DECIDUOUS AND/OR EVERGREEN TREES, SHRUBS, GRASS, FENCES, BERMS, AND/OR WALLS. BERMS ARE ENCOURAGED TO PROVIDE SCREENING OF CARS AND PAVED AREAS.

4. TREES AND SHRUBS SHOULD BE POSITIONED TO NOT OBSTRUCT THE VIEW OF ON-COMING TRAFFIC WHEN THE STRIP ABUTS OR CONTAINS AN ENTRANCE/EXIT.

iii. LANDSCAPING BETWEEN ADJACENT BUILDINGS

1. SITE PLANS SHALL PROVIDE A LANDSCAPED AREA THAT IS A MINIMUM OF 10 FEET DEEP AROUND THE SIDES OF BUILDINGS WITH PUBLIC ACCESS OR ARE VISIBLE FROM THE PUBLIC ROADWAY. SUCH LANDSCAPED AREAS SHALL CONTAIN SHRUB AND GROUND COVER PLANTINGS IN ADDITION TO TREES.
REQUIRED: N/A, NO ADJACENT BUILDINGS
PROVIDED: 5' LANDSCAPE AREA AND 5' WALKWAY
*WAIVER GRANTED, AUGUST 24, 2023 BY PLANNING BOARD

2. ANY LOT BORDERING A RESIDENTIAL ZONE OR AN EXISTING RESIDENTIAL USE SHALL HAVE A 20 FOOT DEEP LANDSCAPED BUFFER BETWEEN ANY BUILDINGS AND THE RESIDENTIAL ZONE OR USE. THE LANDSCAPED AREAS SHALL CONTAIN SHRUB AND GROUND COVER PLANTINGS IN ADDITION TO TREES. THERE SHOULD BE A MINIMUM OF ONE TREE, 3" CALIPER AT PLANTING, PER 200 SQUARE FEET OF GROUND AREA.
REQUIRED: N/A, NO ADJACENT BUILDINGS

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
10. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	8	ACRE SACCHARUM 'SUGAR CONE' SUGAR CONE MAPLE	3" CAL. MIN.	B&B
	12	MAACKIA AMURENSIS AMUR MAACKIA	3" CAL. MIN.	B&B
	24	PRUNUS X 'ACCOLADE' ACCOLADE CHERRY	3" CAL. MIN.	B&B NO FRUIT
	10	PICEA PUNGENS 'BAKERI' BAKER BLUE SPRUCE	6' TO 7'	B&B
	9	THUJA PLICATA 'VIRESCENS' WESTERN VIRESCENS ARBORVITAE	6' TO 7'	B&B
	12	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3' TO 4'	B&B
	35	JUNIPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	3 GAL.	CONT.
	28	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	3 GAL.	CONT.
	15	KOLKWITZIA AMABILIS BEAUTY BUSH	3 GAL.	CONT.
	9	RHODODENDRON 'PJM' PJM RHODODENDRON	3 GAL.	CONT.
	9	PINUS M. 'MUGO' COMPACT MUGO PINE	3 GAL.	CONT.
	12	SPIRAEA VANHOUTTEI VANHOUTTE SPIREA	3 GAL.	CONT.
	30	SPIRAEA X B. 'ANTHONY WATERER' ANTHONY WATERER SPIREA	3 GAL.	CONT.
	12	PANICUM V. 'SHENANDOAH' SHENANDOAH SWITCH GRASS	3 GAL.	CONT.
	19	PANICUM V. 'CLOUD NINE' CLOUD NINE SWITCH GRASS	3 GAL.	CONT.

NOTE:
PLANTING PALLET SELECTED TO MINIMIZE ATTRACTION OF LARGE BIRDS AND NOT EXCEED 30' IN HEIGHT DUE TO THE PROXIMITY OF THE AIRPORT.

HORIZONTAL SCALE 1"=40'
40 20 0 40

TAX MAP 34 LOTS 32 & 32-1

LANDSCAPE PLAN

F.W. WEBB CO. WHOLESALE

471 OLD HOMESTEAD HWY, SWANZEY, NH

OWNED BY

RUNWAY FUN PARK LLC

PREPARED FOR

GREEN LEAF CONSTRUCTION

SCALE: 1" = 40' **AUGUST 3, 2023**

REV	DATE	DESCRIPTION	DR	CK
1	8/30/2023	REVISE PER PLANNING BOARD COMMENTS	MSK	MR

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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www.tfmoran.com

FILE 82578.02 | DR | FB | - | CK | CADFILE 82578-02 SITE | C-14

Aug 30, 2023 - 12:05pm
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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TRAFFIC MEMORANDUM

Date: July 24, 2023
September 5, 2023 Rev1

To: NHDOT District 4
19 Base Hill Road
Swanzey, NH 03446

From: Robert E. Duval, P.E.

Re: Proposed Warehouse
471 Old Homestead Highway (NH32), Swanzey, NH
TFM Project No. 82578.02

INTRODUCTION

TFMoran has prepared this traffic memo to describe trip generation and the existing roadway network associated with a proposed Warehouse development at 471 Old Homestead Highway in Swanzey.

FW Webb, is proposing a new warehouse building with associated parking and loading areas on the west side of NH32 at the south of the end of the runway for the Keene Dillant-Hopkins Airport. The building footprint totals 43,561 sf with a 14,524 sf mezzanine and approximately 5 loading docks, 1.3 acres of outdoor storage, and 60 car parking spaces.

The Town has asked for the 10,844 sf wholesale area (for contractors) and the 4,105 sf showroom (by appointment only) to be considered a retail use and the remainder of the building categorized under the use of warehouse.

The facility's primary function is warehousing with supporting office space and a showroom for contractors. At the time of opening, 16 employees are expected, with capacity for up to 24 employees in future. Typical weekday hours for the facility are 6:30am-5pm with 7am-11am on Saturday only during the winter months. At capacity, there will be three tractor-trailers delivering to the site per day, with two trucks leaving the warehouse daily for local deliveries.

The site provides two full-access driveways onto NH32. The southern driveway connects to the front of the building and parking areas and lines up directly across from Oliver Hill Road, and the northern driveway which will be signed for trucks only, provides direct access to the rear loading area and storage for trucks. The truck driveway is located about 180' south of the existing site driveways to be discontinued.

The existing site (Map 34 Lot 32) is zoned Business and Residence. The property was recently used as a "Fun Park" offering miniature golf, go-carts, and food; however, that use has been

closed for many years. The two existing gravel driveways used to access the fun park will be removed in their current locations which will reduce turning movements in the vicinity of the intersection of the northern Neighbors/Mobil driveway, Sycamore Hill Road and Oliver Access Road. The lot is within the airport approach zone and located across the street from the US Post Office and a Mobil/Neighbors gas/convenience store.

DESCRIPTION OF ROADWAYS AND INTERSECTIONS

Old Homestead Highway (NH32)

- Old Homestead Highway is a State-maintained Major Collector that connects Richmond at the Massachusetts border to NH12 in Keene. AADT volume collected by NHDOT on NH32 about 1,500 ft south of the site shows 3,652 vehicles per day (2022).
- In the project vicinity, the roadway provides one 12' travel lane in each direction, with 2' to 4' paved shoulders. There are no sidewalks along NH32 in the project area. The speed limit is posted at 40 mph, however at the curve just north of the site there is a warning sign for speeds posted at 30 mph for the curve. Pavement markings along NH32 consist of a double-yellow centerline and solid white shoulder striping, in good condition. No lighting is provided along the roadway.

SIGHT DISTANCE

The two proposed driveways are located on the west side of NH32 along a straight portion of roadway. In the table below, the sight distances for both driveways have been evaluated for 400' all-season safe sight distance:

Table 1
NHDOT Sight Distance

	All-Season Safe Sight Distance	
Location/Direction	Minimum Required	Measured
NH32 South Driveway [Cars] *Looking Left (SB)* *Looking Right (NB)*	400'	 400' 400'
NH32 North Driveway [Trucks] *Looking Left (SB)* *Looking Right (NB)*	400'	 400' 400'

TRIP GENERATION, COMPOSITION & DISTRIBUTION

Trip Generation

Using standard trip generation rates published by the Institute of Transportation Engineers (ITE 11th Edition), Land Use Code 150 – Warehousing was used to calculate the vehicle trips and truck trips for the proposed warehouse/office portion of the site development and LUC 812 – Building Materials and Lumber Store was used to calculate vehicle and truck trips for the wholesale and showroom space. Table 2 shows the total trip generation (cars and trucks) for the proposed development. Calculations are attached. *Note: Saturday peak hour has been removed from the table as the establishment closes at 11a which is outside of the Saturday weekend peak hours.*

Table 2
Trip Generation – Total

Land Use	In	Out	Total
Proposed 43,136 sf Warehouse (LUC 150), 14,949 sf Retail (LUC 812)			
Weekday AM Peak Hour Adjacent Street (7 – 9am)	21	11	32
Weekday PM Peak Hour Adjacent Street (4 – 6pm)	19	24	43

Although trucking schedules tend to avoid peak hour traffic, we have carried the distribution of trucks per ITE shown below. Table 3 shows a breakdown of car and truck volume calculations:

Table 3
Trip Generation – Cars vs Trucks

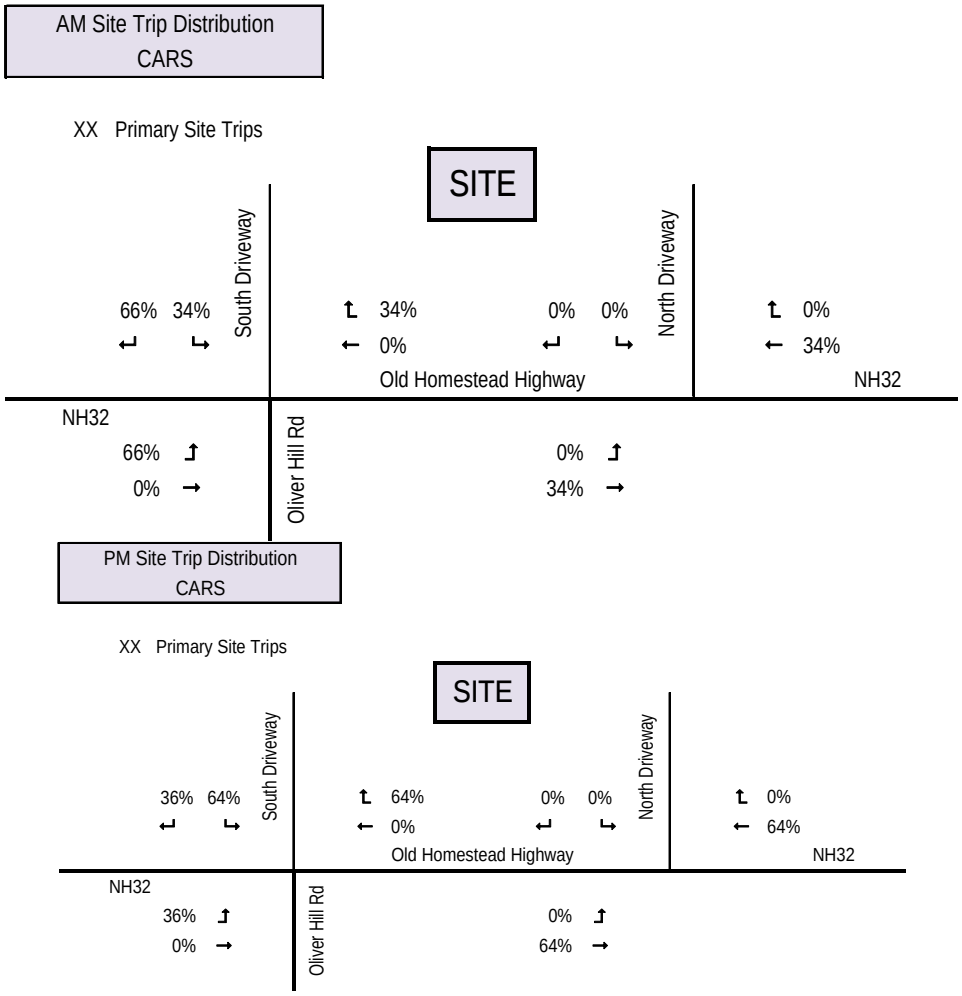
Peak Hour Period	Cars		Trucks		Total Trips
	In	Out	In	Out	
Weekday AM Peak Hour Adjacent Street	20	11	1	0	32
Weekday PM Peak Hour Adjacent Street	18	24	1	0	43

Composition
Based on the proposed use, all trips to the development will be considered Primary, that is, a trip made for the specific purpose of visiting the generator.

Passenger Car Distribution
Trip distribution for passenger cars (employees/visitors) is prorated using data from NHDOT MS2 Station 82441054 – NH32 (Old Homestead Highway) over S. Branch Ashuelot River. The count data and distribution calculations are attached. The data shows that employees and visitors would be expected to arrive via the following distribution.

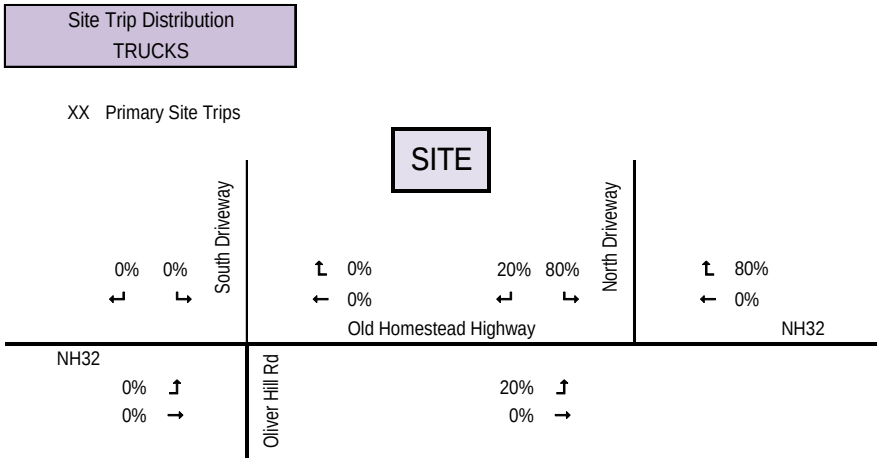
AM Peak Hour:
- 34% - To/From North (NH32 Keene)
- 66% - To/From South (NH32 Swanzey Center)

PM Peak Hour:
- 64% - To/From North (NH32 Keene)
- 36% - To/From South (NH32 Swanzey Center)



Truck Traffic Distribution.

For truck traffic distribution, all trucks will be directed to use the north (loading area) driveway. Since access to major local highways (NH12/NH101) is significant to site operations, we expect 80% of truck trips will be heading to/from the north. Since there will be some local deliveries as well, 20% of truck trips are expected to turn to/from the south.



Assignment

Table 4a
AM Peak Hour Trip Distribution & Assignment – Cars vs Trucks

	Cars (south drive)			Trucks (north drive)		
	%	In	Out	%	In	Out
To/From North (Keene)	34%	7	4	80%	1	0
To/From South (Swanzey Center)	66%	13	7	20%	0	0

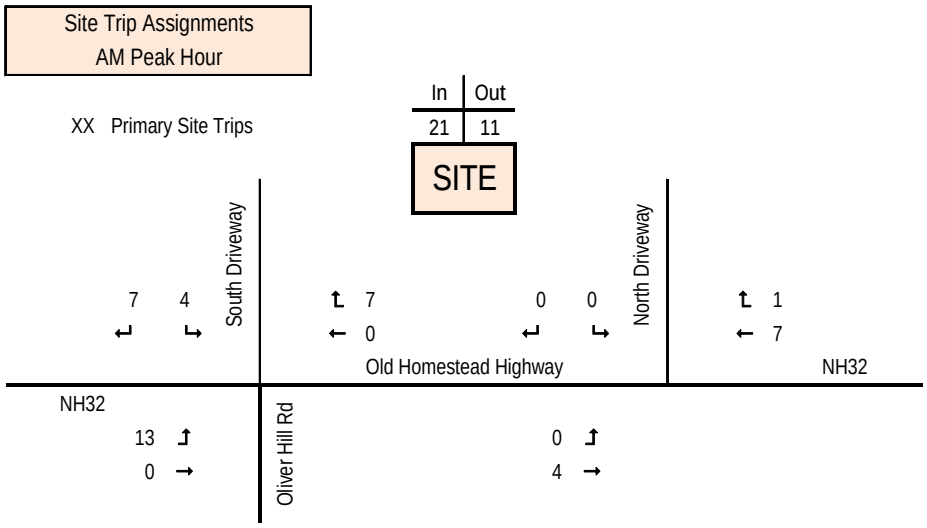
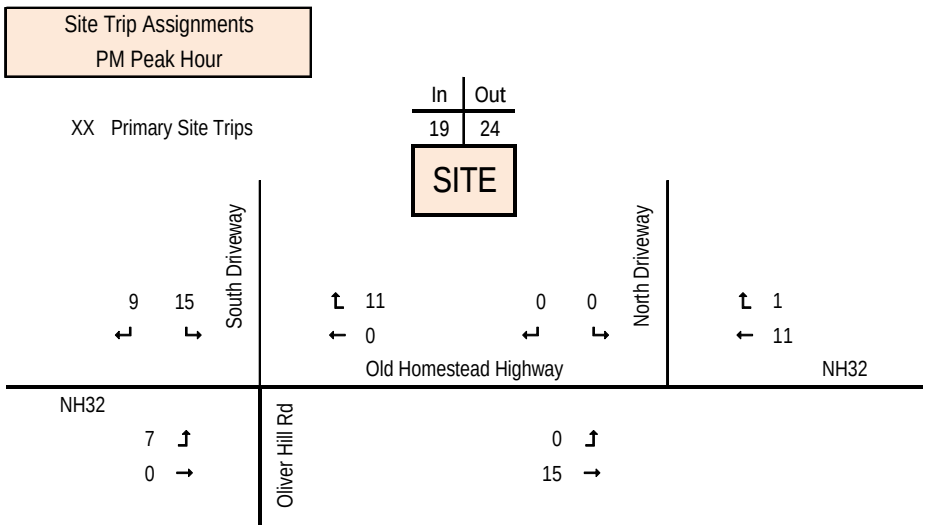


Table 4b
PM Peak Hour Trip Distribution & Assignment – Cars vs Trucks

	Cars (south drive)			Trucks (north drive)		
	%	In	Out	%	In	Out
To/From North (Keene)	64%	11	15	80%	1	0
To/From South (Swanzey Center)	36%	7	9	20%	0	0



CONCLUSION

Warehouse facilities typically exhibit relatively low trip generation rates during typical roadway peak hours, since truck activity (and therefore employee shift schedules) are designed to avoid peak hour traffic. Therefore, resulting traffic impacts on adjacent roadways are consequently minor.

This facility is not a typical retail store for building materials. Although open to the public, the site will primarily provide products and services to contractors and likely produce less traffic than predicted above for the retail portion of the building. No significant change in traffic conditions at the site driveways or nearby intersections would be expected.

NHDOT issued their driveway permit on September 1st 2023 approving the site as warehouse use.

In summary, we find the traffic associated with this project can be safely accommodated within the study area with no need for offsite mitigation improvements.

TFMORAN, INC.



Robert Duval, PE
Chief Engineer

Proposed Trip Generation

ITE Trip Generation Manual, 11th Edition — Setting/Location: General Urban/Suburban

ITE LUC 150 - Warehousing: 43,136 sf GFA

Time Period	Rate/Equn		Rate/ Eq	Trip Ends	Directional Split		Directional Distribution	
	X	Rate	Used		In	Out	In	Out
Weekday AM Peak Hour Adjacent Street - CARS	43.1	0.17	Rate	7	77%	23%	5	2
Weekday AM Peak Hour Adjacent Street - TRUCKS	43.1	0.02	Rate	1	52%	48%	1	0
Weekday AM Peak Hour Adjacent Street - TOTAL				*8*			*6*	2
Weekday PM Peak Hour Adjacent Street - CARS	43.1	0.18	Rate	8	28%	72%	2	6
Weekday PM Peak Hour Adjacent Street - TRUCKS	43.1	0.03	Rate	1	52%	48%	1	0
Weekday PM Peak Hour Adjacent Street - TOTAL				*9*			*3*	6
Weekday Daily - CARS	43.1	1.71	Rate	74	50%	50%	37	37
Weekday Daily - TRUCKS (Per Tenant)	43.1	0.60	Rate	3	50%	50%	2	1
Weekday Daily - TOTAL				*77*			*39*	38

Proposed Trip Generation

ITE Trip Generation Manual, 11th Edition — Setting/Location: General Urban/Suburban

ITE LUC 812 - Building Materials & Lumber Store (Retail): 14,949 sf GFA

Time Period	Rate/Equn		Rate/ Eq	Trip Ends	Directional Split		Directional Distribution	
	X	Rate	Used		In	Out	In	Out
Weekday AM Peak Hour Adjacent Street - CARS	15	1.59	Rate	24	62%	38%	15	9
Weekday AM Peak Hour Adjacent Street - TRUCKS	15	0.00	Rate	0	50%	50%	0	0
Weekday AM Peak Hour Adjacent Street - TOTAL				*24*			*15*	9
Weekday PM Peak Hour Adjacent Street - CARS	15	2.25	Rate	34	46%	54%	16	18
Weekday PM Peak Hour Adjacent Street - TRUCKS	15	0.00	Rate	0	50%	50%	0	0
Weekday PM Peak Hour Adjacent Street - TOTAL				*34*			*16*	18
Weekday Daily - CARS	15	17.05	Rate	256	50%	50%	128	128
Weekday Daily - TRUCKS (Per Tenant)	15	0.24	Rate	4	50%	50%	2	2
Weekday Daily - TOTAL				*260*			*130*	130

Proposed Total Trip Generation

Time Period			Trip Ends			Directional Distribution	
						In	Out
Weekday AM Peak Hour Adjacent Street - CARS			31			20	11
Weekday AM Peak Hour Adjacent Street - TRUCKS			1			1	0
Weekday AM Peak Hour Adjacent Street - TOTAL			*32*			*21*	11
Weekday PM Peak Hour Adjacent Street - CARS			42			18	24
Weekday PM Peak Hour Adjacent Street - TRUCKS			1			1	0
Weekday PM Peak Hour Adjacent Street - TOTAL			*43*			*19*	24
Weekday Daily - CARS			330			165	165
Weekday Daily - TRUCKS (Per Tenant)			7			4	3
Weekday Daily - TOTAL			*337*			*169*	168

Proposed Trip Composition

100% Primary Trips

TRIP DISTRIBUTION

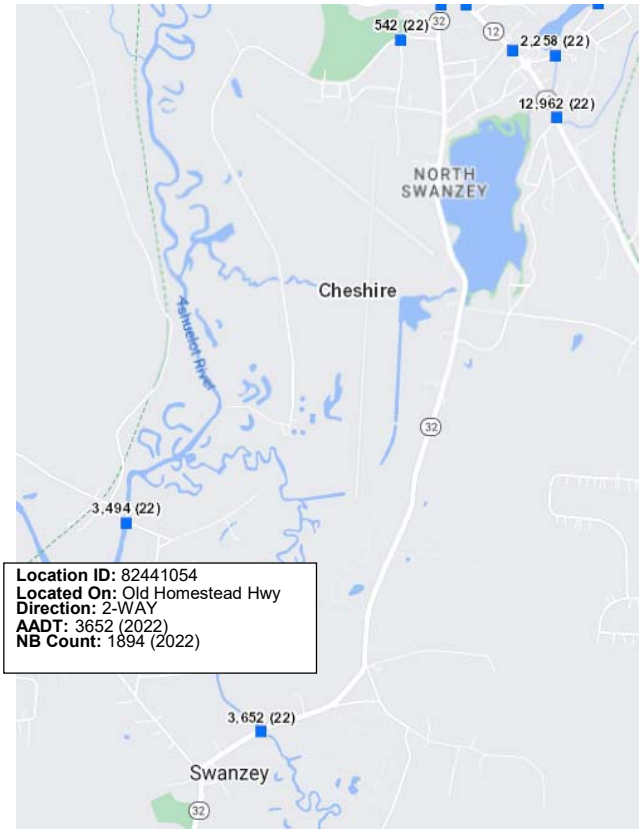
NHDOT MS2 Data: Station 82441054

Distribution - AM

	06/2022 Month Ave.	% Cars	% Trucks	Cars IN	Cars OUT	Trucks IN	Trucks OUT	Total
				5	2	1	0	8
To/From North [SB] (Keene)	93	34%	80%	2	1	1	0	4
To/From South [NB] (Swanzey Center)	178	66%	20%	3	1	0	0	4

Distribution - PM

	06/2022 Month Ave.	% Cars	% Trucks	Cars IN	Cars OUT	Trucks IN	Trucks OUT	Total
				2	6	1	0	9
To/From North [SB] (Keene)	238	64%	80%	1	2	1	0	4
To/From South [NB] (Swanzey Center)	134	36%	20%	1	4	0	0	5



TRIP DISTRIBUTION

WEEKDAY

Count 1

N/A For Aggregated Counts

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count	% Diff
0:00-1:00	1	2	2	2	7	-66.7
1:00-2:00	3	1	0	1	5	0.0
2:00-3:00	2	1	1	1	5	0.0
3:00-4:00	0	1	0	1	2	-66.7
4:00-5:00	3	6	3	6	18	0.0
5:00-6:00	8	15	25	22	70	2.9
6:00-7:00	28	37	47	55	167	3.0
7:00-8:00	51	61	78	82	272	-1.8
8:00-9:00	71	66	66	58	261	9.2
9:00-10:00	56	58	56	74	244	3.8
10:00-11:00	65	67	63	64	259	2.7
11:00-12:00	69	56	55	71	251	1.6
12:00-13:00	79	65	73	57	274	-5.7
13:00-14:00	65	57	61	73	256	-2.7
14:00-15:00	59	67	74	74	274	-2.9
15:00-16:00	75	81	98	99	353	-2.0
16:00-17:00	93	90	97	86	366	-6.9
17:00-18:00	106	101	100	66	373	0.5
18:00-19:00	68	58	41	38	205	4.0
19:00-20:00	44	41	38	38	161	-4.8
20:00-21:00	43	33	27	26	129	-21.5
21:00-22:00	20	17	13	13	63	1.6
22:00-23:00	9	7	8	4	28	-32.8
23:00-24:00	4	4	5	6	19	17.1
Total			Counts = 3		4062	-1.6

Count Criteria

Local Id	82441054
Start Date	06/01/2022
End Date	06/30/2022
Aggregation	AVG
Include Abnormal	False
Selected Days	Tuesday Wednesday Thursday

Count 1

N/A For Aggregated Counts

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count	% Diff
0:00-1:00	1	1	2	2	6	-66.7
1:00-2:00	3	0	0	1	4	0.0
2:00-3:00	2	1	0	1	4	-22.2
3:00-4:00	0	1	0	0	1	-66.7
4:00-5:00	2	1	0	1	4	0.0
5:00-6:00	2	5	10	9	26	0.0
6:00-7:00	7	10	16	25	58	1.7
7:00-8:00	22	19	23	29	93	-3.2
8:00-9:00	27	30	22	23	102	3.0
9:00-10:00	27	27	25	38	117	1.7
10:00-11:00	35	30	30	33	128	3.2
11:00-12:00	37	27	29	37	130	2.3
12:00-13:00	41	35	36	30	142	-7.5
13:00-14:00	35	32	27	38	132	-0.8
14:00-15:00	34	35	40	43	152	-0.7
15:00-16:00	37	45	50	54	186	4.4
16:00-17:00	57	52	63	53	225	-2.6
17:00-18:00	67	67	62	42	238	1.7
18:00-19:00	39	38	23	23	123	1.6
19:00-20:00	24	22	22	18	86	-1.2
20:00-21:00	16	20	18	16	70	-27.2
21:00-22:00	12	10	6	8	36	0.0
22:00-23:00	6	5	5	3	19	-34.8
23:00-24:00	2	3	3	3	11	0.0
Total			Counts = 3		2093	-1.6

Count Criteria

Local Id	82441054_NB
Start Date	06/01/2022
End Date	06/30/2022
Aggregation	AVG
Include Abnormal	False
Selected Days	Tuesday Wednesday Thursday

Count 1

N/A For Aggregated Counts

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count	% Diff
0:00-1:00	0	0	0	0	0	0.0
1:00-2:00	0	0	0	0	0	0.0
2:00-3:00	0	0	0	0	0	0.0
3:00-4:00	0	0	0	1	1	-66.7
4:00-5:00	1	5	3	4	13	-7.4
5:00-6:00	6	10	15	13	44	4.7
6:00-7:00	20	26	31	30	107	1.9
7:00-8:00	29	42	54	53	178	-1.7
8:00-9:00	43	35	44	34	156	11.5
9:00-10:00	28	31	31	36	126	4.9
10:00-11:00	29	37	33	31	130	1.6
11:00-12:00	32	28	26	34	120	0.0
12:00-13:00	38	30	37	27	132	-3.7
13:00-14:00	30	25	34	35	124	-4.7
14:00-15:00	24	32	33	31	120	-7.2
15:00-16:00	38	36	47	45	166	-9.2
16:00-17:00	36	38	34	33	141	-13.2
17:00-18:00	39	34	37	24	134	-2.2
18:00-19:00	29	20	18	14	81	6.4
19:00-20:00	20	19	15	20	74	-10.3
20:00-21:00	27	13	8	10	58	-15.9
21:00-22:00	8	7	6	4	25	-3.9
22:00-23:00	2	1	2	1	6	-66.7
23:00-24:00	1	1	2	2	6	18.2
Total			Counts = 3		1942	-2.9

Count Criteria

Local Id	82441054_SB
Start Date	06/01/2022
End Date	06/30/2022
Aggregation	AVG
Include Abnormal	False
Selected Days	Tuesday Wednesday Thursday

TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV

Memorandum – Office of Planning & Economic Development

TO:	Planning Board
FROM:	Julius Peel, Town Planner
DATE:	August 8, 2023
RE:	Boundary Line Adjustment Application #23-025 – Cardigan Mountain Surveyors (Tax Map and Lots 51-14, 51-14-1, 51-17)

Proposal:

Scott C. Sanborn of Cardigan Mountain Surveyors requests a boundary line adjustment on behalf of Hannah Reynolds-Brown & Jesse Brown, with Dylan Dickson &Nicole Luz, David Hills & Pamela Hills Dexter. The applicants are proposing transferring The proposal is to transfer 1.06 acres from 51-14 to 51-14-1, increasing the latter to 4.46 acres, and to transfer 1.10 acres from 51-17 to 51-14, decreasing the size of the former to 38+/- acres. The net change to 51-14 will be an increase of 0.05 acres, to 3.68. All properties are located in the Rural/Agricultural District.

Modifications to each lot would be in conformance with the lot size and frontage requirements included in the Zoning Ordinance. No new lots would be created as a result of the boundary line adjustment.

Applicable Ordinances and Regulations:
The subject properties are located in the Rural/ Agricultural district. The minimum lot size for the district is 3 acres and the minimum frontage requirement is 225 feet. Frontage is not impacted for either lot.

Legal Notices:

The required notice was posted in three public places and on the Town's website on August 30th. Certified letters were also sent to abutting property owners on August 30th. The legal notice for this application appeared in the Keene Sentinel on September 2nd

Under RSA 676:4, the Planning Board is not required to hold a public hearing when it is acting on minor lot line adjustments or boundary agreements that do not create a new buildable lot. It has been the Planning Board's practice to hold a hearing for Boundary Line Adjustment applications so that abutting property owners may comment on the proposal.

Department Head Review

No concerns have been provided by Department Heads at this time.

Attachments:

a. Boundary Line Adjustment Application
b. Boundary Line Adjustment Plan

Cardigan Mountain
LAND SURVEYS, LLC
Scott C. Sanborn
LLS #848
(603) 523-7535
cmls@valley.net
32 Peaslee Road
Orange, NH 03741

21 August 2023

Swanzey Planning Board
PO Box 10009
Swanzey, NH 03446

Re: Boundary Line Adjustment for Hannah Reynolds-Brown & Jesse Brown, with Dylan Dickson & Nicole Luz, David Hills & Pamela Hills Dexter
Tax Lots 51-14, 51-14-1, 51-217 (respectively), Sawyers Crossing Road & Ash Hill Road

Dear Board Members,

This letter accompanies an application for a boundary line adjustment between the three above referenced properties, for the purpose of rectifying several encroachments.

The three parcels are presently 3.63 acres, 3.40 acres, and 39+/- acres (respectively to the listing above). The first two have existing residences, the last is undeveloped. All are in the Rural/Agricultural zoning district. Note that the portions of 51-17 not directly related to the boundary adjustment have not been surveyed, but shown from tax map and reference plans information.

The proposal is to transfer 1.06 acres ("Parcel A") from 51-14 to 51-14-1, increasing the latter to 4.46 acres, and to transfer 1.10 acres from 51-17 to 51-14, decreasing the size of the former to 38+/- acres. The net change to 51-14 will be an increase of 0.05 acres, to 3.68.

Road frontages are not affected by the proposed adjustments, nor are septic systems. Resulting lot configurations and dimensions are all in compliance with the Swanzey Zoning Ordinance. Because neither of the sub-five-acre lots are being made smaller, subdivision approval(s) from the State of NH Department of Environmental Services is (are) not required. In addition to the signed application, I have also included a separate letter signed by all parties with ownership interest authorizing my representation before the planning board.

The application fee will be paid upon notification of the amount due, and a certified mylar plat will be submitted at the public hearing.

Very truly yours,

Scott C. Sanborn

APPLICATION FOR BOUNDARY LINE ADJUSTMENT
TOWN OF SWANZEY (REV. 4/99)

(Note: This form and all required information must be filed at least 21 days before the date of the meeting at which it is to be submitted to the Planning Board. Filing is to be done at Planning Office, Swanzey Town Hall, or by mail to PO Box 10009, Swanzey, NH 03446)

Date Received Stamp

Name, mailing address & telephone # of Applicant

Hannah E. Reynolds Brown & Jesse B. Brown
365 Sawyers Crossing Road Swanzey, NH 03446 (802) 579-6541 (Tax Lot 51-14)

Name, mailing address & telephone # of owner of record, if other than Applicant

Dylan M. Dickson & Nicole K. Luz
367 Sawyers Crossing Road Swanzey, NH 03446 (Tax Lot 51-14-1)

Name, mailing address & telephone # of other party to boundary line adjustment

David N. Hills & Pamela Dexter Hills
308 Sawyers Crossing Road Swanzey, NH 03741 (Tax Lot 51-17)

Street address of properties involved

Sawyers Crossing Road, Ash Hill Road

Tax Map and Lot # of parcels to be adjusted	**Zoning District**
Tax Map 51, Lots 14, 14-1 and 17	Rural Agricultural

Name, mailing address & telephone # of surveyor

Scott C. Sanborn, LLS
Cardigan Mountain Land Surveys, LLC 32 Peaslee Road Orange, NH 03741

Abutters: Attach a separate sheet listing Town of Swanzey Tax Map & lot #, name and mailing address of all abutters, including those across a street, brook or stream. Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application

Fees: Applicant will be billed prior to hearing. THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING BOARD UNTIL SUCH TIME AS ALL FEES ARE PAID.

Fee Schedule:

Application Fee - $30.00
Notice Fee - Current Fee for Certified Mail (return receipt)
Recording Fees – Current rates for Cheshire County Registry of Deeds

APPLICATION FOR BOUNDARY LINE ADJUSTMENT – PAGE TWO
TOWN OF SWANZEY (REV. 4/99)

I/We hereby authorize the Swanzey Planning Board and its agents to access my land for the purpose of reviewing this boundary line adjustment and any other inspections deemed necessary by the Board or its agents to ensure conformance.

Further, I/We certify that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Swanzey in the boundary line adjustment of this property shall be borne by the Applicant(s) and/or Owner(s).

Signatures of Owners of Properties Involved

Date: 8/14/2023 — Hannah E. Reynolds Brown
Jesse B. Brown

Date: 8/14/2023 — Dylan M. Dickson
Nicole K. Luz

Date: 8/14/2023 — David N. Hills
Pamela Hills Dexter

FOR PLANNING BOARD USE ONLY
Comments:

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

Date:_____

Chair **Secretary**

To whom it may concern;

We, the undersigned, being the owners of parcels of land on Ash Hill Road, and Sawyers Crossing Road, Swanzey, NH, identified as Tax Los 14, 14-1 and 17, all on Sheet 51 of the Swanzey Tax Maps, hereby authorize Scott Sanborn of Cardigan Mountain Land Surveys, LLC to represent and act as agent to the Planning Board of Enfield and/or any other necessary regulatory boards or agency with respect to application for a boundary line adjustment between said properties as may be submitted within 90 days of the date of the signing below.

Signed: _____ Date: 8/14/2023
Hannah E. Reynolds Brown

Signed: _____ Date: 8/14/2023
Jesse B. Brown

Signed: _____ Date: 8/14/2023
Dylan M. Dickson

Signed: _____ Date: 8/14/2023
Nicole K. Luz

Signed: _____ Date: 8/14/2023
David N. Hills

Signed: _____ Date: 8/14/2023
Pamela Hills Dexter

Abutter and Notification List, Brown/Reynolds-Brown et. als Boundary Adjustment
10 August 2023

Tax Lot	Name	Address1	Address2	City	ST.	Zip
39-1	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT	06511-2104
40-14	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT	06511-2104
50-10	Thomas M. Sullivan	379 Sawyers Crossing Road		Swanzey	NH	03446
51-13	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT	06511-2104
51-15	Prudence Fraser	347 Sawyers Crossing Road		Swanzey	NH	03446
51-16	Jane B. Johnson Rev. Trust of 2021	329 Sawyers Crossing Road		Swanzey	NH	03446
51-17-1	Judson K. & Pamela H. Dexter	64 Ash Hill Road		Swanzey	NH	03446
51-7	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT	06511-2104
51-8	Timothy F. & Allyce M. Romaneck	83 Ash Hill Road		Swanzey	NH	03446
51-9	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT	06511-2104
Subject 51-14	Hanna E. Reynold Brown & Jesse B. Brown	365 Sawyers Crossing Road		Swanzey	NH	03446
Subject 51-14-1	Dylan M. Dickson & Nicole K. Luz	367 Sawyers Crossing Road		Swanzey	NH	03446
Subject 51-17	David N. Hills & Pamela Hills Dexter	308 Sawyers Crossing Road		Swanzey	NH	03446
Surveyor:	Scott C. Sanborn	Cardigan Mt. Land Surveys, LLC	32 Peaslee Road	Orange	NH	03741

(for Registry use)

Surveyed bearings on this plat are referenced to NH State Plane Grid North



Notes

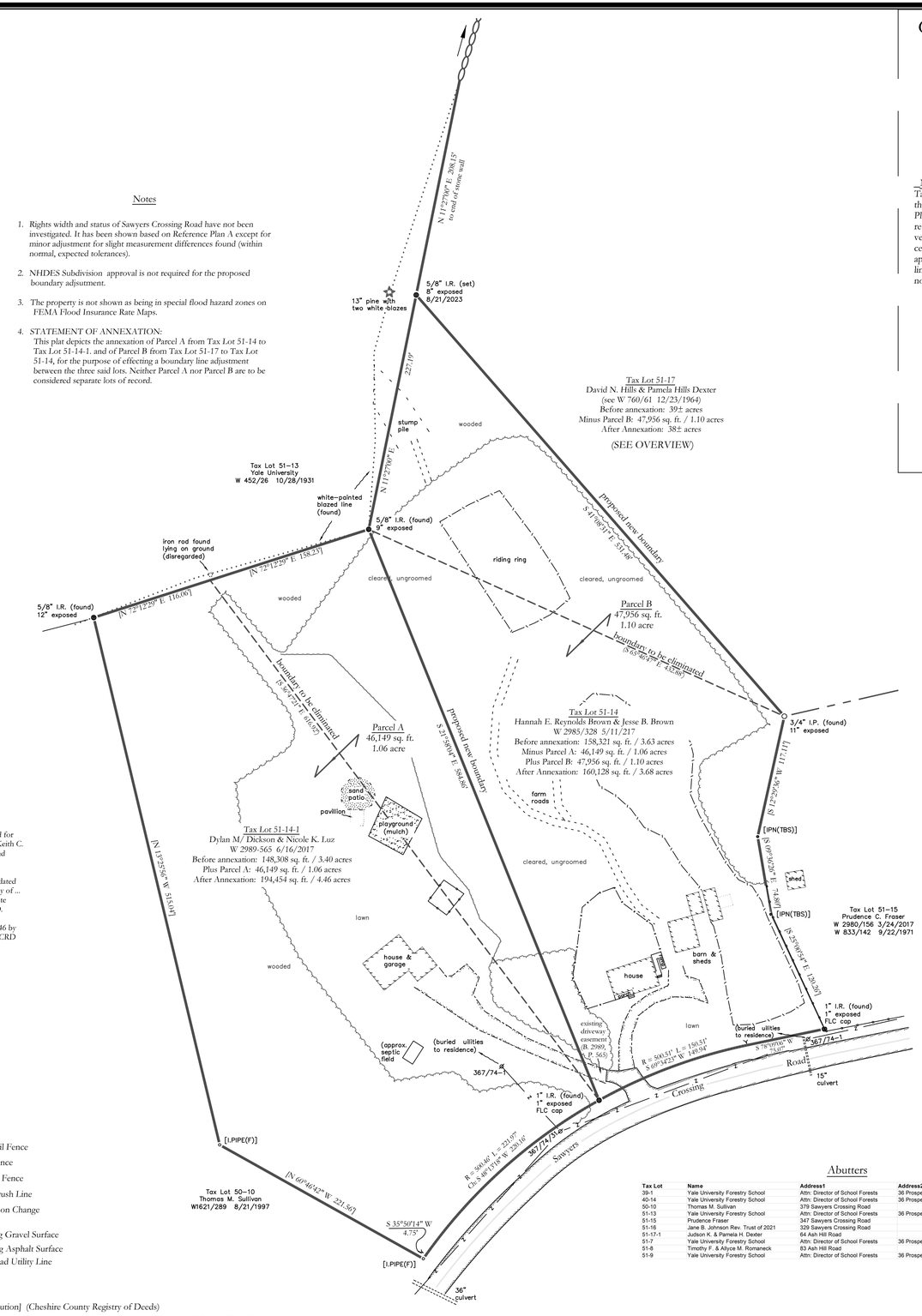
1. Rights width and status of Sawyers Crossing Road have not been investigated. It has been shown based on Reference Plan A except for minor adjustment for slight measurement differences found (within normal, expected tolerances).
2. NHDES Subdivision approval is not required for the proposed boundary adjsutment.
3. The property is not shown as being in special flood hazard zones on FEMA Flood Insurance Rate Maps.
4. *STATEMENT OF ANNEXATION:*
   This plat depicts the annexation of Parcel A from Tax Lot 51-14 to Tax Lot 51-14-1, and of Parcel B from Tax Lot 51-17 to Tax Lot 51-14, for the purpose of effecting a boundary line adjustment between the three said lots. Neither Parcel A nor Parcel B are to be considered separate lots of record.

Reference Plans

A. "Lot Line Adjustment and Subdivision Plan ... Prepared for Jonah Kerola, Land of Estate of Kenneth H. Blair & Keith C. & Prudence C. Fraser" dated 3/2217 by Fieldstone Land Consultants, recorded as Plan # 17037 at CCRD.

B. "Subdivision of Land of Clifton N. & Louse L. Hills" dated June 1982 by Roy A. Piper, recorded Composite Survey of ... Thelma E. Currier", dated December 1988 by Twin State Surveys, recorded in Cabinet 4, #89, Roll 689 at CCRD.

C. "Property of Maurice B. Sullivan" dated MArch 16, 1946 by C.G. Philbrook, recorded in Plan Book 47, Page 8 at CCRD



Abutters

Tax Lot	Name	Address1	Address2	City	ST. Zip
39-1	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT 06511-2104
40-14	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT 06511-2104
50-10	Thomas M. Sullivan	379 Sawyers Crossing Road		Swanzey	NH 03446
51-13	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT 06511-2104
51-15	Prudence Fraser	347 Sawyers Crossing Road		Swanzey	NH 03446
51-16	Jane B. Johnson Rev. Trust of 2021	329 Sawyers Crossing Road		Swanzey	NH 03446
51-17-1	Judson K. & Pamela H. Dexter	64 Ash Hill Road		Swanzey	NH 03446
51-7	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT 06511-2104
51-8	Timothy F. & Allyce M. Romanack	83 Ash Hill Road		Swanzey	NH 03446
51-9	Yale University Forestry School	Attn: Director of School Forests	36 Prospect Street	New Haven	CT 06511-2104

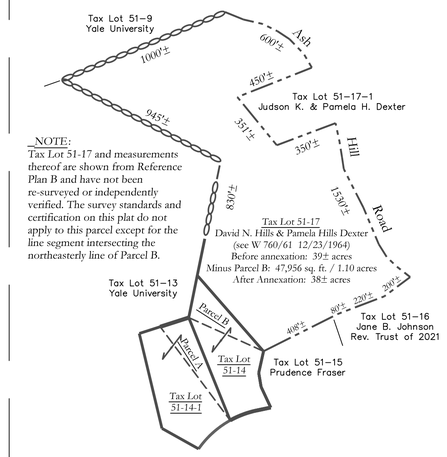
LEGEND

- Stone Bound (S.B.)
- Concrete Bound (C.B.)
- Drill Hole (D.H.)
- Iron Pipe (I.P. , inside dia. noted)
- Iron Rod or Pin (I.R.)
- Utility Pole
- Deciduous Tree
- Coniferous Tree
- Stone Wall
- Split Rail Fence
- Wire Fence
- Electric Fence
- Tree/Brush Line
- Vegetation Change
- Culvert
- Existing Gravel Surface
- Existing Asphalt Surface
- Overhead Utility Line
- Mathematical "Tie" Line (not property line)

Deed Reference Key: [type] [Vol. #]/[Page #] [date of execution] (Cheshire County Registry of Deeds)
Information in brackets ([_ _]) is taken directly from Reference Plan A except bearings have been adjusted to NH State Plan Grid North

OVERVIEW

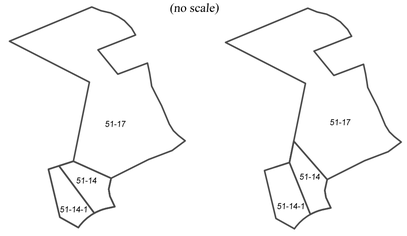
1" = 400±



NOTE:
Tax Lot 51-17 and measurements thereof are shown from Reference Plan B and have not been re-surveyed or independently verified. The survey standards and certification on this plat do not apply to this parcel except for the line segment intersecting the northeasterly line of Parcel B.

Lots before boundary adjustments — Lots after boundary adjustments

(no scale)



Zoning District

Rural/Agricultural:
Minimum Lot Size: 3 acres
Lot Frontage: 225 '(at street)
Front (Street) Setback: 30' Side/Rear Setback: 20'
(see Ordinance for additional regulations)

Approved by Planning Board, Town of Swanzey

Date:_____

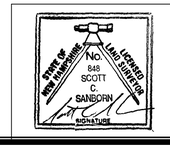
Signed: _____

_____

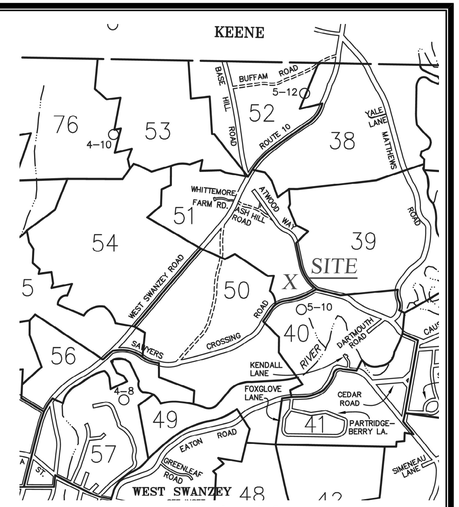
_____

_____

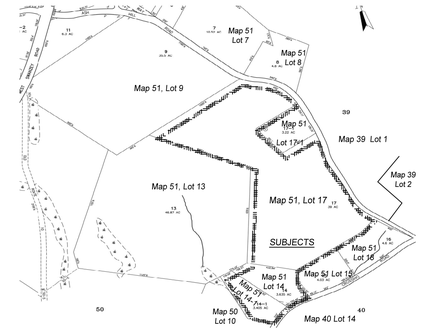
The Subdivision Regulations of the Town of Swanzey are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said Regulations, except ony any variances or modifications made in writing by the board and attached hereto.



This plat is certified only when stamped with an official seal and signed in accordance with NH RSA 310-A:67, II. Certification is only pertinent to conditions and boundaries of the subject property as of the date of the final check (unless otherwise noted), and is limited pursuant to any notations included on the plat. No opinion of marketability of title is implied.



Location Map



Reproduced from Swanzey Tax Maps

Proposed Annexation for Boundary Line Adjustment

For:

Hannah E. Reynolds Brown & Jesse B. Brown
Address: 365 Sawyers Crossing Road Swanzey, NH 03446

And

Dylan M. Dickson & Nicole K. Luz
Address: 367 Sawyers Crossing Road Swanzey, NH 03446

And

David N. Hills & Pamela Hills Dexter
Address: 308 Sawyers Crossing Road Swanzey, NH 03446

Property Location: Sawyers Crossing Road Town of Swanzey Cheshire County New Hampshire	Record Title: As noted Assessors Parcel: As noted Survey Standard: NHLSA Category 1, Condition 2 Precision of Closure, Control Traverse: 1/>15,000 Positional Tolerance: <0.05' Precision of Closure, Plat Description: 1/>100,000
Project #: 23-1425,8139	Data Collection by Carlson SurvCE v. 6.16
Field Survey by Leica TS-13 Total Station	

	By	Date(s)
Research	SCS	8/2/2023
Field Survey	SCS	8/3 - 8/21/2023
Drafted	SCS	8/7 - 8/21/2023
Final Check	SCS	21 August 2023

Revisions	Date

SCALE: 1"=50'

50 0 25 50 100 200

(IN FEET)

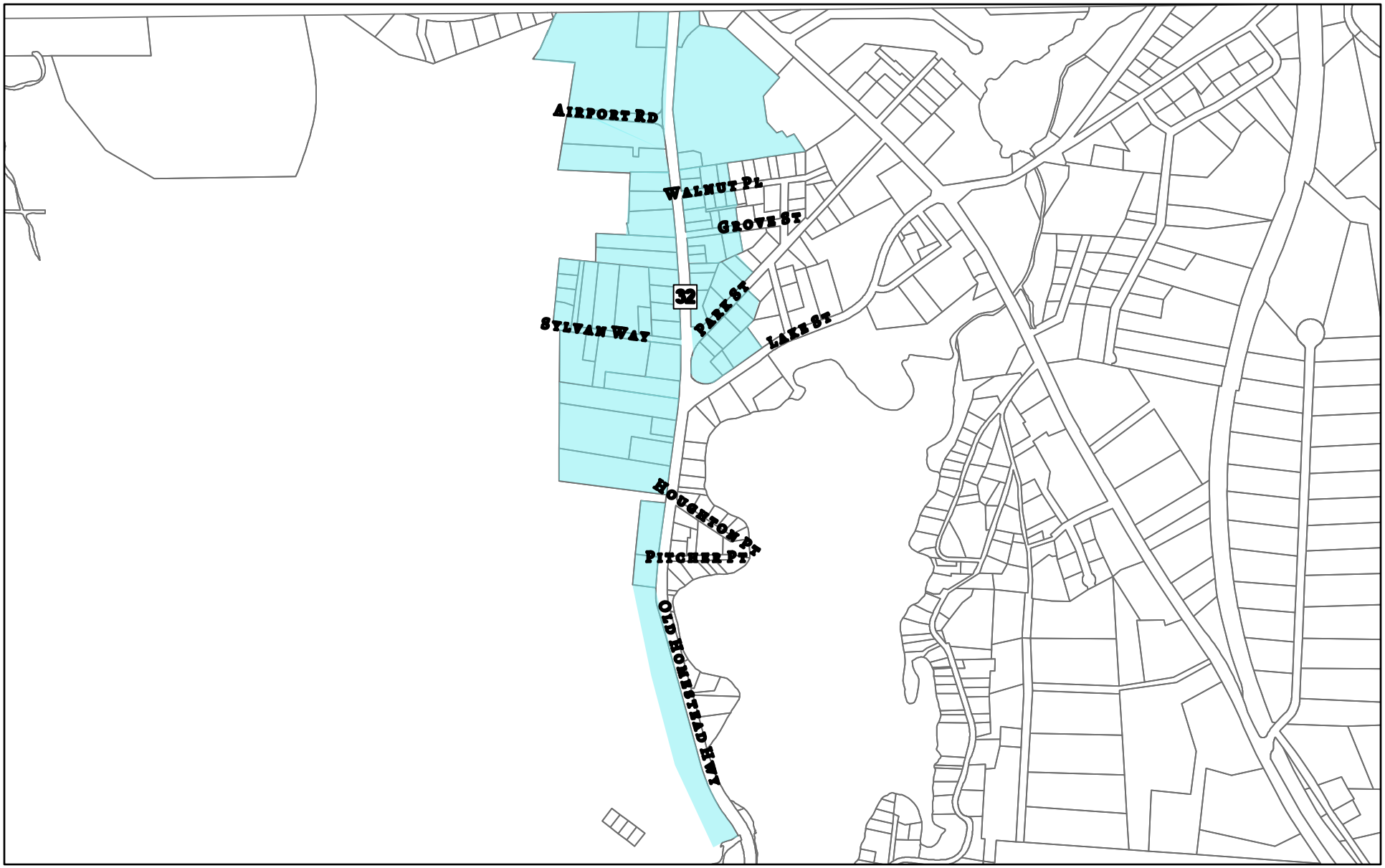
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Cardigan Mountain
LAND SURVEYS, LLC
Scott C. Sanborn
LLS #848
(603) 523-7535
32 Peaslee Road
Orange, NH 03741

	ZONING DISTRICT:	VILLAGE BUSINESS I Existing Uses		VILLAGE BUSINESS I AMENDED Uses
		.5 ac minimum		.5 ac minimum
	underlined text = new proposed concept/language	100' frontage		100' frontage
		30' front setback		30' front setback Height limit 35'
	Many uses are qualified. See Zoning Ordinance.			**PROPOSAL 1**
	Zoning Map color	blue		blue
	USE DESCRIPTION, 2023 ZONING ORDINANCE			
1	**one-family dwelling**	permitted		permitted
2	**two-family dwelling. 1.5 acres unless public sewer**	*special exception*		*special exception*
3	**attached accessory dwelling unit**	permitted		permitted
4	**detached accessory dwelling unit**	*special exception*		*special exception*
5	**manufactured housing on individual lots**	permitted		permitted
6	**multi-family dwelling. 1 ac/first unit & .5 acre each additional unit if no public sewer. If public sewer, 12 units/acre max density. Minimum 5 units/dwelling**			
7	**multi-family dwelling. 1 ac/first unit & .5 acre each additional unit if no public sewer. If public sewer, 3 units/acre max**			
8	**multi-family dwelling. 1 ac/first unit & .5 acre each additional unit if no public sewer. If public sewer, 6 units/acre max**			
9	**multi-family dwelling. 1 ac/first unit & .5 acre each additional unit if no public sewer. If public sewer, 8 units/acre max**	*special exception*		
10	**accessory buildings w footprint 1,000 sf or greater or height of 25' or more**	*special exception*		*special exception*
11	**Conservation Residential Subdivision**			
12	**customary agricultural uses incl gardens, nurseries,**			
13	**greenhouse or nursery, commercial**			
14	**roadside stand for sale of home-grown produce**			
15	**gasoline service station**	*special exception*		
16	**repair garage or body shop**	special exception		
17	**repair shop or body shop**			
18	**vehicle wash facility**	*special exception*		
19	**motor vehicle dealership**	*special exception*		
20	**auction, indoor**			
21	**bank or financial institution**	permitted		
22	**bulk storage and distribution of large quantities of material, liquid, solid, or gaseous intended for resale**			
23	**drive-through facility**			
24	**home occupation, home-based business**	permitted		permitted
25	**industrial park**			

26	**personal service shop or service establishment**	permitted	permitted
27	**professional, business office**	permitted	permitted
28	**research and development**		
29	**restaurant**	permitted	permitted
30	**retail business**	permitted	permitted
31	**retail sales, services**		
32	**self-storage facility**		
33	**daycare facility**	*special exception*	*special exception*
34	**hospital or licensed nursing home**		
35	**nursing home**	permitted	
36	**funeral home**		
37	**club or lodge**	permitted	
38	**club or lodge, private**		
39	**educational, governmental, or religious facility**		
40	**function hall**		
41	**bed and breakfast facilities**	permitted	
42	**hotel**	permitted	
43	**inn**		
44	**motel**	permitted	
45	**rooming or boarding house**		
46	**removal & processing of clay, sod, loam, crushed stone, sand or gravel for sale**		
47	**recreational facility conducted as a business**		
48	**recreational facility conducted as a business only when such activity is conducted indoors**	*special exception*	*special exception*
49	**wholesale or manufacturing facility**	*special exception*	
50	**wholesale, warehousing or manufacturing facility**		
51	**accessory uses, clearly incidental**	permitted	permitted

New District Zoning



9/8/2023

1:13,045

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

The zoning map of the Town of Swanzey dated September 1, 1947, as amended, is further amended to show Tax Map 18, Lots 79, 80, 81, 82, 83, and 84 on Suburban Acres Road (as shown on Tax Map 18, amended through April 1, 2021) as being entirely within the Residence District. (Added March 8, 2022)

The zoning map of the Town of Swanzey dated September 1, 1947, as amended, is further amended to show Tax Map 20, Lots 153 and 153-6 on Arrowcrest Drive (as shown on Tax Map 20, amended through April 1, 2021) as being entirely within the Residence District. (Added March 8, 2022)

The zoning map of the Town of Swanzey dated September 1, 1947, as amended, is further amended to show property known as Tax Map 16, Lot 1 (currently owned by Thoris Lewis Revocable Trust, known as 69 James Road, consisting of 55.4 acres more or less), as being entirely within the Business District. (Added March 14, 2023)

The zoning map of the Town of Swanzey dated September 1, 1947, as amended, is further amended to show Village Business I north of the Wilson Pond Dam and South of the Keene line. Reference the Planning Board minutes of XX/XX/2023 for further description of the area.

Commented [JP1]: New language to depict the zone

B. DISTRICT BOUNDARIES

1. Where uncertainty exists with respect to the boundaries of any of the aforesaid Districts as shown on the Zoning Map, the following rules shall apply:

a. Property lines – If the District boundary is a property line, the boundary shall follow such property line as described in the Tax Assessor's records on the effective date of these regulations;

b. Measured lines – Unless otherwise indicated, if a District boundary is stated by measured distance from street, such distance shall be measured perpendicularly from the boundary of such street which is on the same side as the District;

c. Streets, Rivers, Brooks – If opposite sides of a street, river or brook are in different districts, the center line of the street, river or brook shall be the District boundary;

d. Railroad lines – Where the boundary of a District follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line;

e. Rivers, Lakes or other bodies of water – Where the boundary of a District follows a River, lake or other body of water, the

SECTION II
ZONING DISTRICTS AND ZONING MAPS

The Town of Swanzey is hereby divided into the following Zoning Districts as shown on the "Zoning Map of Swanzey, New Hampshire" dated September 1, 1947, as amended which, with all explanatory matter therein, shall be considered a part thereof. The original map is filed in the Office of the Swanzey Town Clerk.

A. DISTRICTS: Purpose and Intent.

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)

2. Residence District. This district encompasses the more highly developed sections of town. It provides the transitional areas between the outlying rural and more densely developed business districts. Commercial facilities and essential services are convenient and semi-public facilities such as churches and clubs are readily available to the residents of the district.

3. Village Business District I. This district is intended to provide a compact area within which the commercial and business uses necessary to service the needs of the community may function. In addition, provision is made for areas to allow the controlled development of business uses oriented to the roads and highway network.

4. Business District. The intent of this District is to provide for the development of commercial, retail, office, and similar uses that are oriented to serving the needs of the community and the traveling public. This District is also intended to accommodate traffic generators of such size as to be more properly located on a highly accessible highway network. (Amended March 8, 2022)

~~11~~ **5.~~.~~ Village Business District II.** This district is intended to provide a compact area within which commercial, industrial and business uses may function. *(Adopted March 8, 2011)*

~~65~~**. Commercial/Industrial District.** The purpose of this zone is to minimize strip development and encourage off road development on portions of Route 10.

7~~6~~. Shoreland Protection District. The Shoreland Protection District is hereby established as an overlay district which is superimposed over the conventional existing zoning. The uses permitted in the underlying districts shall be allowed only if they meet the minimum standards promulgated by the State of New Hampshire Comprehensive Shoreland Protection Act, RSA 483-B (as amended). Pursuant to authority granted by RSA 674:14, this Shoreland Protection District is adopted by the Town of Swanzey to further protect the public waters of the Town.

(Replaces Special Lake Protection District March 14, 1995.)
(Amended March 10, 2009)

8~~7~~. Flood Plain District. The Flood Plain District is herein established as an overlay district. The underlying permitted uses shall be allowed only by special exception provided they meet the additional requirements set forth in Section IX of this ordinance. The Flood Plain District includes all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its 'Flood Insurance Study for the County of Cheshire, NH' dated May 23, 2006 or as amended together with the associated Flood Insurance Rate Maps (FIRM) dated May 23, 2006 or as amended, on file with the Town Clerk, Planning Board and Building Inspector. These maps as well as the accompanying Swanzey Flood Insurance Study, are incorporated herein by reference.

9~~8~~. Wetlands District. The purpose of this district is to prevent the development of structures and land uses on wetlands which would contribute to the pollution of surface and groundwater.

10~~9~~. Airport District. The Airport Zoning District is established to regulate and restrict the height of structures and objects of natural growth and otherwise regulating the use of property in the vicinity of the Dillant-Hopkins Airport by creating airport approach zones and other restricted areas and establishing the boundaries thereof.

11~~0~~. Industrial Park District. The intent of this District is to allow industrial activities, such as manufacturing, processing, assembly, wholesaling, and warehousing in a park like setting with greater aesthetic and site controls. It is the intent of this District, to preclude small business and office operations unless they are grouped together in the same building. This district also excludes service operations and retail activities except those that are clearly accessory to the primary use. (Amended March 8, 2022)

~~**11. Village Business District II.** This district is intended to provide a compact area within which commercial, industrial and business uses may function. *(Adopted March 8, 2011)*~~

5. There is to be only one housing unit using such access and on such rear lot as provided herein. Attached Accessory Dwelling Units shall be permitted on Rear Lots under the provisions of Section III-AA Accessory Dwelling Unit Ordinance. (Amended March 2023)

6. The intent of the above ordinance is to allow some development of rear lots, but is not to be used to circumvent the required frontage on a Town maintained road.

N. In accordance with RSA 155-B, the Board of Selectmen or an appointed agent may order the repair or removal of hazardous buildings or the filling or protection of hazardous excavation.

O. Every new dwelling house erected and every existing building proposed to be altered or utilized for a dwelling house in any district shall fulfill the following requirements:

1. (Section III.O.1. Deleted March 9, 2021)

2. Every new multiple dwelling, such as apartment or tenement houses, and every existing building proposed to be altered or utilized for such a multiple unit dwelling shall have a minimum total floor area of four hundred fifteen (415) square feet for up to and including one bedroom and an additional seventy-five (75) square feet for each additional bedroom, inside dimensions, for each dwelling unit. (Amended March 10, 1998)

P. (Section III.P. deleted March 10, 2009)

(Section III.P.2. deleted March 11, 2008)

Q. OFF-STREET PARKING shall be provided as follows: (Entire Section Amended March 9, 2021)

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

Table #1: Schedule of Minimum Parking Requirements	
One-family dwelling & two-family dwelling	2 spaces per unit
Multi-family dwelling	1.5 spaces for 1st bedroom plus 0.5 spaces for each additional bedroom
Hotel, motel, inn, etc.	1 space per unit
Restaurant, theater, church, or other places of indoor assembly	1 space for every 3 seats
Retail sales	1 space per 250 square feet gross floor area

SECTION V
VILLAGE BUSINESS DISTRICTS I AND II USES
AND BUSINESS DISTRICT USES

A. VILLAGE BUSINESS DISTRICT I

1. USES PERMITTED. In the Village Business District I no building or premises shall be erected, altered or used and no land shall be used for any purposes except:

a. One-family dwelling; (Amended March 9, 1999)

b. Restaurant;

~~**e.** Hotel, motel or bed and breakfast facility; (Amended March 8, 1994)~~

cd. Professional business offices;

de. Club or lodge;

ef. Retail business establishment;

fg. Personal service shop or service establishment;

~~**gh.** Banking or financial institution;~~ **Formatted:** Font: Bold

~~**hi.** Nursing home;~~ **Formatted:** Font: Bold

ij. Home occupation and home-based business (Amended March 12, 2019);

jk. Manufactured housing on individual lots; provided they meet the requirements of the district and all other pertinent requirements of this ordinance; (Adopted March 11, 1997)

kl. Accessory uses which are clearly incidental to the uses permitted herein.

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.A.2. Amended on March 9, 1999)

a. Recreational facility conducted as a business only when such business activity is conducted indoors; daycare facility; ~~gasoline service stations; repair garage or body shop; motor vehicle dealership, wholesale or manufacturing facility; vehicle wash facility;~~ (Amended March 14, 2000; Amended March 11, 2003) (Amended March 2023)

l. Home occupation and home-based business (Amended March 12, 2019);

m. (Adopted March 11, 1997; Deleted March 14, 2000)

n. (Amended March 10, 1998, Deleted March 8, 2022)

o. Function halls; (Added March 10, 2009)

p. Indoor auctions; (Added March 10, 2009)

q. Recreation facility conducted as a business; (Added March 8, 2022)

r. Research and development; (Added March 8, 2022)

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

t. One-family to two-family dwelling conversions that do not change the footprint of the existing one-family dwelling shall be considered a permitted use in the Business District; (Amended March 2023)

u. Retail electric vehicle charging station; (Amended March 2023)

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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 manufacturing facility; industrial park; vehicle wash facility; ~~self-storage facility~~; (Amended March 14, 2000, Amended March 8, 2022, Amended March 2023)

b. Multi-family dwelling(s): The density requirement for a multi-family dwelling(s) shall be one (1) acre for the first dwelling unit and one half (1/2) acre for each additional dwelling unit, unless connected to public sewer. The maximum density permitted for a multi-family dwelling(s) connected to public sewer shall be twelve (12) units per acre. The minimum number of units for a multi-family residential dwelling in the Business District shall be five (5) units; (Amended March 14, 2000, Amended March 8, 2022)

c. (Deleted March 8, 2022)

b. ~~Multi-family dwelling(s): The density requirement for a multi-family dwelling(s) shall be one (1) acre for the fist dwelling unit and one half (1/2) acre for each additional dwelling unit, unless connected to public sewer. The maximum density permitted for a multi-family dwelling(s) connected to public sewer shall be eight (8) units per acre.~~ (Amended March 14, 2000; Amended March 8, 2022)

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~~d~~**c.** Two-family dwelling: The density requirement for a two-family dwelling shall be one and one half (1-1/2) acres, unless connected to public sewer.

~~d~~**c.** Accessory buildings having a footprint of 1000 s.f. or greater or 25 feet or more in height. (Adopted March 11, 2008)

3. All lots shall be of at least one-half (1/2) acre in size with one hundred (100) feet of frontage on a Town or State maintained road. The front setback is 30 feet from the front property line and 20 feet from the side and rear property lines. (Amended March 11, 2008)

B. BUSINESS DISTRICT.

1. USES PERMITTED. In the Business District, no buildings or premises shall be erected, altered or used and no land shall be used for any purpose except:

a. (Amended March 9, 1999; Deleted March 14, 2000)

b. Restaurant;

c. Educational, governmental, or religious facility;

d. Hotel, motel, inn or bed and breakfast facility; (Amended March 8, 1994)

e. Professional and business offices;

f. Retail sales, services; (Amended March 10, 1998)

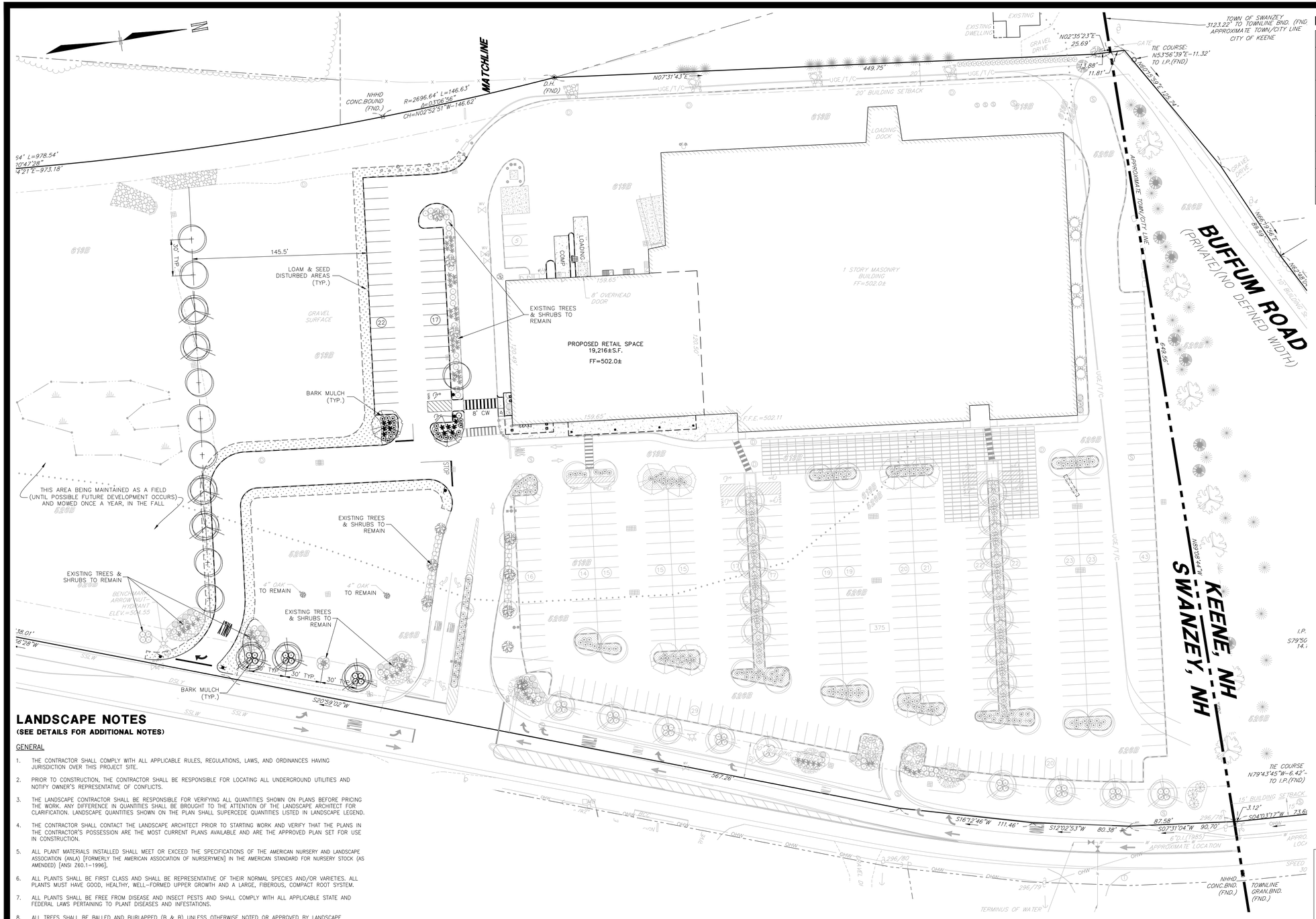
g. Bank or financial institution;

h. Funeral home;

i. Private club or lodge;

j. (Deleted March 8, 2022)

k. Commercial greenhouse or nursery;



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3" CAL. MIN.	B&B
	2	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON SYCAMORE	3" CAL. MIN.	B&B
+	8	QUERCUS RUBRA RED OAK	3" CAL. MIN.	B&B
⊙	13	JUNIPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	3 GAL.	CONT.
⊛	20	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	3 GAL.	CONT.
✱	11	SPIRAEA X B. 'ANTHONY WATERER' ANTHONY WATERER SPIRAEA	3 GAL.	CONT.

LANDSCAPE REGULATIONS

SECTION VII(2)(G) OF THE SWANZEY SITE PLAN REVIEW REGULATIONS

LANDSCAPING IN PARKING AREAS:

i. PARKING AREAS SHALL BE LANDSCAPED WITH TREES AND SHRUBS TO EFFECTIVELY REDUCE THE VISUAL IMPACT OF GLARE, HEADLIGHTS AND PARKING LOT LIGHTS FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES.

ii. A MINIMUM OF ONE (1) TREE 3" IN DIAMETER REQUIRED FOR EVERY THIRTY (30) FEET ALONG THE PERIMETER OF THE PARKING AREA WHERE PARKING SPACES ARE PROVIDED.
REQUIRED: 189' PERIMETER PARKING/30'= 6.3 OR 7 TREES
PROVIDED: 11 TREES

iii. PLANTING ISLANDS CONSISTING OF LINEAR DIVIDER ISLANDS RUNNING PARALLEL TO PARKING ROWS AND TERMINAL ISLANDS AT THE ENDS OF PARKING ROWS SHOULD BE USED ON THE INTERIOR OF THE PARKING AREA TO DEFINE VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS AND TO BREAK UP LARGE EXPANSES OF PAVEMENT. ISLANDS SHOULD INCLUDE TREES AND BE PLANTED WITH EITHER GRASS OR EVERGREEN SHRUBS.
ONE LINEAR DIVIDER ISLAND SHALL BE PROVIDED FOR EVERY SIX (6) PARKING ROWS. THEY SHOULD BE AT LEAST TEN (10) FEET WIDE, AND WITH TREES PLANTED NO MORE THAN THIRTY (30) FEET APART AND AT LEAST FOUR (4) FEET FROM THE CURB IN ALL DIRECTIONS.
TERMINAL ISLANDS SHOULD BE PROVIDED AT THE ENDS OF PARKING ROWS AT LEAST EVERY TWENTY (20) SPACES AND CONTAIN ONE (1) TREE FOR ISLANDS TERMINATING A SINGLE ROW OF SPACES AND TWO (2) TREES FOR ISLANDS TERMINATING A DOUBLE ROW OF PARKING SPACES.
REQUIRED: N/A

iv. THE TOTAL INTERIOR GREEN SPACE FOR A PARKING LOT SHALL BE DETERMINED BY THE TOTAL NUMBER OF PARKING SPACES WITHIN THE LOT. FOR PARKING LOTS WITH UP TO FORTY-NINE (49) PARKING SPACES, NO INTERIOR GREEN SPACE IS REQUIRED; FOR PARKING LOTS WITH FIFTY (50) TO ONE-HUNDRED (100) PARKING SPACES, TEN (10) SQUARE FEET OF GREEN SPACE SHALL BE REQUIRED PER PARKING STALL; FOR PARKING LOTS WITH ONE-HUNDRED ONE (101) TO TWO-HUNDRED FIFTY (250) PARKING SPACES, FIFTEEN (15) SQUARE FEET OF INTERIOR GREEN SPACE SHALL BE REQUIRED PER PARKING STALL; FOR PARKING LOTS EXCEEDING TWO-HUNDRED FIFTY PARKING SPACES, TWENTY (20) SQUARE FEET OF INTERIOR GREEN SPACE SHALL BE REQUIRED PER PARKING STALL.
REQUIRED: 38 SPACES N/A

SECTION VIII(5)(C) OF THE SWANZEY SITE PLAN REVIEW REGULATIONS

LANDSCAPING AND SCREENING:

i. LANDSCAPED BUFFERS BETWEEN DIFFERENT USES OF LAND

1. LANDSCAPING SHALL BE USED TO FORM A BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES. LANDSCAPING SHALL BE USED TO FORM A BUFFER BETWEEN SINGLE-FAMILY AND MULTI-FAMILY PROJECTS, ESPECIALLY WHEN MULTI-FAMILY UNITS ARE DIFFERENT IN HEIGHT, FORM, AND/OR MATERIAL THAN ADJACENT SINGLE-FAMILY UNITS. THE PLANNING BOARD MAY SPECIFY THE APPROPRIATE SIZE AND NATURE OF THE LANDSCAPED BUFFER.

2. A NON-RESIDENTIAL USE SHALL BE SCREENED FROM THE ABUTTING RESIDENTIAL DWELLING BY A FENCE, HEDGE, BERM, VEGETATIVE PLANTING OR OTHER SCREENING MATERIAL. THE PLANNING BOARD MAY REQUEST A COMBINATION OF THESE SCREENING MATERIALS.
REQUIRED: N/A

ii. LANDSCAPED STRIPS BETWEEN BUILDING AND STREET

1. LANDSCAPE PLANS SHALL INCLUDE A LANDSCAPED STRIP 20' WIDE, PARALLEL TO THE PUBLIC RIGHT-OF-WAY, CONTINUOUS ALONG THE ENTIRE LENGTH OF ALL STREET FRONTAGE.
REQUIRED: 20'
PROVIDED: 20'+

2. THE LANDSCAPED STRIP SHOULD CONTAIN A MINIMUM OF 1 SHADE TREE (3" CALIPER), EITHER RETAINED OR PLANTED, PER 30 FEET OF FRONTAGE.
REQUIRED: 135±' (ALONG FRONTAGE OF NEW DEVELOPMENT) FRONTAGE/30' = 4.5 OR TREES
PROVIDED: 6 TREES (3 EXISTING, 3 PROPOSED) AND SHRUBS

3. PLANS FOR THE LANDSCAPED STRIP MUST INCLUDE A COMBINATION OF DECIDUOUS AND/OR EVERGREEN TREES, SHRUBS, GRASS, FENCES, BERMS, AND/OR WALLS. BERMS ARE ENCOURAGED TO PROVIDE SCREENING OF CARS AND PAVED AREAS.

4. TREES AND SHRUBS SHOULD BE POSITIONED TO NOT OBSTRUCT THE VIEW OF ON-COMING TRAFFIC WHEN THE STRIP ABUTS OR CONTAINS AN ENTRANCE/EXIT.

iii. LANDSCAPING BETWEEN ADJACENT BUILDINGS

1. SITE PLANS SHALL PROVIDE A LANDSCAPED AREA THAT IS A MINIMUM OF 10 FEET DEEP AROUND THE SIDES OF BUILDINGS WITH PUBLIC ACCESS OR ARE VISIBLE FROM THE PUBLIC ROADWAY. SUCH LANDSCAPED AREAS SHALL CONTAIN SHRUB AND GROUND COVER PLANTINGS IN ADDITION TO TREES.
REQUIRED: N/A, NO BUILDINGS PROPOSED

2. ANY LOT BORDERING A RESIDENTIAL ZONE OR AN EXISTING RESIDENTIAL USE SHALL HAVE A 20 FOOT DEEP LANDSCAPED BUFFER BETWEEN ANY BUILDINGS AND THE RESIDENTIAL ZONE OR USE. THE LANDSCAPED AREAS SHALL CONTAIN SHRUB AND GROUND COVER PLANTINGS IN ADDITION TO TREES. THERE SHOULD BE A MINIMUM OF ONE TREE, 3" CALIPER AT PLANTING, PER 200 SQUARE FEET OF GROUND AREA.
REQUIRED: N/A

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN) IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
10. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

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48 Constitution Drive, Bedford, N.H. 03110

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UTILITIES UNDER GROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

40 20 10 0 40
Graphic Scale

REV.	DATE	DESCRIPTION	DR	CK

SWANZEY TAX MAP 38 LOT 1 & KEENE TAX MAP 85 LOT 1-20

LANDSCAPE PLAN

RETAIL DEVELOPMENT

11 WEST SWANZEY ROAD (ROUTE 10), SWANZEY, NH

OWNED BY

DEMOULAS SUPER MARKETS, INC.

PREPARED FOR

DSM REALTY

SCALE: 1"=40' **SEPTEMBER 7, 2023**

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	82427.04	DR	MSK	FB	-	SHEET 10 OF 19
		CK	TCB	CADFILE	82427-04 Site	