



**Planning Board – Monday, January 27, 2020, 6:30PM**  
**City Hall Council Chambers – 3 Washington Street, 2<sup>nd</sup> floor**

**AGENDA**

I. **Call to Order** – Roll Call

II. **Minutes of Previous Meeting** – November 25, 2019 Meeting

III. **Election of Chair**

IV. **Adoption of 2020 Meeting Calendar**

V. **Public Hearings**

**S-07-19 – Old Walpole Road – 9-Lot Subdivision** – Applicant Brickstone Land Use Consultants, LLC, on behalf of owners Charles and Kathryn Kingsbury, proposes to subdivide the 13-acre parcel located at the intersection of Old Walpole Road and West Surry Road (TMP 220-012-009) into 9 lots. Eight of the proposed lots would vary in size from 0.26 to 0.41 acres. The remaining lot would be 10.33-acres with frontage on both Old Walpole Rd and NH Route 12A. The site is in the Low Density District.

**SWP-CUP-01-20 – Surface Water Protection Conditional Use Permit – Eversource Transmission Line Replacement, Various Locations** – Applicant GZA

GeoEnvironmental Inc., on behalf of Eversource Energy, proposes to replace 25 utility structures along a 4-mile section of the existing L163 Transmission Line from the North Keene Substation to the Sullivan, NH Town Line. The proposed project would affect 184,364 sf of the Surface Water Protection Buffer for temporary equipment access and work pad placement. The affected area is located in various zoning districts.

IV. **Community Development Director Report**

Overview of Administrative Approvals issued in 2019  
Capital Improvement Program

V. **New Business**

Discuss option of receiving Outlook meeting invitations

VI. **Upcoming Dates of Interest – February 2020**

CIP Presentation for Planning Board & City Council – February 8, 2020; 8:30 – 11:30 AM

Planning Board Steering Committee – February 11; 11:00 AM

Planning Board Site Visits – February 19; 8:00 AM – To Be Confirmed

Planning Board Meeting – February 24; 6:30 PM

Joint PB/PLD Committee – March 9; 6:30 PM

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1 **CITY OF KEENE**  
2 **NEW HAMPSHIRE**

3  
4 **PLANNING BOARD**  
5 **MEETING MINUTES**

6  
7 Monday, November 25, 2019

6:30 PM

Council Chambers

8 **Members Present**

Douglas Barrett, Chairman  
Michael Burke  
Martha Landry  
Councilor George Hansel  
Andrew Weglinski  
Mayor Kendall Lane  
Tammy Adams, Alternate

**Staff:**

Rhett Lamb, Asst. City  
Manager/Community Development  
Director  
Tara Kessler, Senior Planner

**Members Not Present:**

Pamela Russell Slack  
Chris Cusack, Vice-Chair

9 **I. Call to order – Roll Call**

Chair Barrett called the meeting to order at 6:30 PM and roll call was conducted.

10  
11 **II. Minutes of previous meeting** – October 28, 2018 Planning Board Meeting

Tammy Adams offered the following correction:

12 Page 4 of the meeting packet, fifth paragraph down, to change the name “Mr. Poanessa” to “Mr.  
13 Panassis.”

14  
15  
16 A motion was made by Mayor Kendall Lane to accept the October 28, 2019 minutes as amended.  
17 The motion was seconded by Councilor George Hansel and was unanimously approved.

18  
19 **III. Public Hearing**

20 **S-07-19 – Old Walpole Road – 9-Lot Subdivision** – Applicant Brickstone Land Use  
21 Consultants, LLC, on behalf of owners Charles and Kathryn Kingsbury, proposes to subdivide  
22 the 13-acre parcel located at the intersection of Old Walpole Road and West Surry Road (TMP  
23 220-012-009) into 9 lots. Eight of the proposed lots would be developed as single-family  
24 residences and would vary in size from 0.26 to 0.41 acres. The remaining lot would be 10.33-  
25 acres and would be used as open space. The site is in the Low Density District.

26  
27 **A. Board Determination of Completeness.**

28 Senior Planner Tara Kessler addressed the Board and stated staff received information from the  
29 applicant late this afternoon, which impacts the ability of staff to provide a recommendation of  
30 completeness for this application. She went on to say the original narrative from the applicant  
31 and public notice referenced the 10.3 acre lot of the 9 lot subdivision as being permanently  
32 protected as open space. However, staff has learned that the current owners intend for this lot to  
33 be developable. Staff did not consider this aspect of the proposal as part of their review. As a  
34 result, staff is recommending the Board find this application to be incomplete.

35  
36 Ms. Kessler stated staff is also recommending the applicant submit a revised narrative so that the  
37 public hearing could be re-noticed at the applicant’s expense. She added that, should the Board

38 want to hear from the applicant, the discussion should be limited to the issue of completeness  
39 since this is not a public hearing.

40  
41 Chair Barret invited the applicant to address the Board, and asked that comments be kept to the  
42 issue of completeness. Mr. Jim Phippard of Brickstone Land Use Consultants began by  
43 apologizing for the late change to this application. He said that the owners discussed this item  
44 with their children and learned that their son is interested in building a single-family home and  
45 raising horses and continuing his farming practice on Lot #9. The owners intend to leave the  
46 forested area on Lot #9 under a forestry management program (limited cutting and timbering will  
47 be allowed). This restriction will be in place for 20 years and they will let it expire after that  
48 time. Mr. Phippard stated a re-notice will be provided to all abutters and they plan to come back  
49 to the next meeting in December.

50  
51 Chair Barrett asked for comments and advised that they should be kept to the completeness issue.

52  
53 Mayor Lane asked how the applicant planned to restrict the future use of the lot. Mr. Phippard  
54 stated that in speaking with the applicants, the plan is to place a restrictive covenant that would  
55 be recorded at the Registry of Deeds. This is different from a conservation easement. He  
56 indicated that he still needs to discuss how this covenant would be enforced.

57  
58 A motion was made by Councilor Hansel to find the application incomplete.  
59 The motion was seconded by Andrew Weglinski and was unanimously approved.

60  
61 **IV. Community Development Director Report**  
62 City Council Referral – 95 and 100 Wyman Road, Hillside Village – Regarding Pedestrian  
63 Safety

64  
65 Mr. Lamb referred to page 21 of the agenda packet, which includes a referral from City Council  
66 to the Planning Board regarding pedestrian safety at Hillside Village. He stated this item was  
67 brought before the Board at its last meeting, but at that time, the City Council had not voted on  
68 this item. At this time, it is an official referral from the Council and in the next few weeks, the  
69 City will be reaching out to Hillside Village to see how they wish to proceed.

70  
71 Mr. Lamb noted this item comes from a Board approval that required the applicant to come back  
72 before the Board after a 12-18 month period following the opening of the facility to evaluate  
73 pedestrian access and safety. During Board review of the application, concerns were raised about  
74 how pedestrians would safely cross the road to get from the health center to the rest of the  
75 development. It was noted at that time that, if improvements were necessary, it would be at the  
76 expense of the applicant. The applicant is not obligated to come before the Board before the 12-  
77 18 month timeframe is up; however, the letter from Councilor Greenwald and the Council  
78 referral provides an opportunity for staff to reach out to the applicant to determine a schedule and  
79 ensure they are on a track to comply with the Board's condition. Mr. Lamb noted the request is  
80 ultimately coming from residents of Hillside Village.

81  
82 Ms. Adams asked when the residents started moving in. Mr. Lamb stated that he believes it was  
83 sometime in May or June of this year.

84



85 Chair Barrett referred to language on the top of page 22 where it says “...ended in June 2019”  
86 Mr. Lamb agreed it should read “...began in June 2019.”  
87

88 With the agreement of the Board, Mr. Lamb indicated next that the December Planning Board  
89 meeting will be moved to December 16 at 6:30 pm and the only agenda item will be the 9-lot  
90 subdivision that will be re-noticed.  
91

92 **V. New Business**

93  
94 **VI. Upcoming Dates of Interest –**

95  
96 **December 2019 Planning Board Meeting – December 16; 6:30 PM**

97  
98 **Planning Board Steering Committee – December 10; 11:00 AM** – Mr. Lamb did not see a  
99 reason for Steering Committee meeting as the only item was the 9-lot subdivision that was  
100 continued from tonight.  
101

102 **Joint PB/PLD Committee – December 9; 6:30 PM** – Mr. Lamb encouraged members to attend  
103 this meeting as the Land Use Code project consultant will be making a presentation that night on  
104 the Downtown Form-Based Zoning component of the Land Use Code project. The Chair asked  
105 for additional information about the workshop scheduled for December 10, 2019. Ms. Kessler  
106 explained there will be an open studio at the former Brown Computer Solutions site throughout  
107 the day. Consultants and staff will be available all day to answer questions. That evening at 6:30  
108 pm there will be a community workshop in Council Chambers.  
109

110 **Planning Board Site Visits – December 18; 8:00 AM** – Chair Barrett said there would not be  
111 any site visits as the only project on the agenda is the project that is being re-noticed.  
112

113  
114 The meeting adjourned at 6:45 pm.

115  
116 Respectfully submitted,

117  
118 Krishni Pahl  
119 Minute Taker

120  
121 Reviewed and edited by Mari Brunner, Planner

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## Planning Board

# 2020 Meeting Schedule

All meetings are on the 4<sup>th</sup> Monday of each month at 6:30PM  
in City Hall, 2<sup>nd</sup> floor Council Chamber

January 27, 2020

February 24, 2020

March 23, 2020

April 27, 2020

**TUESDAY, May 26, 2020 (may need to move for budget meetings)**

June 22, 2020

July 27, 2020

August 24, 2020

September 28, 2020

October 26, 2020

November 23, 2020\*

**December 21, 2020**

January 23, 2021

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## S-07-19 – Nine Lot Subdivision – 0 Old Walpole Road

### **Request:**

Applicant Brickstone Land Use Consultants, LLC, on behalf of owners Charles and Kathryn Kingsbury, proposes to subdivide the 13-acre parcel located at the intersection of Old Walpole Road and West Surry Road (TMP 220-012-009) into 9 lots. Eight of the proposed lots would vary in size from 0.26 to 0.41 acres. The remaining lot would be 10.33-acres with frontage on both Old Walpole Rd and NH Route 12A. The site is in the Low Density District.

### **Background:**

This 13-acre parcel is located at 0 Old Walpole Road in the Low Density district, about 0.6 miles northeast of Keene Middle School. The property is in a residential area with predominantly single-family homes. There is currently no development on the site; the eastern end of the site is an open field and the remainder of the site is forested. A 4.55-acre wetland is present in the forested area.

The applicant proposes to subdivide the parcel into nine lots. Eight of the proposed lots would vary in size from 0.26 to 0.41 acres with frontage on Old Walpole Road. The remaining lot would be 10.33-acres with frontage on both Old Walpole Rd and NH Route 12A.

### **Completeness:**

The applicant has requested exemptions from providing a drainage report, a traffic report, and lighting plans as no development is proposed at this time. Staff recommend granting these exemptions and accepting the application as “complete.”

### **Departmental Comments:**

Engineering Staff Comments:

1. No proposed driveway locations are indicated on the subdivision plan. Therefore, in accordance with Sec. 70-135(a), a driveway permit must be obtained from the City prior to the future development of these parcels.



2. Due to its proximity to the Court St. / Maple Ave roundabout, driveway access to Lot no. 9 will be located a minimum of 200 feet from the intersection, or as directed by the City Engineer.

**Application Analysis - Development Standards:** Many of the Planning Board Development Standards are not relevant to this application as no development is proposed at this time. The following is a review of the standards relevant to the proposed application.

3. Hillside Protection: Sec. III.C.6 of the Planning Board Site Plan and Subdivision Regulations states that, for all proposed subdivisions of parcels greater than fifteen acres in size, all land areas meeting the definition of a “prohibitive slope” (greater than 25%) and 50% of all land areas meeting the definition of a “precautionary slope” (15%-25%) shall be excluded in the calculation of minimum lot size for each new lot. The proposed parcel to be subdivided is 13.03 acres in size, and therefore steep slope areas do not need to be excluded from minimum lot size calculations. This standard is not applicable.
5. Flooding: No part of this site is located in the floodway or floodplain, therefore this standard is not applicable.
11. Sewer and Water: This site has access to City sewer and water from Old Walpole Road. The applicant notes that there is adequate capacity in both the water and sewer system to provide service to nine additional single-family residences. This standard appears to be met.
12. Traffic: The applicant notes that if eight lots were developed as single-family residences, the expected increase in traffic per the ITE Trip Generation Manual would be 76 trips per weekday, with an increase of 6 vehicle trips during the morning peak hour and 8 vehicle trips during the evening peak hour. After submitting this information, the application was revised to include Lot #9 as a developable lot. Staff have determined that the additional traffic generation from Lot #9 would not significantly increase the traffic generation estimates submitted by the applicant. In the project narrative, the Applicant states that “the low volume of traffic generated by this proposal can be safely accommodated without reducing the safety or capacity at Old Walpole Road or at the roundabout at Maple Avenue and Rt. 12A.”
13. Comprehensive Access Management: There is an existing sidewalk on one side of Old Walpole Road that connects to the sidewalk network on Court Street and Maple Avenue. In addition, this property is currently located along the bus route for the City Express Bus. No driveways are proposed at this time; however, City Engineering staff have determined that each of the proposed residential lots with frontage on Old Walpole Road could accommodate a future driveway. In order to address comments from Engineering staff regarding driveway access for Lot # 9, the applicant included a note on the plan which states “Individual driveway permits will be required for each lot from the City of Keene Department of Public Works. Access to Lot 9 must be a minimum of 200’ from the intersection of Court Street and Maple Avenue.” (See Note #7 on plan)

16. Wetlands & 17. Surface Waters: There is a 4.55-acre forested wetland present on Lot #9 (10.33-acre parcel); however, the wetland buffer would not need to be crossed or otherwise disturbed in order to develop on the portion of the lot that is not within the Surface Water Protection Overlay District. No other surface waters are present on the site. This standard appears to be met.

**RECOMMENDATION FOR APPLICATION:**

If the Board is inclined to approve this request, the following motion is recommended:

**Approve S-07-19 for a 9-lot subdivision of the parcel located at 0 Old Walpole Road (TMP #220-012-009) as shown on the plan identified as “Plan Showing Subdivision of Property of Charles O. Kingsbury, Kathryn L. Kingsbury” dated February 4, 2019, revised through December 18, 2019, and prepared by DiBernardo Associates, LLC at a scale of 1 inch = 60 feet with the following conditions prior to signature by Planning Board Chair:**

- 1. Owner’s signature appears on plan.**

# CITY OF KEENE | PLANNING BOARD

## SUBDIVISION APPLICATION



*This form must be filled out in its entirety. If a box is not checked, staff will assume that the information is not provided and the application is, therefore, not complete. Incomplete applications will not be accepted for review.*

DEC 18 2019  
 OCT 18 2019  
 5-07-19

<b>A</b>	<b>Project Name</b> 9 Lot Subdivision 0 Old Walpole Road	Date Received/Date of Submission:
	Tax Map Parcel number(s) 2 2 0 - 0 1 2 - 0 0 0 . _____ _____-_____-_____-_____-_____-_____- _____-_____-_____-_____-_____-_____-	Date of pre-application meeting:  Date Application is Complete:  Community Development Dept File #: 5-07-19
Project Address:  0 Old Walpole Road	<b>O w n e r</b>	Printed Name: Charles O Kingsbury & Kathryn L Kingsbury
Acreage/S.F. of Parcel: 13.03 ac / 567,587 sf		Signature:
Zoning District:  Low Density		Address: 9 Jefferson Drive Paxton MA 01612
		Telephone/E-mail:
	<b>A p p l i c a n t</b>	Printed Name: Same as above
		Signature:
		Address:
		Telephone/E-mail:

### **B** Descriptive Narrative Including

- Type of development      *N/A*  Sedimentation Control       Scope/scale of development
- Proposed uses       Vegetation       Parcel size
- Location of access points      *N/A*  Debris management      *N/A*  Proposed stormwater, drainage & erosion plan
- Any other descriptive information      *N/A*  Disposal proposals for boulders, stumps & debris

### **C** A complete application must include the following

\_\_\_\_\_



**Subdivision Application Narrative  
Nine Lot Subdivision  
Charles O. and Kathryn L. Kingsbury  
O Old Walpole Road  
Keene, NH**

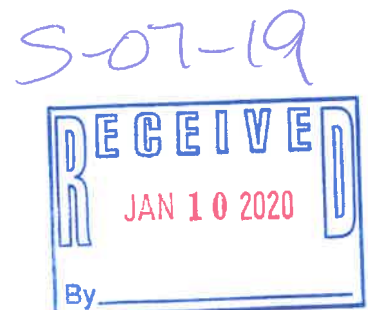
**October 17, 2019  
Revised January 10, 2020**

Charles and Kathryn Kingsbury are the owners of Tax Map 220 Lot 12, a 13.03 acre tract of land located on the north side of Old Walpole Road at the intersection with Maple Avenue and Rt. 12A. The property is vacant land and is in the Low Density District. The owners wish to subdivide the land into nine lots varying in size from 0.26 acres to 10.33 acres. There is an existing single family home on 1.1 acres located at 32 West Surry Road which is listed on the Keene tax card as part of this tract. These lots were merged administratively many years ago and the owner has requested they not be merged. The Assessing Dept. is in the process of separating this lot from the larger lot and will assign a new tax map number.

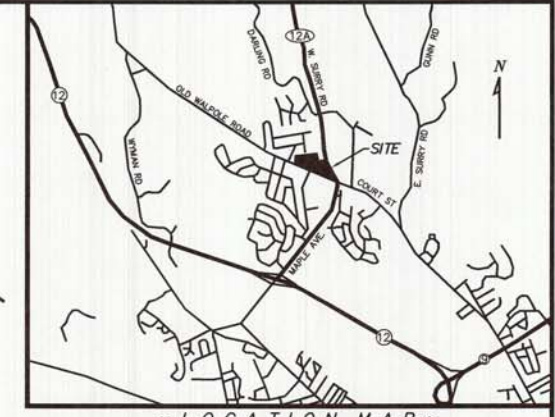
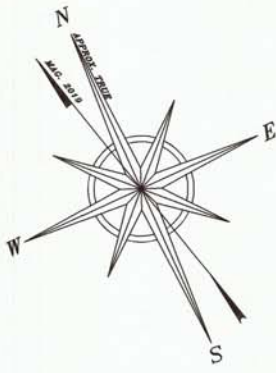
Eight house lots are proposed along the frontage at Old Walpole Road. These lots will vary in size from 0.26 acres to 0.41 acres. Each lot will have a minimum of 80 feet frontage and will have access to city water and city sewer from Old Walpole Road. The remaining land will be a 10.33 acre lot with frontage on both Old Walpole Road and Rt. 12A. It includes the open field at the intersection at the roundabout, and the large forested area to the rear of the proposed house lots. A large portion of the forested area is a 4.55 acre jurisdictional wetland.

The eight proposed house lots are designed to be similar in size and shape to the existing house lots that front along Old Walpole Road in this neighborhood. The owner intends to sell the lots as building lots and is not proposing any construction or alterations to the property with this subdivision.

Exemptions are requested from providing a drainage report, a traffic report, lighting plans and from checklist items which do not exist on the property or are not applicable.

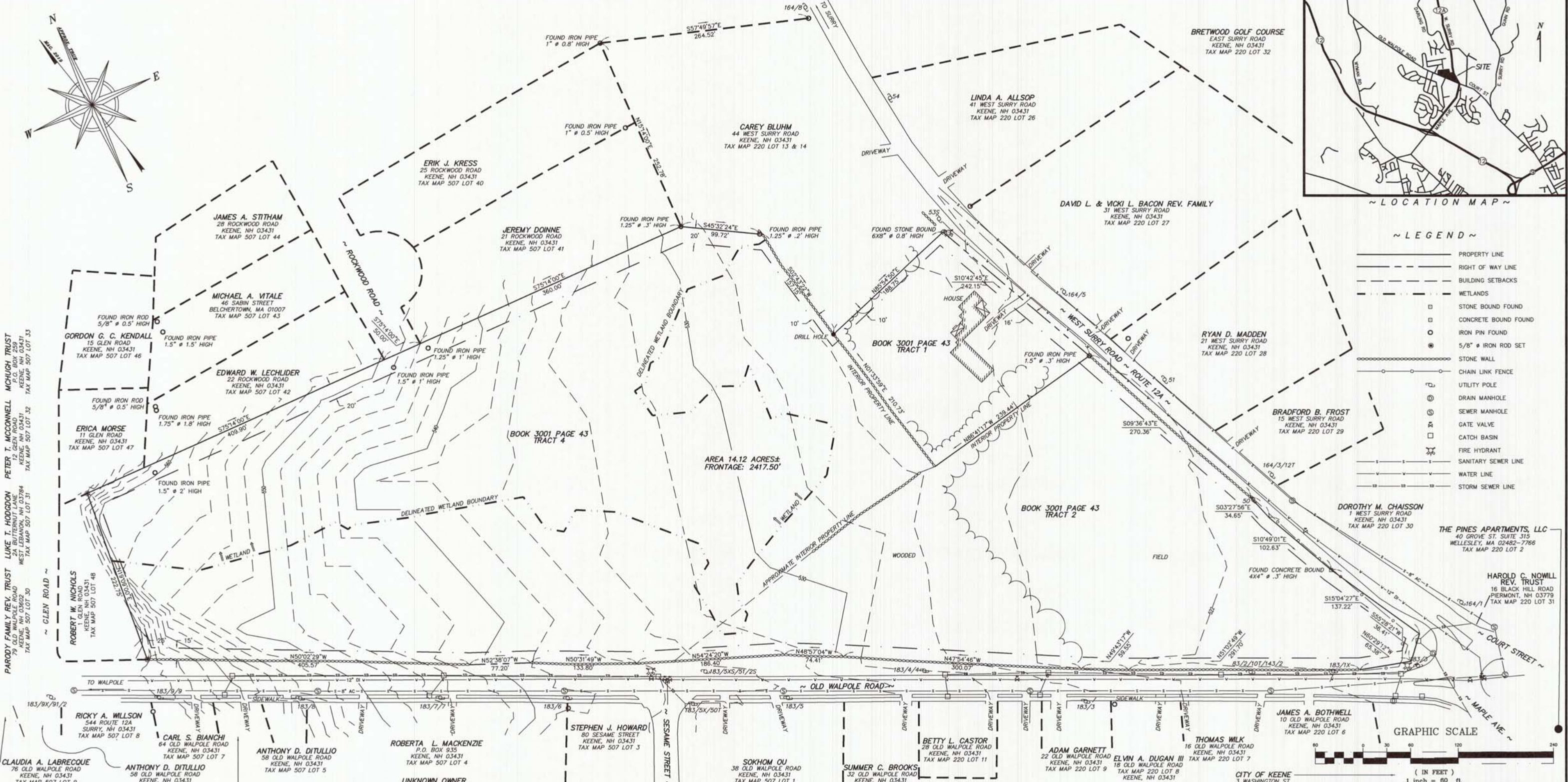
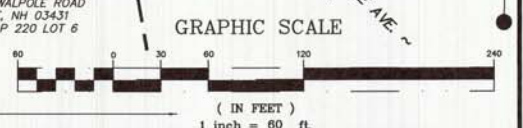






~ LEGEND ~

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - BUILDING SETBACKS
- - - WETLANDS
- STONE BOUND FOUND
- CONCRETE BOUND FOUND
- IRON PIN FOUND
- 5/8" IRON ROD SET
- STONE WALL
- CHAIN LINK FENCE
- UTILITY POLE
- DRAIN MANHOLE
- SEWER MANHOLE
- GATE VALVE
- CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE



- ~ NOTES ~
- METHOD OF SURVEY: GEOMAX ZOOM 30 TOTAL STATION.
  - BEARINGS ARE REFERENCED TO A 2019 MAGNETIC OBSERVATION
  - DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
  - THIS PLAN WAS PREPARED FOR THE SOLE USE OF CHARLES O. & KATHRYN L. KINGSBURY AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
  - PROPERTY IS LOCATED IN THE LOW DENSITY ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 10,000SQFT  
 MINIMUM LOT WIDTH AT BUILDING: 70'  
 MINIMUM FRONT YARD SETBACK: 15'  
 MINIMUM REAR YARD SETBACK: 20'  
 MINIMUM SIDE YARD SETBACK: 10'  
 MAXIMUM % OF LOT OCCUPIED BY STRUCTURES: 35%  
 MAXIMUM % OF LOT COVERED BY IMPERMEABLE MATERIAL (INCLUDES STRUCTURES): 15%  
 MINIMUM % OF GREEN/OPEN SPACE: 55%
  - WETLANDS WERE DELINEATED BY BEAVER TRACKS LLC. (603) 313-4925.

- ~ REFERENCE PLANS ~
- PLAN ENTITLED "MARY J. RICHARDS VOL. 646 - PAGE 146 KEENE, NEW HAMPSHIRE" PREPARED BY R.K. PIPER, DATED APRIL 1959. RECORDED IN CABINET 12 DRAWER 8 NUMBER 59.
  - PLAN ENTITLED "SPENCER S. & TRACEY M. CLASON 44 WEST SURRY ROAD KEENE, N.H." PREPARED BY THOMAS C. DOMBROSKI ON MARCH 13, 2014 AND REVISED ON APRIL 9, 2014.
  - PLAN ENTITLED "REVISED GRADING PLAN WOODRIDGE HEIGHTS KEEN, NEW HAMPSHIRE OWNED AND DEVELOPED BY O.T.G. CONSTRUCTION CO. INC." PREPARED BY TUBIO GIOVANNANGELI C.E.
  - PLAN ENTITLED "WOODRIDGE HEIGHTS KEEN, NEW HAMPSHIRE OWNED AND DEVELOPED BY O.T.G. CONSTRUCTION CO. INC." PREPARED BY TUBIO GIOVANNANGELI C.E., DATED NOVEMBER 1984.
  - PLAN ENTITLED "COURT STREET, MAPLE AVENUE AND OLD WALPOLE ROAD INTERSECTION N.H. PROJECT NO. C-2433-B COURT STREET PLAN AND PROFILE KEENE NEW HAMPSHIRE" PREPARED BY DUFRESNE-HENRY ENGINEERING CORPORATION ON FEBRUARY 26, 1980. SHEET 6 OF 15.
  - PLAN ENTITLED "COURT STREET, MAPLE AVENUE AND OLD WALPOLE ROAD INTERSECTION N.H. PROJECT NO. C-2433-B COURT STREET PLAN AND PROFILE KEENE NEW HAMPSHIRE" PREPARED BY DUFRESNE-HENRY ENGINEERING CORPORATION DATED SEPTEMBER 1979. SHEET 6 OF 6.

~ CHAPTER 676:18 SECTION III CERTIFICATION ~

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOSEPH A. DIBERNARDO, N.H. L.L.S. #963

- ~ REFERENCE DEEDS ~
- RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS
- DEED FROM SPENCER S. CLASON AND TRACEY M. LYNCH-CLASON TO CAREY A. BLUHM AND JAN T. LYNDES. RECORDED IN BOOK 2954 AT PAGE 1202 ON AUGUST 5, 2016.
  - DEED FROM EDWARD A. KINGSBURY AND KATHLEEN KINGSBURY TO CHARLES O. KINGSBURY AND KATHRYN L. KINGSBURY. RECORDED IN BOOK 3001 AT PAGE 43 ON SEPTEMBER 22, 2017.

~ REVISIONS ~

NO.	DATE	DESCRIPTION	BY
1.	10-18-19	ADDED CONTOURS.	JAD
2.	11-01-19	ADDED UTILITY LINES & APPROX. ABUTTING PROPERTY LINES.	JAD

PLAN SHOWING EXISTING CONDITIONS OF PROPERTY OF

**CHARLES O. KINGSBURY**  
**KATHRYN L. KINGSBURY**

9 JEFFERSON DRIVE  
PAXTON, MA 01612  
BOOK 3001 PAGE 43  
TAX MAP 220 LOT 12

EAST SURRY & OLD WALPOLE ROAD ~ CHESHIRE COUNTY ~ KEENE NEW HAMPSHIRE

DIBERNARDO ASSOCIATES, LLC  
VT NH  
LICENSED LAND SURVEYORS

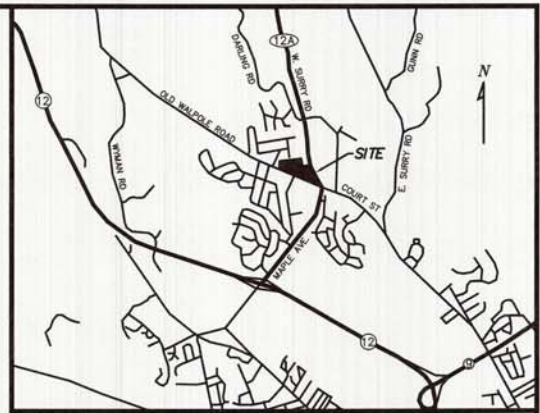
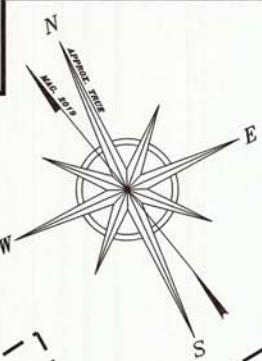
P.O. BOX 62  
BELLOWS FALLS, VT 05101  
802-463-3031 ~ 803-308-0509

DATE FEBRUARY 4, 2019 SCALE 1" = 60'  
DRAWN BY BG CK'D BY JAD  
SURVEYED BY BG, ZS  
DWG.NO. J255 © COPYRIGHT 2018 DIBERNARDO ASSOCIATES, LLC.



OWNERS SIGNATURES

CHARLES O. KINGSBURY
KATHRYN L. KINGSBURY



LOCATION MAP

LEGEND

- PROPERTY LINE
RIGHT OF WAY LINE
APPROX. PROPERTY LINE
BUILDING SETBACKS
WETLANDS
STONE BOUND FOUND
CONCRETE BOUND FOUND
IRON PIN/PIPE FOUND
5/8" IRON ROD SET
STONE WALL
CHAIN LINK FENCE
UTILITY POLE
DRAIN MANHOLE
SEWER MANHOLE
GATE VALVE
CATCH BASIN
FIRE HYDRANT
SANITARY SEWER LINE
WATER LINE
STORM SEWER LINE

OWNERS SIGNATURES (continued)
MCHUGH TRUST
PETER T. MCCONNELL
LUKE T. HODGSON
PARODY FAMILY REV. TRUST
RICKY A. WILLSON
CLAUDIA A. LABRECQUE
ANTHONY D. DITULLIO
JORDAN & ANGELA BOWMAN

- NOTES
1. METHOD OF SURVEY: GEOMAX ZOOM 30 TOTAL STATION.
2. BEARINGS ARE REFERENCED TO A 2019 MAGNETIC OBSERVATION.
3. DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
4. THIS PLAN WAS PREPARED FOR THE SOLE USE OF CHARLES O. & KATHRYN L. KINGSBURY AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
5. PROPERTY IS LOCATED IN THE LOW DENSITY ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT SIZE: 10,000SQFT
MINIMUM LOT WIDTH AT BUILDING: 70'
MINIMUM FRONT YARD SETBACK: 15'
MINIMUM REAR YARD SETBACK: 20'
MINIMUM SIDE YARD SETBACK: 10'
MAXIMUM % OF LOT OCCUPIED BY STRUCTURES: 35%
MAXIMUM % OF LOT COVERED BY IMPERMEABLE MATERIAL (INCLUDES STRUCTURES): 45%
MINIMUM % OF GREEN/OPEN SPACE: 55%
6. WETLANDS WERE DELINEATED BY BEAVER TRACKS LLC. (603) 313-4925.
7. INDIVIDUAL DRIVEWAY PERMITS WILL BE REQUIRED FOR EACH LOT FROM THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS. ACCESS TO LOT 9 MUST BE A MINIMUM OF 200' FROM THE INTERSECTION OF COURT STREET AND MAPLE AVENUE.

REFERENCE PLANS

- A. PLAN ENTITLED "MARY J. RICHARDS VOL. 646 - PAGE 146 KEENE, NEW HAMPSHIRE" PREPARED BY R.K. PIPER, DATED APRIL 1959. RECORDED IN CABINET 12 DRAWER 8 NUMBER 59.
B. PLAN ENTITLED "SPENCER S. & TRACEY M. CLASON 44 WEST SURRY ROAD KEENE, N.H." PREPARED BY THOMAS C. DOMBROSKI ON MARCH 13, 2014 AND REVISED ON APRIL 9, 2014.
C. PLAN ENTITLED "REVISED GRADING PLAN WOODRIDGE HEIGHTS KEENE, NEW HAMPSHIRE OWNED AND DEVELOPED BY O.T.G. CONSTRUCTION CO. INC." PREPARED BY TUBIO GIOVANNANGELI C.E., DATED NOVEMBER 1964.
D. PLAN ENTITLED "WOODRIDGE HEIGHTS KEENE, NEW HAMPSHIRE OWNED AND DEVELOPED BY O.T.G. CONSTRUCTION CO. INC." PREPARED BY TUBIO GIOVANNANGELI C.E., DATED NOVEMBER 1964.
E. PLAN ENTITLED "COURT STREET, MAPLE AVENUE AND OLD WALPOLE ROAD INTERSECTION N.H. PROJECT NO. C-2433-B COURT STREET PLAN AND PROFILE KEENE NEW HAMPSHIRE" PREPARED BY DUFRESNE-HENRY ENGINEERING CORPORATION ON FEBRUARY 26, 1980. SHEET 6 OF 15.
F. PLAN ENTITLED "COURT STREET, MAPLE AVENUE AND OLD WALPOLE ROAD INTERSECTION N.H. PROJECT NO. C-2433-B COURT STREET PLAN AND PROFILE KEENE NEW HAMPSHIRE" PREPARED BY DUFRESNE-HENRY ENGINEERING CORPORATION DATED SEPTEMBER 1979. SHEET 6 OF 6.

REFERENCE DEEDS

- RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS
1. DEED FROM SPENCER S. CLASON AND TRACEY M. LYNCH-CLASON TO CAREY A. BLUHM AND JAN T. LYNDES. RECORDED IN BOOK 2954 AT PAGE 1202 ON AUGUST 5, 2016.
2. DEED FROM EDWARD A. KINGSBURY AND KATHLEEN KINGSBURY TO CHARLES O. KINGSBURY AND KATHRYN L. KINGSBURY. RECORDED IN BOOK 3001 AT PAGE 43 ON SEPTEMBER 22, 2017.

CERTIFICATION

THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, NH ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO, TOGETHER WITH THE FOLLOWING INFORMATION.
APPROVED BY THE KEENE PLANNING BOARD ON
CERTIFIED BY CHAIRMAN
AND SECRETARY

REVISIONS

Table with 4 columns: No., Date, Description, Initials. Contains 4 revision entries.

PLAN SHOWING SUBDIVISION OF PROPERTY OF CHARLES O. KINGSBURY KATHRYN L. KINGSBURY
DIBERNARDO ASSOCIATES, LLC
LICENSED LAND SURVEYORS
DATE FEBRUARY 4, 2019 SCALE 1" = 60'
DRAWN BY BG CK'D BY JAD
SURVEYED BY BG, ZS
DWG. NO. J255-1



## SWP-CUP-2020-01 - SURFACE WATER PROTECTION CONDITIONAL USE PERMIT REVIEW – Eversource Transmission Line Replacement, Various Locations

### **Request:**

Applicant GZA GeoEnvironmental Inc., on behalf of Eversource Energy, proposes to replace 25 utility structures along a 4-mile section of the existing L163 Transmission Line from the North Keene Substation to the Sullivan, NH Town Line. The proposed project would affect 184,364 sf of the Surface Water Protection Buffer for temporary equipment access and work pad placement. The affected area is located in various zoning districts.

### **Background:**

The existing L163 Transmission Line Right-of-Way corridor ranges from about 150 to 225 feet in width and has limited access points from four public roads in Keene, including Route 12, Court Street, Old Gilsum Road, and Ferry Brook Road. The project area stretches approximately four miles from the North Keene Substation, located about 0.25 miles south of Route 12 in Keene, to the Sullivan, NH Town Line, as shown in Figure 1.

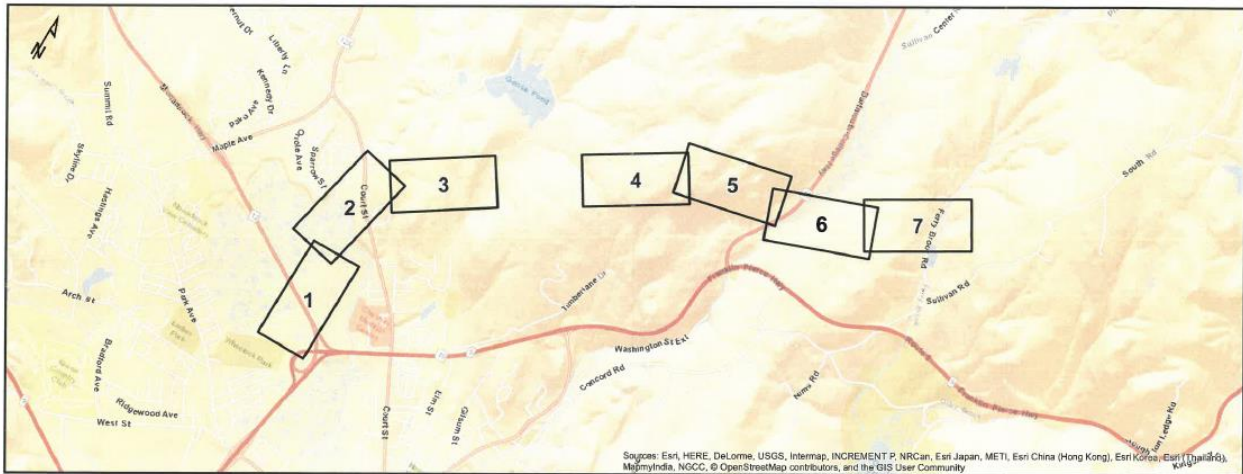


Figure 1. Depiction of proposed project area submitted by the applicant.

The applicant proposes to replace 25 existing, damaged wooden utility structures along the L163 Transmission Line corridor with wood-equivalent steel structures. No expansions to the Right-of-Way or construction of new lines is proposed as part of this project. Due to the locations of the structures proposed to be replaced, the proposed project would permanently impact 175 square feet of wetlands for the placement of new structures and would impact an additional 84,574 square feet of wetlands for temporary access and work pad placement. In addition, 184,364 square feet within the wetland buffer would be impacted by temporary access roads and work pad placement.

Additional approvals required for this project include a Standard Dredge and Fill Permit from the N.H. Department of Environmental Services (DES) Wetlands Bureau, an Alteration of Terrain (AoT) Permit from DES, Shoreland Permits by Notification for impacts to protected shoreland adjacent to the Ashuelot River, a temporary driveway permit for access off of Route 12 through the N.H. Department of Transportation, and temporary driveway permits through the Keene Public Works Department for access off of Court Street, Old Gilsum Road, and Ferry Brook Road. The total permanent wetland impacts are below the 10,000 sq. ft. threshold for State and federal wetland mitigation.

Per Section 102-1489 (b) "*Construction of a new structure or expansion of an existing structure that expands the footprint of that structure within the Surface Water Protection Overlay District,*" and Section 102-1489 (c) "*Construction of new roads, driveways for non-residential uses, and parking lots within the Surface Water Protection Overlay District,*" this project requires a Surface Water Protection Conditional Use Permit approved by the Keene Planning Board.

**Completeness:**

Staff recommends that the Planning Board accept the application as "complete."

**Departmental Comments:**

Comments from Engineering staff:

1. Applicant shall obtain Temporary Driveway Permits from the Public Works Department for each access point from the public way.
2. Construction equipment accessing the public way shall pass over a properly designed and maintained Construction Exit as provided in the New Hampshire Stormwater Manual, Volume 3.
3. The temporary driveways shall be restored to their original condition at the end of construction.
4. The City requires an excavation permit for any ground disturbance within the public Right-of-Way or on City-owned property. The applicant is responsible for obtaining the excavation permits from the Keene of Public Works Department.
5. Applicant shall not permit vehicles, equipment or materials to be staged or stored within the public way unless a permit for such encumbrances has been issued by the Public Works Department.

There were no comments from Code Enforcement, Police Department, or Fire Department staff.

**Application Analysis:** The following is a review of the Surface Water Protection Ordinance criteria for granting a conditional use permit listed in Section 102-1490.

*Sec. 102-1490*

- (a) *The proposed use and/or activity cannot be located in a manner to avoid encroachment into the overlay district.*

The applicant notes that many of the structures proposed to be replaced are located in areas that are 0.5 miles or more from the nearest access point. In order to access these areas, some travel through the Surface Water Protection Overlay District is required. The applicant also notes that span requirements, which are required to meet electrical safety standards, restrict where structure replacements and work pads can be located. Wherever possible, structure replacements, work pads, and access roads are proposed to be outside of wetlands and the Surface Water Protection Overlay District.

- (b) *Encroachment into the buffer zone has been minimized to the maximum extent possible, including reasonable modification of the scale or design of the proposed use.*

The applicant states in the project narrative that alternative structure replacement locations and access routes were analyzed in order to minimize buffer impacts to the extent practicable; however, due to the size of these wetlands and span requirements between utility structures, permanent wetland impacts could not be completely avoided. Where possible, existing access roads and trails are utilized, and Best Management Practices (BMP) will be implemented along work areas in the ROW to reduce potential effects to wetland areas.

- (c) *The nature, design, siting, and scale of the proposed use and the characteristics of the site including but not limited to topography, soils, vegetation, and habitat are such that when taken as a whole, will avoid the potential for adverse impacts to the surface water resource.*

The applicant notes that existing access routes will be utilized, where possible, to minimize impacts to wetlands. Where temporary wetland impacts are proposed in order to provide access, the contractor will use wetland matting (constructed of heavy timbers or composite material to support heavy equipment) to minimize impacts. All disturbed wetland and upland areas will be re-graded to original contours following construction and seeded with an appropriate seed mix, as necessary.

- (d) *The buffer zone shall be maintained in a natural state to the maximum extent possible. In granting a conditional use permit, the planning board may establish conditions of approval regarding the preservation of the buffer including the extent to which trees, saplings and ground cover shall be preserved.*
- (1) *Dead, diseased, unsafe, or fallen trees, saplings, shrubs, or ground cover may be removed.*
  - (2) *Stumps and their root systems shall be left intact in the ground, unless removal is specifically approved in conjunction with a Conditional Use Permit granted by the planning board.*
  - (3) *Exotic, invasive trees, saplings, shrubs, or ground covers, as defined by NHDES, may be removed. The stumps and root balls of exotic, invasive species may also be removed by hand digging and/or hand cutting.*
  - (4) *Preservation of dead and living trees that provide dens and nesting places for wildlife is encouraged. Planting of native species of trees, shrubs, or ground cover that are beneficial to wildlife is encouraged.*
  - (5) *Where there has been disturbance or alteration of this buffer during construction, excavation, or grading, re-vegetation with native species may be required by the planning board.*

The applicant proposes to restore access roads installed within the Surface Water Protection Overlay District by re-grading existing topsoil over the gravel roads and mulching/re-seeding to promote vegetation growth. Potential sedimentation and siltation impacts will be mitigated through the use of perimeter controls (straw wattles/silt fencing), stabilized construction entrances, check dams, water bars, sediment traps, and restoration and mulching/re-seeding of disturbed soil within the project area. The applicant notes that the majority of the proposed impacts are temporary in nature; permanent impacts will be limited to small areas associated with the installation of utility structures that could not be placed outside the wetland or wetland buffer.

- (e) *With the exception of state permitted wetlands crossings, and in zoning districts listed in section 102-1493, a non-disturbance buffer zone shall be maintained to at least 30 feet from the delineated edge of the surface water.*

The proposed project requires approval from the N.H. Department of Environmental Services for wetland crossings. This standard does not apply.

- (f) *In determining whether or not a conditional use permit should be granted, the planning board shall consider the following to determine whether allowing the proposed encroachment will result in an adverse impact on the surface water resource:*
- (1) *The size, character, and quality of the surface water and the buffer being encroached upon.*
  - (2) *The location and connectivity of the surface water in relation to other surface waters in the surrounding watershed.*
  - (3) *The nature of the ecological and hydrological functions served by the surface water.*

- (4) *The nature of the topography, slopes, soils, and vegetation in the buffer that encompasses the surface water.*
- (5) *The role of the buffer in mitigating soil erosion, sediment and nutrient transport, groundwater recharge, flood storage, and flow dispersion.*
- (6) *The extent to which the buffer serves as wildlife habitat or travel corridor.*
- (7) *The rate, timing and volume of stormwater runoff and its potential to influence water quality associated with the affected surface water or any associated downstream surface waters.*
- (8) *The sensitivity of the surface water and the buffer to disruption from changes in the grade or plant and animal habitat (biotic structure) in the buffer zone.*

The applicant submitted the information provided below in quotations regarding the character of the wetland to be encroached upon and the ecological functions it serves. In addition, the Conservation Commission will discuss this project at their meeting on Tuesday, January 21, 2020. Staff will share comments from the Conservation Commission at the Planning Board meeting.

“The project area is located in the Middle Ashuelot River and the Branch watersheds. The majority of wetlands in the ROW are large scrub-shrub and scrub-shrub/emergent systems. Wetlands in the project area typically drain in a southerly direction into the Ashuelot River, which ultimately drains to the Connecticut River.

The buffers in the proposed work area are located within the existing cleared Eversource ROW and are scrub-shrub/early successional dominated due to vegetation maintenance practices. This cover type can be important wildlife habitat for a variety of bird, mammal, and reptile species. The project is not converting any large cover type areas. As a result, the project is not expected to impact wildlife utilization in the larger landscape. The ROW will continue to provide early successional habitat to a variety of wildlife. Early successional habitat provides important breeding, foraging, and overwintering habitat to a variety of declining songbird species. As a result, the ROW will continue to provide important habitat components. The Natural Heritage Bureau (NHB) determined that although there are NHB records of rare wildlife, plant, and/or natural communities present in the vicinity of the L163 ROW, it is not anticipated that there will be impacts as a result of the proposed structure replacement project.

Two rare species of turtle were identified [i.e., wood turtle (*Glyptemys insculpta*) and spotted turtle (*Clemmys guttata*)] within the vicinity of the ROW. Prior to daily construction activities, timber matting will be reviewed for turtles and snakes. Observed turtles and snakes will be moved off of construction access roads to limit and prevent mortality to turtles and snakes during construction. Erosion control matting, if utilized, will consist of jute matting. Matting with plastic mesh will be avoided to limit unintentional mortality to snakes. At the conclusion of the project, a summary report of any rare species observations will be provided to the NHFG Nongame Program. In addition, the U.S. Fish & Wildlife Service (USFWS) identified the potential presence of the northern long-eared bat (*Myotis septentrionalis*) and the dwarf wedge mussel (*Alasmidonta heterodon*) near the ROW. However, the proposed project does not involve tree clearing (e.g. within a quarter mile of a known hibernaculum or clearing of maternity roost trees). As a result, there are no anticipated impacts to the northern long-eared bat. In addition, the current range of the dwarf wedge mussel is contained to Ashuelot River. Since the proposed project avoids crossing the Ashuelot River, there are no anticipated impacts to the dwarf wedge mussel.”

**Recommended Motion:**

If the Board is inclined to approve this request, the following motion is recommended:

**Grant a waiver from Section 102-1490 (e) to allow disturbance within the 30-foot buffer zone and approve Conditional Use Permit SWP-CUP-2020-01 as shown on the plan set identified as “L163 Transmission Line 2020 Structure Replacement Project” prepared by GZA GeoEnvironmental Inc. at a scale of 1 inch = 200 feet and dated December 19, 2019, with the following conditions:**

- A. Applicant obtains all necessary permits from the Department of Public Works, including Temporary Driveway permits for each access point from a public Right-of-Way (ROW), excavation permits for any ground disturbance within the public ROW or on City-owned property, and encumbrance permits for any vehicles, equipment, or materials to be staged or stored within the public ROW.**
  
- B. Applicant submits to the Community Development Department documentation of all necessary permits and approvals from state and federal agencies, including but not limited to an approved Alteration of Terrain Permit, a Standard Dredge and Fill Permit, and Shoreland Permits by Notification from the N.H. Department of Environmental Services, and a temporary driveway permit from the N.H. Department of Transportation.**



**CITY OF KEENE  
PLANNING BOARD**



SWP/CUP-01-20  
Department File# \_\_\_\_\_  
Received \_\_\_\_\_

**Surface Water Protection Conditional Use Permit (SWP CUP) Application  
To be used when project also requires Site Plan Review**

**Please fill out entire application**

**Section One: Project**

**Tax Map Parcel #** Various (see attached)

**Existing Zoning:** Conservation, Rural, Agriculture

**Project:**

Name L163 Transmission Line Structure Replacement Project

Address Eversource Right-of-Way in Keene, NH

**Section Two: Contact Information**

**Owner:**

Name Eversource Energy, ATTN: Jeremy

Signature \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_

Address 13 Legends Dr, Hooksett, NH 03106

Phone (day) (603) 634 3396

(Fax) ( ) \_\_\_\_\_

Date \_\_\_\_\_

**Applicant/Agent:**

Name Anthony Damiano, GZA GeoEnvironmental, Inc.

Signature \_\_\_\_\_

Address 5 Commerce Park North Suite 201, Bedford, NH 03110

Phone: (day) ( 603 ) 232 8796

Fax: ( ) \_\_\_\_\_

Date \_\_\_\_\_

**Surveyor/Planner/Engineer:**

Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone: (day) ( ) \_\_\_\_\_

Fax: ( ) \_\_\_\_\_

Date: \_\_\_\_\_



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F: 603.624.9463  
www.gza.com



SWP/CUP-01-20

December 23, 2019  
File No. 04.0190923.05

City of Keene  
Planning Board  
Attn: Chris Cusack, Chairman  
3 Washington Street  
Keene, New Hampshire 03431

Re: Conditional Use Permit Application  
Eversource Energy  
2020 L163 Transmission Line Structure Replacement Project  
Keene, New Hampshire

Dear Chairman Cusack:

This letter transmits a Conditional Use Permit Application on behalf of Public Service Company of New Hampshire doing business as Eversource Energy (Eversource), for the L163 Transmission Line Structure Replacement Project (see attached **Figure 1, Locus Plan**). On behalf of Eversource, GZA GeoEnvironmental, Inc. (GZA) is requesting consideration of a Conditional Use Permit Application for required impacts within the City of Keene Surface Water Protection Overlay District.

The proposed project includes the replacement of 25 utility structures along the existing L163 Transmission Line leading from the North Keene Substation, approximately 0.25 miles south of Route 12 in Keene, for approximately 4 miles to the Keene and Sullivan, New Hampshire Town Line. The existing L163 Transmission Line corridor is approximately 150 to 225-feet in width. See **Figure 3 – Access and Permitting Plans** for a depiction of the proposed project. The Site is located along the existing Eversource L163 Transmission Line Right-of-Way (ROW) and crosses through residential and rural upland shrublands and wetland emergent and scrub-shrub habitats, as well as four public roads.

In total, the proposed project requires 175 sq. ft. of permanent wetland impact for structure replacements and 84,574 sq. ft. of temporary wetland impact for equipment access and work pad placement. The proposed project also requires 184,364 sq. ft. of buffer impact for access and work pad placement. A summary of wetland and buffer impacts is provided in the table below.



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**Table 1 – Summary of Wetland and Surface Water Buffer Impacts**

Wetland ID	Classification	Temporary Wetland Impact	Permanent Wetland Impact	Buffer Impact
KW-17	PSS1E	10,132	-	12,170
KW-18	PSS/PEM1E	4,764	75	
KW-19	PSS/PEM1E, R2UB	18,837	50	49,235
KW-20	R2UB	-	-	
KW-21	PSS1B	-	-	3,071
KW-22	PSS1E	3,291	-	2,895
KW-23	PEM1F, PFO1F	1,832	-	2,604
KW-28	PEM1E	322	-	1,354
KW-29	PSS1E, PFO1/4E	-	-	
KW-30	PSS1E	-	-	3,046
KW-31	PSS1E/F, PFO1/4E	-	-	9,395
KW-32	PSS1E, PFO1/4E	2,221	-	3,303
KW-33	PSS1E	270	-	3,113
KW-34	PFO1/4E, PEM/SS1E	3,408	-	4,786
KW-36	PSS1E	-	-	2,387
KW-39	R2UB, PSS1E	1,599	-	58,160
KW-40	PSS1E, R4SB	20,236	50	
KW-41	PSS1E	1,413	-	
KW-42	PSS1E	6,949	-	
KW-43	PSS1E	-	-	
KW-44	PEM/PSS1E	4,285	-	
KW-45	PEM/PSS1E	1,408	-	
KW-46	PEM1E	-	-	
KW-47	PEM1E	-	-	
KW-48	PEM1E	-	-	
KW-49	PEM1E	-	-	7,293
KW-50	PSS1Fg	3,491	-	21,552
KW-51	PSS1E	-	-	
KW-52	PSS1E	-	-	
KW-53	PEM1Ex	116	-	-
<b>Total</b>		<b>84,574</b>	<b>175</b>	<b>184,364</b>





December 23, 2019

04.0190923.05

2020 L163 Transmission Line Structure Replacement

Page | 3



**Key to classifications:**

- P = palustrine wetland system
  - UB = unconsolidated bottom
  - FO = forested, 1 = broad-leaved deciduous, 4 = needle-leaved evergreen
  - SS = scrub-shrub, 1 = broad-leaved deciduous
  - EM = emergent, 1 = persistent

**R = riverine**

- 2 = lower perennial
- 3 = upper perennial
- 4 = intermittent
  - UB = unconsolidated bottom
  - SB = stream bed

**Modifiers**

- E = nontidal, seasonally flooded/saturated
- F = nontidal, semi permanently flooded
- g = organic soil
- x = excavated

The proposed project is necessary in order to support current and future electricity demands in the region. The proposed structure replacements were selected based on site visit evaluations of the existing L163 Transmission Line Structures. The L163 Transmission Line is approximately 65 years old. The structures proposed for replacement have been damaged by woodpeckers and the poles are beginning to split, necessitating replacement to ensure reliability of the line. The existing wood structures will be replaced with wood equivalent steel structures in order to increase the long-term reliability of the line. There are no proposed expansions to the ROW or construction of new lines associated with this project.

In addition to this Conditional Use Permit, Eversource will also be filing a Standard Dredge and Fill Permit with the Department of Environmental Services (DES); Wetlands Bureau. Eversource will also be required to file an Alteration of Terrain (AoT) Permit associated with consecutive expanses of ground disturbance within the Right-of-Way off Route 12, Old Gilsum Road and Ferry Brook Road. Shoreland Permits by Notification will also be filed for impacts to protected shoreland adjacent to the Ashuelot River. Eversource and GZA met with the Ashuelot River Local Advisory Committee on November 19, 2019 to discuss impacts within the quarter mile corridor of the River. The committee did not have any significant concerns with the proposed project. A Temporary Driveway Permit for access off of Route 12 will be filed with the Department of Transportation to access various utility structures. Temporary driveway permits will also be filed through the Keene Department of Public Works for access off Court Street, Old Gilsum Road and Ferry Brook Road. Total permanent wetland impacts are below the 10,000 sq. ft. threshold for State and federal wetland mitigation. Based on feedback from DES, mitigation is not required as part of this project.

Wetlands were delineated by GZA in 2016 in accordance with the United States Army Corps of Engineers (ACOE) Wetlands Delineation Manual using the Routine Determinations Method, and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual as required by the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau and the ACOE. GZA photographed resources and recorded data relevant to functions and values provided by these natural resources within the ROW in August 2019. GZA performed a wetlands functions and values assessment in accordance with the ACOE's "Highway Methodology Workbook Supplement," September 1999, and classified wetlands in accordance with the "Classification of Wetlands and Deepwater Habitats of United States" (Federal Geographic Committee, 2013). The area of evaluation included approximately 5 miles of ROW. The wetland function-value assessment was conducted by GZA on September 5, 6 and 9, 2019.



In accordance with Section 102-1488 of the Keene Zoning Ordinance, a conditional use permit (CUP) issued by the planning board shall be required for a proposed use listed in section 102-1489 when the proposed use is located on land within the Surface Water Overlay Protection District. The proposed L163 Transmission Line Replacement Project includes the installation of replacement structures and creation and/or improvement of existing dirt/gravel access roads and work pads in the Surface Water Overlay Protection District, and would thus fall under 102-1489 (b) *“Construction of a new structure or expansion of an existing structure that expands the footprint of that structure within the Surface Water Protection Overlay District,”* and 102-1489 (c) *“Construction of new roads, driveways for non-residential uses, and parking lots within the Surface Water Protection Overlay District.”* In accordance with the Surface Water Protection Conditional Use Permit (SWP CUP) Application form, the following criteria are addressed below.

- A. ***Why proposed use or activity cannot be placed outside of Overlay District.*** The proposed work area is located within the existing cleared L163 Transmission Line ROW which is generally bordered by mature forest communities. The ROW width ranges from approximately 150 to 225 feet and has limited access points off four public roads in the City of Keene including Route 12, Court Street, Old Gilsum Road, and Ferry Brook Road. Many of the proposed structure replacements are located in remote stretches of ROW that are 0.5 miles or more from the nearest access point. Due to these various site constraints, some travel through the Surface Water Overlay District is required. Additionally, some structure replacements and associated work pads must be located in the Surface Water Overlay District due to span requirements, which are required to meet electrical safety standards. Wherever possible, structure replacements, work pads, and access roads are proposed to be outside of wetlands and the Surface Water Overlay District.
- B. ***How encroachment into buffer zone has been minimized to maximum extent possible.*** The project area is an existing ROW and therefore there are inherent limitations to significant changes in work locations. However, Eversource and the project team analyzed alternative structure replacement locations and access routes in order to minimize buffer impacts to the extent practicable. Where possible, access is designed at existing trails in the ROW. To the extent practicable, buffer zone impacts were avoided by a careful design of the project. Structure replacement locations were placed in uplands, outside the buffer zone to the greatest extent practicable. Specifically, permanent buffer zone impacts related to structure replacements were avoided in wetlands KW-20, KW-21, KW-24, KW-33, KW-34, and KW-36. Impacts were minimized to the extent practicable by utilizing existing access roads and avoiding permanent impacts to wetlands by placing structures outside of the wetland and buffer zone where possible. Best Management Practices (BMP) will be implemented along work areas in the ROW to reduce/limit potential effects.
- C. ***How proposed use was designed to avoid adverse impacts to surface water resources.*** The least impacting alternative is to utilize the existing Eversource ROW to the greatest extent possible, which was accomplished by utilizing an existing ROW. The project has been designed to utilize existing access routes along the ROW, where possible, to minimize impacts to wetlands. Where temporary wetland impacts are proposed, the contractor will use wetland matting to minimize impacts. Disturbed wetland and upland areas will be graded and seeded with an appropriate seed mix, as necessary. The utility structures have been sited to avoid direct impacts to wetlands to the extent practicable. Permanent wetland impacts are required in Wetlands KW-18, KW-19 and KW-40 for utility structure replacement. Due to the size of these wetlands and span requirements between utility structures, permanent wetland impacts could not be avoided. However, utility structures 174, 210 and 212 have been sited to be replaced outside of wetlands in order to minimize permanent wetland impact to the greatest extent practicable.

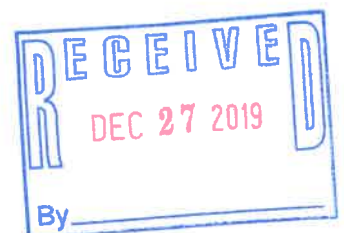






- D. **How the buffer will be maintained in a natural state.** The proposed project will maintain the natural state of surface water buffers to the extent practicable. The vast majority of the proposed impact is temporary, and permanent impact in wetlands is limited to small areas associated with the installation of utility structures. Access roads installed within the surface water buffer shall be restored to the greatest extent practicable by regrading existing topsoil over the gravel access roads. Seed and mulch will be applied to promote vegetation growth of all disturbed areas. During construction, appropriate siltation prevention measures will be implemented along with additional BMPs such as perimeter controls (straw wattle, silt fence, etc.), stabilized construction entrances, check dams, water bars, sediment traps, and restoration methods such as seeding with native seed mixes, and mulching, as necessary, to prevent sedimentation and siltation impacts to surface waters and wetlands within the project area.
- E. **Location and connectivity of surface water in relation to surrounding watershed.** The project area is located in the Middle Ashuelot River and the Branch watersheds. The majority of wetlands in the ROW are large scrub-shrub and scrub-shrub/emergent systems. Wetlands in the project area typically drain in a southerly direction into the Ashuelot River, which ultimately drains to the Connecticut River.
1. **Extent to which buffer serves as wildlife habitat.** The buffers in the proposed work area are located within the existing cleared Eversource ROW and are scrub-shrub/early successional dominated due to vegetation maintenance practices. This cover type can be important wildlife habitat for a variety of bird, mammal, and reptile species. The project is not converting any large cover type areas. As a result, the project is not expected to impact wildlife utilization in the larger landscape. The ROW will continue to provide early successional habitat to a variety of wildlife. Early successional habitat provides important breeding, foraging, and overwintering habitat to a variety of declining songbird species. As a result, the ROW will continue to provide important habitat components. The Natural Heritage Bureau (NHB) determined that although there are NHB records of rare wildlife, plant, and/or natural communities present in the vicinity of the L163 ROW, it is not anticipated that there will be impacts as a result of the proposed structure replacement project.

Two rare species of turtle were identified [i.e., wood turtle (*Glyptemys insculpta*) and spotted turtle (*Clemmys guttata*)] within the vicinity of the ROW. Prior to daily construction activities, timber matting will be reviewed for turtles and snakes. Observed turtles and snakes will be moved off of construction access roads to limit and prevent mortality to turtles and snakes during construction. Erosion control matting, if utilized, will consist of jute matting. Matting with plastic mesh will be avoided to limit unintentional mortality to snakes. At the conclusion of the project, a summary report of any rare species observations will be provided to the NHFG Nongame Program. In addition, the U.S. Fish & Wildlife Service (USFWS) identified the potential presence of the northern long-eared bat (*Myotis septentrionalis*) and the dwarf wedge mussel (*Alasmidonta heterodon*) near the ROW. However, the proposed project does not involve tree clearing (e.g. within a quarter mile of a known hibernaculum or clearing of maternity roost trees). As a result, there are no anticipated impacts to the northern long-eared bat. In addition, the current range of the dwarf wedge mussel is contained to Ashuelot River. Since the proposed project avoids crossing the Ashuelot River, there are no anticipated impacts to the dwarf wedge mussel.





*SUP/CUP-01-20*

Please feel free to contact us with any questions.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Anthony Damiano  
Assistant Project Manager

Tracy Tarr, CWS, CWB, CESSWI  
Consultant/Reviewer

AJD/TLT

P:\04\Jobs\01909005\04.0190923.00 - Eversource MSA\04.0190923.05 - L163 Transmission Line - Structure Replmnt Proj\Work\Local Permitting\Keene CUP\L163 Strucutre Replacement 2020 Keene CUP Narrative 122319.docx

- Attachments:
- Conditional Use Permit Application Form
  - List of Abutters
  - Figure 1 – Locus Plan
  - Figure 2 – Permitting and Impact Plans
  - Application Fee



January 13, 2020  
File No. 04.0190923.05

City of Keene  
Planning Board  
Attn: Chris Cusack, Chairman  
3 Washington Street  
Keene, New Hampshire 03431

Re: Comments on Conditional Use Permit Application SWP-CUP-2020-01  
Eversource Energy  
2020 L163 Transmission Line Structure Replacement Project  
Keene, New Hampshire

Dear Chairman Cusack:

This letter transmits a response to the Comments on Conditional Use Permit Application SWP-CUP-2020-01 for the L163 Transmission Line Utility Structure Replacement Project, dated January 9, 2020, on behalf of Public Service Company of New Hampshire doing business as Eversource Energy (Eversource).

Planning & Code Enforcement Comments:

**1. Please provide an electronic copy of the plan set in PDF format.**

As part of this response the Keene Local Buffer Impact Plans have been updated and attached to this submittal.

**2. Please be aware that this project will be going before the City of Keene Conservation Commission at their meeting on Tuesday, January 21, 2020 at 4:30 p.m. in the 2<sup>nd</sup> floor Conference Room of City Hall, located at 3 Washington Street in Keene. Please confirm that you or another representative of your firm will attend this meeting to present the proposed project.**

We look forward to presenting this project before the Conservation Commission at their next meeting on Tuesday, January 21, 2020 at 4:30 p.m. at City Hall in Keene, New Hampshire. Eversource Licensing and Permitting Specialist, Jeremy Fennell, will also be attending the meeting.

**3. Will any of the temporary access roads affect steep slopes (greater than 25% slope), and if so, how will erosion be controlled in those areas?**

Prior to developing proposed access plans, Eversource reviews proposed work locations with a construction team including an environmental and a construction representative. Where available, routes with gentle grades are typically selected to reduce site work, enhance safety, and minimize proposed impacts. There are few





instances where slopes with greater than 25% grade are unavoidable, and impacts are required to access utility structures proposed for replacement. Straw wattle is installed prior to the start of ground disturbing activities along all access roads and work pads adjacent to wetlands. However, steep slopes adjacent to wetlands may require additional Best Management Practices (BMPs) to prevent sediment from entering wetlands. Silt fence may be installed downgradient of the work area, adjacent to wetlands. Water bars containing stone check dams are also routinely installed along steep slopes with grades greater than 25%. Check dams are constructed perpendicular across the width of the access road and designed to divert water off the road and away from wetlands. Access road conditions are evaluated during weekly site inspections and recommendations for maintenance of existing or installation of additional water bars, silt fence and straw wattle are communicated to the contractors to ensure items are completed as soon as possible.

Engineering Comments:

1. ***Please be aware that the applicant will need to obtain the following approvals/permits from the City of Keene Public Works Department.***
  - a. ***Temporary Driveway Permits for each access point from the public way.***
  - b. ***Excavation permits for any ground disturbance within the public Right-of-Way or on City-owned property.***
  - c. ***Encumbrance permits for any vehicles, equipment, or materials to be staged or stored within the public way.***

Eversource is aware that temporary driveway permits, excavation permits, and encumbrance permits will be required for any access, ground disturbance and storing of materials within the public way. These permits will be obtained prior to construction. Eversource anticipates submitting driveway, excavation and encumbrance permits for work proposed off Court Street, Timberlane Drive and Ferry Brook Road by the end of March, 2020.

2. ***Please add notes to the plan set which state the following:***

As requested, the following notes have been added to each page of the plan set:

- a. ***Temporary driveways shall be restored to their original condition at the end of construction.***
- b. ***Construction equipment accessing the public way shall pass over a properly designed and maintained Construction Exit<sup>1</sup>.***

<sup>1</sup> *New Hampshire Stormwater Manual, Volume 3, December 2008.*



Please feel free to contact us with any questions.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

A handwritten signature in black ink that reads 'Anthony Damiano'.

Anthony Damiano  
Assistant Project Manager

A handwritten signature in black ink that reads 'Tracy Tarr'.

Tracy Tarr, CWS, CWB, CESSWI  
Consultant/Reviewer

AJD/TLT

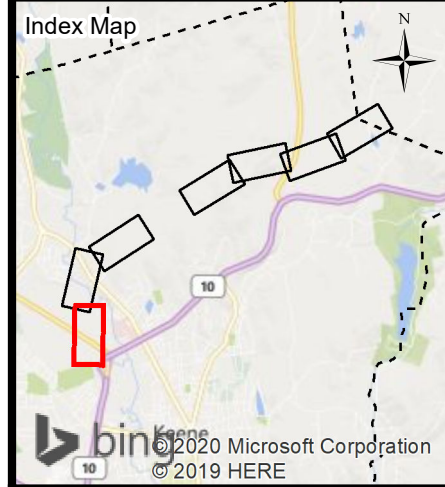
P:\04\jobs\0190900s\04.0190923.00 - Eversource MSA\04.0190923.05 - L163 Transmission Line - Structure Replmnt Proj\Work\Local Permitting\Keene CUP\L163 Strucutre Replacement 2020 Keene CUP Narrative 011320.docx

Attachments: Permitting and Impact Plans



1. TEMPORARY DRIVEWAYS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF CONSTRUCTION
2. CONSTRUCTION EQUIPMENT ACCESSING THE PUBLIC WAY SHALL PASS OVER A PROPERLY DESIGNED AND MAINTAINED CONSTRUCTION ENTRANCE AS PROVIDED IN THE NH STORMWATER MANUAL, VOLUME 3.

**L163 STR. 216-211**



← Keene      Current Town: Keene      Hillsborough →

<ul style="list-style-type: none"> <li>SHORELAND ZONE</li> <li>LOCAL WETLAND BUFFER</li> <li>WORK PAD</li> <li>EXISTING STRUCTURE - NO WORK PROPOSED</li> <li>EXISTING STRUCTURE TO BE REPLACED</li> <li>UPLAND MATTING</li> <li>TEMPORARY WETLAND IMPACT</li> <li>EROSION AND SEDIMENT CONTROL</li> <li>ABUTTER PARCEL</li> <li>EVERSOURCE OWNED PARCEL</li> <li>STATE OWNED PARCEL</li> <li>POTENTIAL VERNAL POOL</li> <li>TOWN BOUNDARY</li> <li>L163 TRANSMISSION LINE</li> </ul>	<ul style="list-style-type: none"> <li>APPROXIMATE ROW</li> <li>FENCE</li> <li>STONE WALL</li> <li>WETLAND</li> <li>SUBSTATION</li> <li>DOT ROADS</li> <li>NHD FLOWLINE</li> <li>PRIMARY ACCESS</li> <li>SECONDARY ACCESS</li> </ul>
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**L163 TRANSMISSION LINE**  
**2020 STRUCTURE REPLACEMENT PROJECT**  
**KEENE PERMITTING AND IMPACT PLANS**  
**DECEMBER 19, 2019**  
  
 KEENE,  
 NEW HAMPSHIRE  
  
 PAGE 1 OF 7

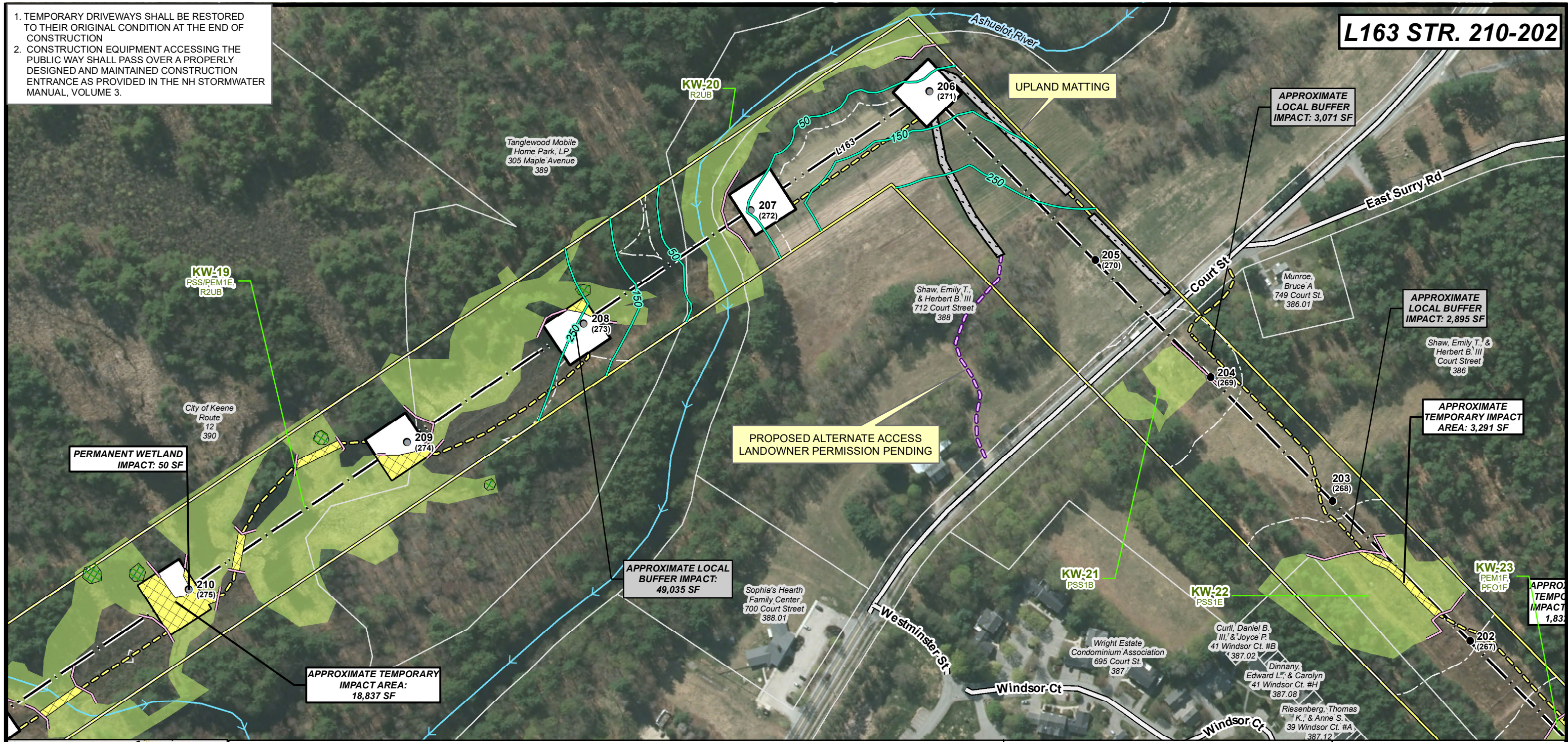
Project No.: 04.0190923.05      1 inch = 200 Feet

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# L163 STR. 210-202



**Keene** ← Current Town: **Keene** → Hillsborough

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 KEENE,  
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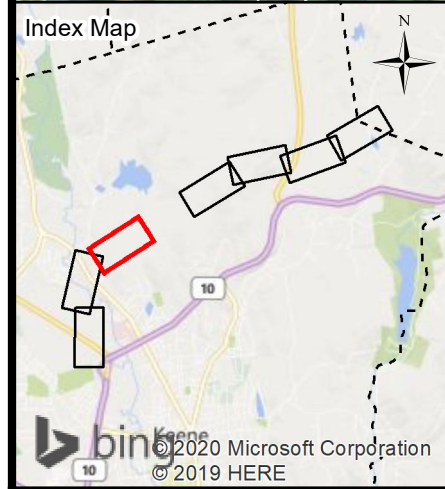
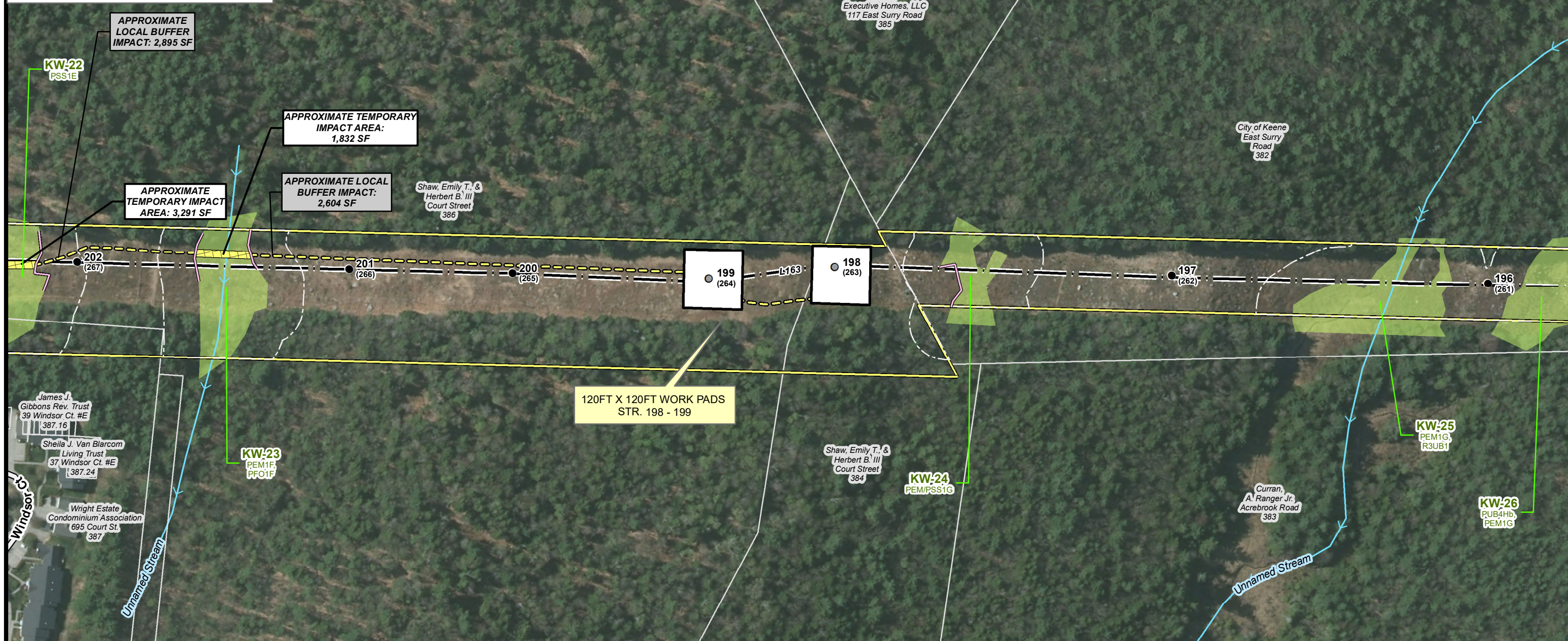


Project No.: 04.0190923.05

1 inch = 200 Feet



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← Keene      Current Town: Keene      Hillsborough →

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**DECEMBER 19, 2019**

KEENE,  
 NEW HAMPSHIRE

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Project No.: 04.0190923.05      1 inch = 200 Feet

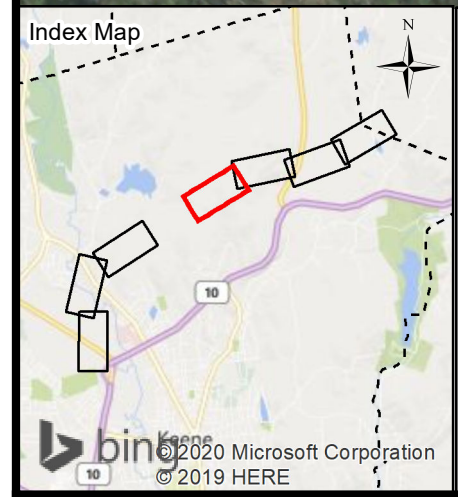
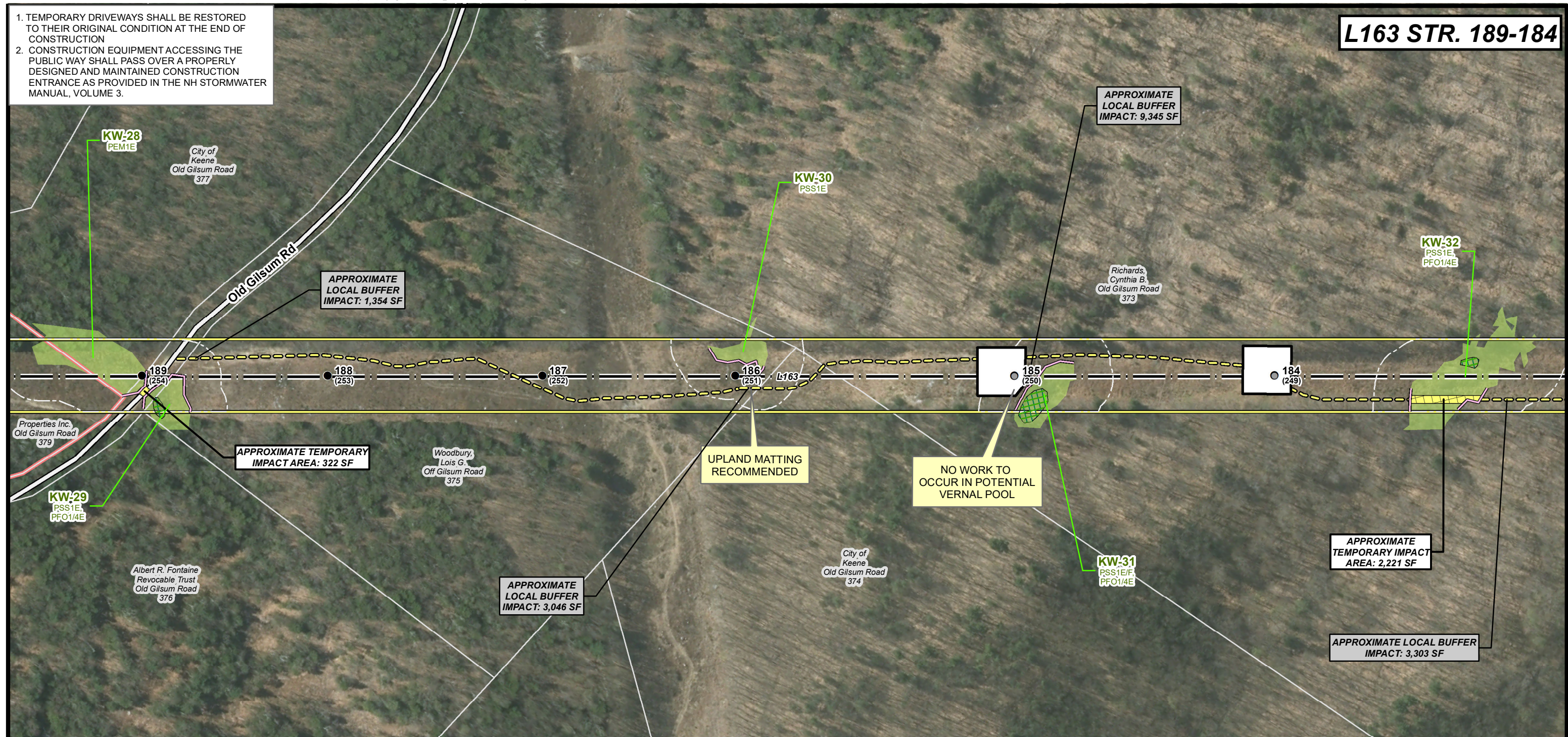
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**L163 STR. 189-184**



← Keene      Current Town: Keene      Hillsborough →

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**DECEMBER 19, 2019**

KEENE,  
 NEW HAMPSHIRE

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Project No.: 04.0190923.05      1 inch = 200 Feet

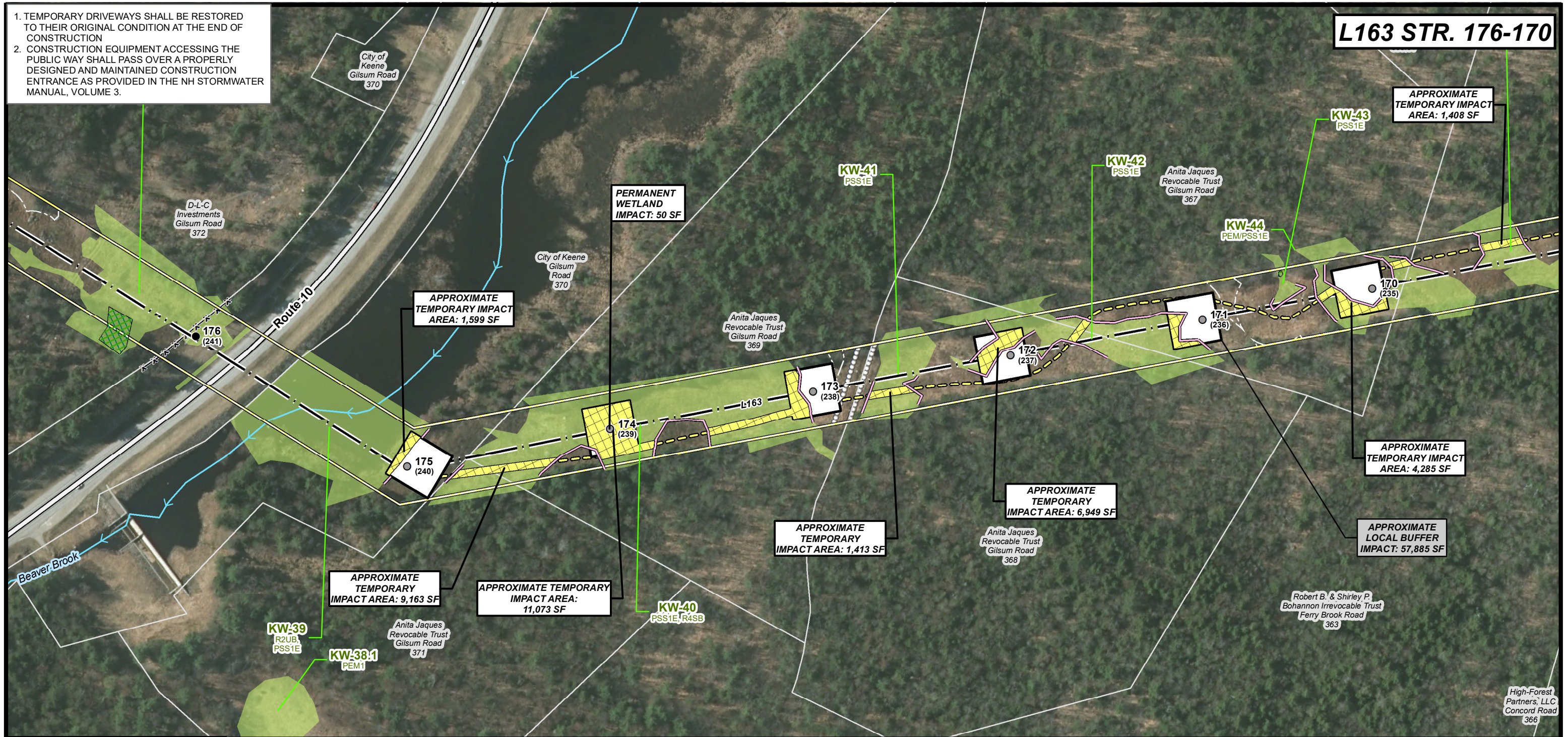
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KEENE,  
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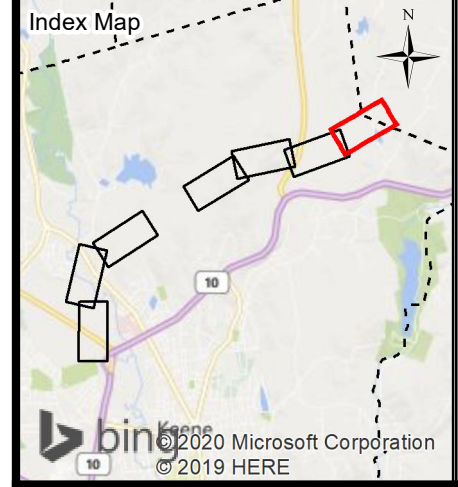
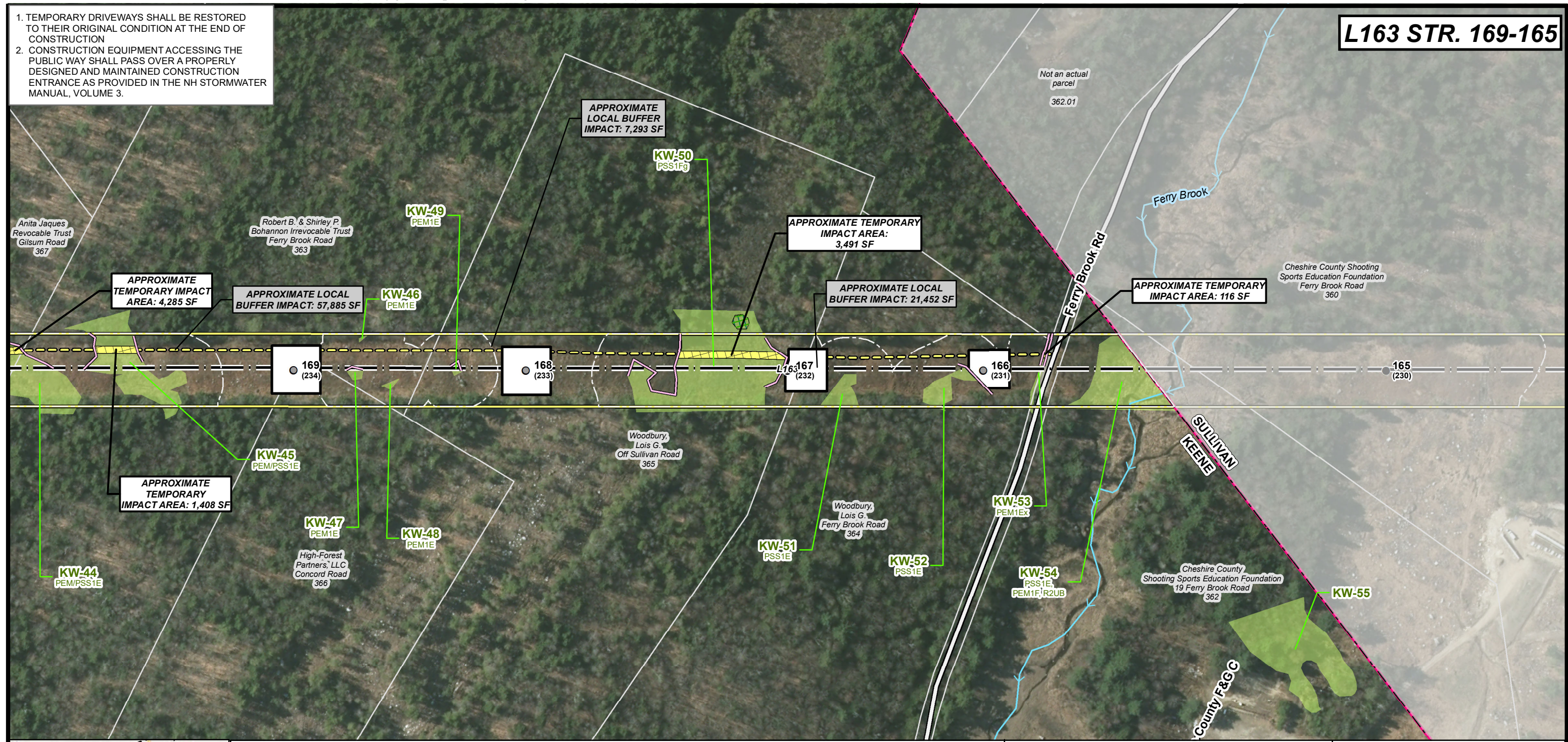
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**L163 STR. 169-165**

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← Keene      Current Town: Keene/Sullivan      Hillsborough →

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KEENE,  
 NEW HAMPSHIRE

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Project No.: 04.0190923.05      1 inch = 200 Feet

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**CONSTRUCTION SEQUENCE:**

1. WETLAND BOUNDARIES TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED, AS NECESSARY.
3. WETLAND IMPACTS ASSOCIATED WITH WETLAND CROSSINGS ARE REQUIRED FOR ACCESS BETWEEN STRUCTURES WITHIN THE RIGHT OF WAY. CONSTRUCTION ACTIVITIES SHALL OCCUR DURING PERIODS OF LOW FLOW.
4. ADEQUATE PRECAUTION SHALL BE EXERCISED TO AVOID SPILLAGE OF FUEL OILS, CHEMICALS, OR SIMILAR SUBSTANCES; NO FUELS, LUBRICANTS, CHEMICALS OR SIMILAR SUBSTANCES SHALL BE STORED BENEATH TREES OR IN THE VICINITY OF ANY WETLANDS, RIVER, STREAM OR OTHER BODY OF WATER; OR IN THE VICINITY OF NATURAL OR MAN-MADE CHANNELS LEADING THERETO. NO POWER EQUIPMENT SHALL BE STORED, MAINTAINED, OR FUELED IN ANY AREA ADJACENT TO A WETLAND, RIVER, STREAM OR OTHER BODY OF WATER.
5. REMOVE COMPLETELY ALL CONTAMINATION FROM ANY SPILLAGE OF CHEMICALS OR PETROLEUM PRODUCT WITH COMPLETE REHABILITATION OF THE AFFECTED AREA.
6. ACCESS ROUTES HAVE BEEN SELECTED TO PREVENT DEGRADATION OF THE RIGHT-OF-WAY AND MINIMIZE ENVIRONMENTAL IMPACT. ALL OPERATIONS SHALL BE CONFINED TO THE SPECIFIED ACCESS ROUTES WITHIN THE PROPOSED WETLAND IMPACT AREA. ALL ACCESS ROUTES SHALL NOT EXCEED A 16 FOOT-WIDTH.
7. IMPACT TO VEGETATION WITHIN WETLANDS WILL BE LIMITED TO THE EXTENT NECESSARY TO PLACE THE SWAMP MATS WHERE REQUIRED.
8. ALL LOW GROWING VARIETIES OF VEGETATION ADJACENT TO WETLANDS SHALL BE PRESERVED TO THE EXTENT POSSIBLE. STUMPS AND ROCKS SHALL NOT BE REMOVED, AND THERE SHALL BE NO EXCAVATIONS, FILLS OR GRADING DONE ADJACENT TO WETLANDS, UNLESS MINOR EXCAVATIONS IS NEEDED FOR ACCESS.
9. SWAMP MATS WILL BE USED ALONG ALL ACCESS ROUTES WITHIN WETLAND AREAS. THESE MATS ARE CONSTRUCTED OF HEAVY TIMBERS OR COMPOSITE MATERIAL, BOLTED TOGETHER, AND ARE PLACED END-TO-END IN THE WETLAND TO SUPPORT HEAVY EQUIPMENT. ALL SWAMP MATS SHALL BE PLACED AND REMOVED SO AS NOT TO CAUSE ANY RUTS, CHANNELS OR DEPRESSIONS, OR OTHERWISE CAUSE ANY UNDUE DISTURBANCE TO WETLANDS.
10. A TEMPORARY CULVERT MAY BE REQUIRED IN AREAS OF HIGH FLOW TO MAINTAIN HYDROLOGIC CONNECTIVITY. ALL MATERIAL WILL BE REMOVED FROM JURISDICTIONAL AREAS AFTER CONSTRUCTION COMPLETION.
11. NO MATERIAL SHALL BE PLACED IN ANY LOCATION OR IN ANY MANNER SO AS TO IMPAIR SURFACE WATER FLOW INTO, THROUGH OR OUT OF ANY WETLAND AREA. NO INSTALLATION SHALL CREATE AN IMPOUNDMENT THAT WILL IMPEDE THE FLOW OF WATER OR CAUSE FLOODING.
12. NO MATERIAL SHALL BE TAKEN FROM THE WETLANDS AREA EXCEPT THAT WHICH MUST NECESSARILY BE REMOVED FOR THE STRUCTURE OR FOUNDATION PLACEMENT OR STABILIZATION. ALL EXCESS MATERIAL TAKEN FROM THE WETLAND WILL BE REMOVED FROM THE SITE.
13. ANY PROPOSED SUPPORT FILLS SHALL BE CLEAN GRAVEL AND STONE, FREE OF WASTE METAL PRODUCTS, ORGANIC MATERIALS AND SIMILAR DEBRIS AND SHALL NOT EXCEED THE AMOUNT PERMITTED. THIS ALLOWABLE FILL IS THE ONLY FILL THAT MAY REMAIN IN THE WETLAND AFTER CONSTRUCTION.
14. INSTALL NEW POLES IN THE LOCATIONS DESIGNATED ON THE PERMITTING PLANS.
15. CABLE INSTALLATION WILL BE PERFORMED IN A MANNER SO AS TO AVOID, OR LIMIT TO THE MAXIMUM EXTENT POSSIBLE, TRAVERSING WETLANDS WITH HEAVY EQUIPMENT. IN SOME CASES, A HELICOPTER MAY BE USED DURING THE INSTALLATION TO MINIMIZE IMPACTS.
16. REMOVAL OF THE OLD POLE WILL OCCUR ONCE THE CABLE HAS BEEN INSTALLED ON THE NEW STRUCTURE. THE OLD STRUCTURES WILL BE REMOVED FROM THE SITE. POLES WILL BE CUT AT THE GROUND SURFACE. FOOTINGS WILL BE ABANDONED IN PLACE TO MINIMIZE IMPACTS.
17. ALL SWAMP MATS, MATERIAL, AND DEBRIS WILL BE REMOVED FROM THE WORK AREA UPON THE COMPLETION OF CONSTRUCTION.
18. UPLAND DISTURBED AREAS SHALL BE RESTORED AND STABILIZED UPON COMPLETION OF CONSTRUCTION.
19. ALL TEMPORARY WETLAND IMPACTS WILL BE RE-GRADED TO ORIGINAL CONTOURS FOLLOWING CONSTRUCTION. NEW ENGLAND EROSION CONTROL/RESTORATION MIX, AVAILABLE THROUGH NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, 413-548-8000, OR EQUIVALENT SEED MIX SHALL BE APPLIED IN WETLAND AREAS THAT ARE NOT INUNDATED, AS NECESSARY.
20. SEDIMENT AND EROSION CONTROL MEASURES WILL BE EVALUATED AND REMOVED IF NECESSARY UPON THE COMPLETION OF CONSTRUCTION.

**GENERAL NOTES:**

OWNER: EVERSOURCE ENERGY  
13 LEGENDS DRIVE  
HOOKSETT, NH 03106

1. BASE PLAN PROVIDED BY EVERSOURCE ENERGY. DOUCET SURVEY, INC. SURVEY LOCATED GZA DELINEATED WETLANDS. EVERSOURCE ENERGY PROVIDED THE UTILITY DESIGN.
2. JURISDICTIONAL WETLANDS WERE DELINEATED BY GZA GEOENVIRONMENTAL, INC. IN MARCH 2016 AND IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS' "WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1," AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION," JANUARY 2012.
3. GZA EVALUATED WETLANDS AS POTENTIAL VERNAL POOLS IN MARCH 2016 IN ACCORDANCE WITH "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE", 1997, NEW HAMPSHIRE FISH AND GAME DEPARTMENT, NONGAME AND ENDANGERED WILDLIFE PROGRAM.
4. GZA PERFORMED A WETLANDS FUNCTION AND VALUES ASSESSMENT IN ACCORDANCE WITH THE ACOE'S "HIGHWAY METHODOLOGY WORKBOOK SUPPLEMENT," SEPTEMBER 1999, AND CLASSIFIED WETLANDS IN ACCORDANCE WITH THE "CLASSIFICATION OF WETLAND DEEP WATER HABITATS OF THE UNITED STATES" (COWARDIN, 1979).
5. SITE PLAN IS FOR PERMITTING PURPOSES ONLY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.

**EROSION CONTROL NOTES:**

1. INSTALLATION OF EROSION CONTROL GRINDINGS AND/OR SILT FENCES SHALL BE COMPLETE PRIOR TO THE START OF WORK IN ANY GIVEN AREA. EROSION CONTROLS SHALL BE USED DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATION COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER .25" OR GREATER RAINFALL EVENTS.
2. AS REQUIRED, CONSTRUCT TEMPORARY BERMS, SILTATION FENCES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION & SEDIMENTATION OF WETLANDS.
3. THE WORK AREA SHALL BE GRADED AND OTHERWISE SHAPED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE LIMITS OF THE WORK AREA. EROSION CONTROL GRINDINGS WILL BE NECESSARY TO ACCOMPLISH THIS END.
4. ANY STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION, AS NECESSARY.
5. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS, PLANT ANNUAL RYEGRASS PRIOR TO OCTOBER 15TH.

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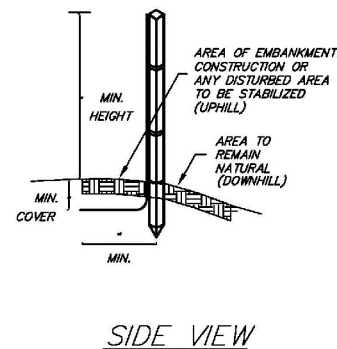
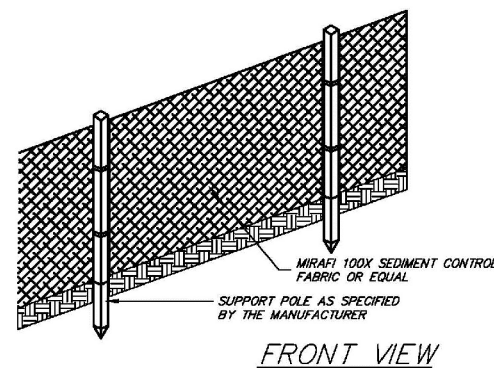
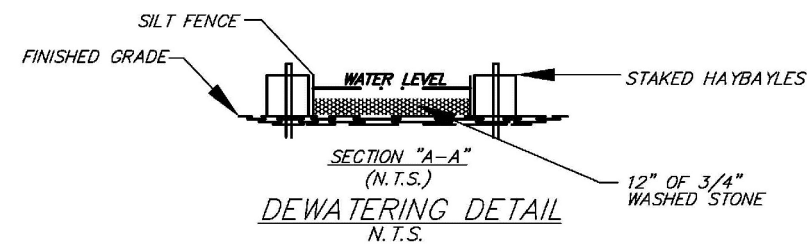
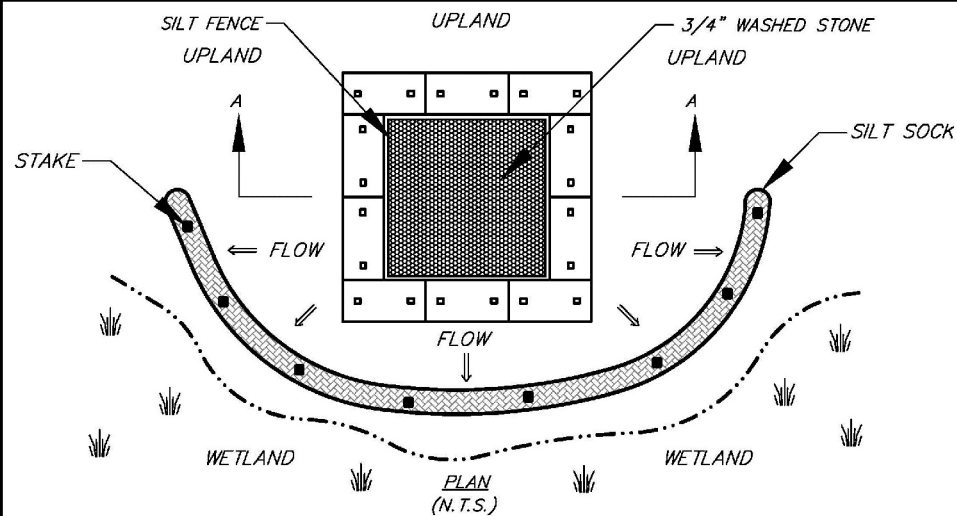
**L163 TRANSMISSION LINE STRUCTURE  
REPLACEMENT PROJECT**

KEENE,  
NEW HAMPSHIRE

**NOTES**

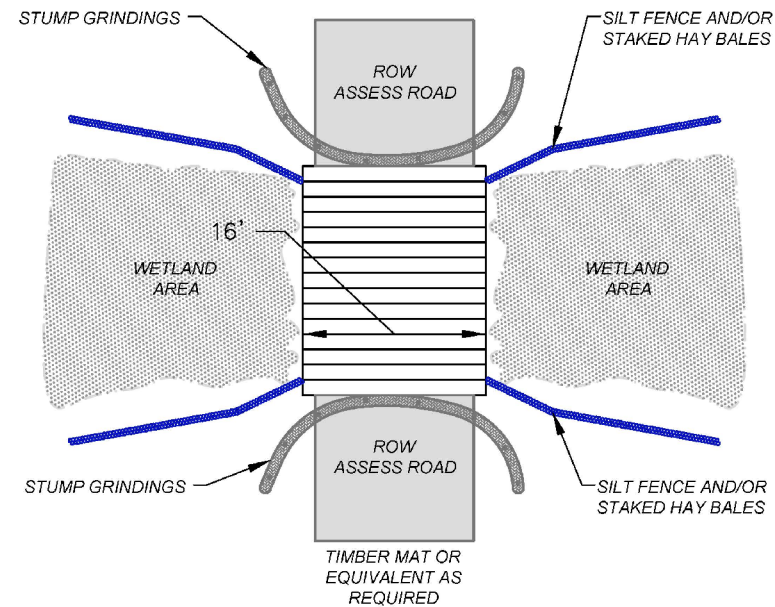
PREPARED BY: <b>GZA</b> GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: 	
PROJ MGR: AJD	REVIEWED BY: AJD	CHECKED BY: JMG	SHEET
DESIGNED BY: MJD	DRAWN BY: LEW	SCALE:	<b>1</b>
DATE: 01/10/2020	PROJECT NO. 04.0190923.05	REVISION NO.	1 OF 2

© 2020 - GZA GeoEnvironmental, Inc. P:\04\Jobs\19090923\04\_0190923\_00 - Eversource MSA\04\_0190923\_05 - L163 Transmission Line - Structure Reprint\Proj\Figures\GIS\2019\_2020\MXD\2020 Permittng Plans\L163 KEENE NOTESHEET 2.mxd, 1/10/2020, 5:52:09 PM, anthony.damiano

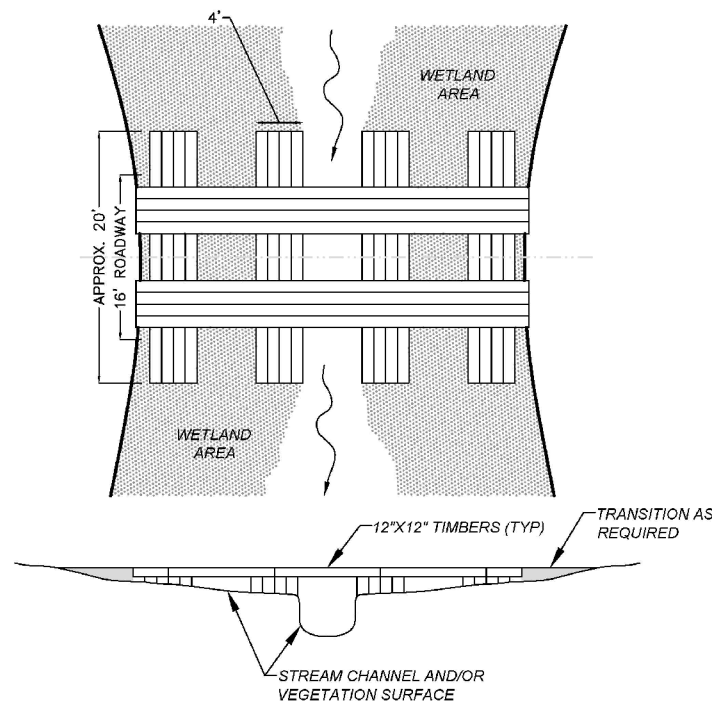


**NOTES (SILT FENCE)**

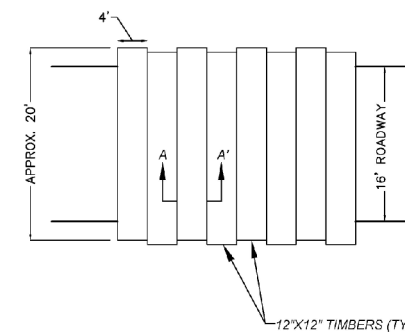
1. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
2. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
3. POSTS SHALL BE PLACED AT A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE OF THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS
5. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
7. FABRIC BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE DAILY DURING PROLONGED RAINFALL AND ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



ACCESS ROAD WETLAND AREA ACCESS ROAD  
**TYPICAL WETLAND CROSSING**  
N.T.S.



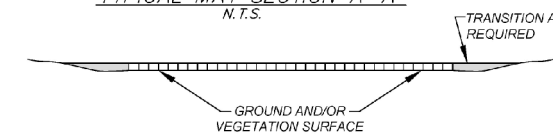
**TYPICAL STREAM CROSSING**  
N.T.S.



**TYPICAL SWAMP MAT PLAN VIEW**  
N.T.S.



**TYPICAL MAT SECTION A-A**  
N.T.S.



**TYPICAL SWAMP MAT SECTION DETAIL**  
N.T.S.

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**L163 TRANSMISSION LINE STRUCTURE REPLACEMENT PROJECT**

KEENE,  
NEW HAMPSHIRE

**DETAILS**

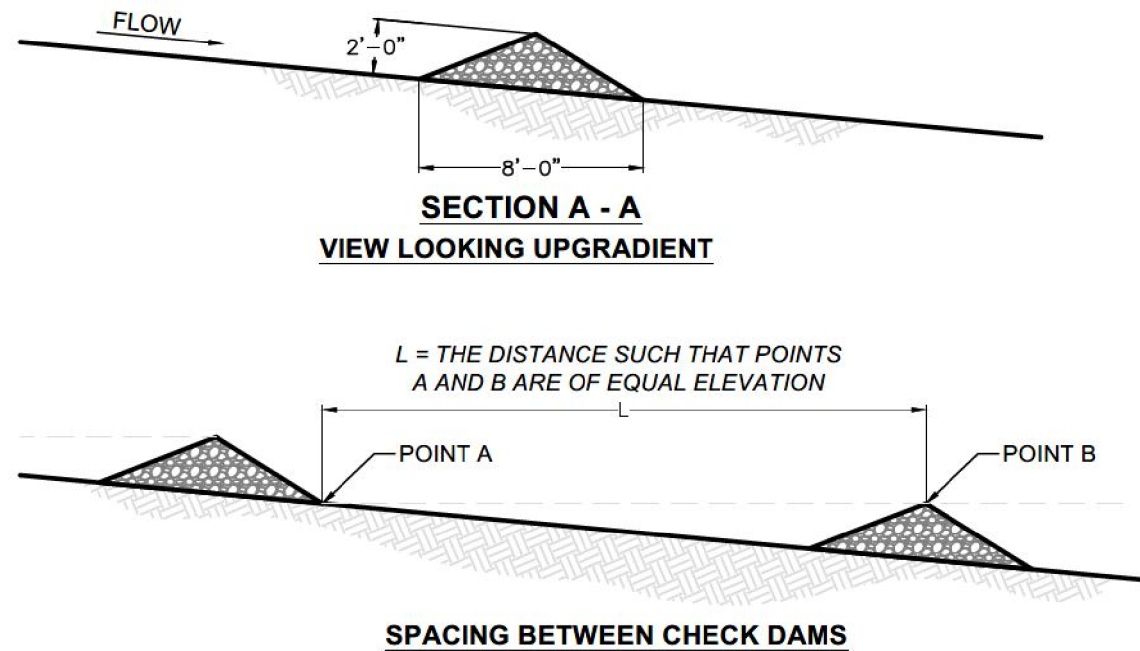
PREPARED BY:  
**GZA** GeoEnvironmental, Inc.  
Engineers and Scientists  
www.gza.com

PREPARED FOR:  
**EVERSOURCE**  
ENERGY

PROJ MGR: AJD	REVIEWED BY: AJD	CHECKED BY: AJD	SHEET <b>2</b>
DESIGNED BY: MJD	DRAWN BY: LEW	SCALE:	
DATE: 01/10/2020	PROJECT NO: 04.0190923.05	REVISION NO.	



## STONE CHECK DAM DETAIL



### NOTES (STONE CHECK DAM)

1. THE MAXIMUM HEIGHT OF THE DAM SHOULD BE 2 FEET.
2. THE MAXIMUM SPACING BETWEEN DAMS SHOULD BE SUCH THAT THE TOE OF THE UPGRADIENT DAM IS AT THE SAME ELEVATION AS THE OVERFLOW ELEVATION OF THE DOWNGRADIENT DAM.
3. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF A WELL-GRADED ANGULAR 2-INCH TO 3-INCH STONE. 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
4. CHECK DAMS SHOULD BE INSPECTED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES ONE HALF THE ORIGINAL HEIGHT OR BEFORE.

THE NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3, 2008

## Best Management Practices (BMP's) for Straw wattles

### Definition and purpose:

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

### Applications:

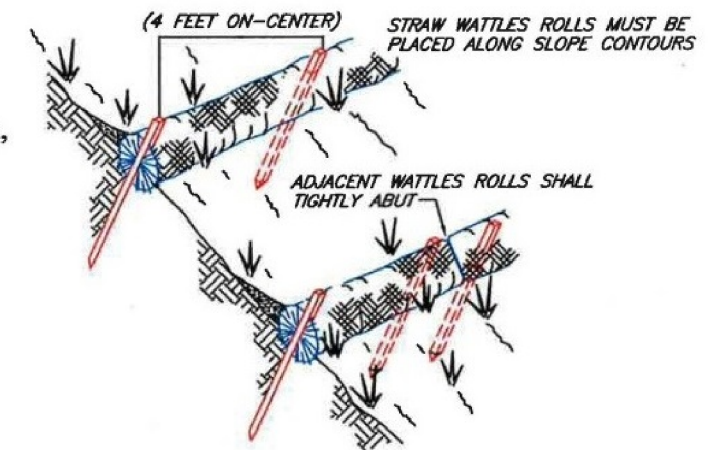
- \* Along erodible or unstabilized slopes
- \* Spread overland waterflow
- \* Trap sediment
- \* Around storm drain inlets to slow water and settle out sediment
- \* Overlap ends approximately 6 inches

### Installation:

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

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

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



NOT TO SCALE

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2020 L163 TRANSMISSION LINE  
STRUCTURE REPLACEMENT PROJECT

KEENE,  
NEW HAMPSHIRE

DETAILS

PREPARED BY:  
**GZA** GeoEnvironmental, Inc.  
Engineers and Scientists  
www.gza.com

PREPARED FOR:  
**EVERSOURCE**  
ENERGY

PROJ MGR: AJD	REVIEWED BY: AJD	CHECKED BY: TLT	SHEET <b>3</b>
DESIGNED BY: MJD	DRAWN BY: LEW	SCALE:	
DATE: 01/13/2020	PROJECT NO: 04.0190923.05	REVISION NO.	

DATE: January 27, 2020  
TO: Planning Board  
FROM: Rhett Lamb, Community Development Director/ACM  
SUBJECT: Update on Administrative Approvals / Minor Planning Projects for 2019

The following projects have been administratively approved by Planning Staff during 2019

Hillside Village – The request is as follows:

1. Removal of the seating area in the covered walkway that connects the Woodside Apartment building to the Community Center.
2. Community Building:
  - a. Replacement of two, at-grade egress door in the rear courtyards with an egress door ½ story above grade with stairs.
  - b. Replacement of one, at-grade egress door on the south elevation of the building with an egress door ½ story above grade with stairs.
  - c. Addition of an egress door on the north elevation of the building to provide access to the sidewalk and driveway.
  - d. Addition of three sets of stairs on the north end of the building to connect three decks, which are above grade, to the ground.
  - e. Elimination of the sidewalks behind the two covered parking structures.
  - f. Replacement of a single door with double doors in the internal courtyard on the east side of the building, at access to parking area.
  - g. Elimination of the center skylight on the east (rear) elevation of the building.
  - h. Replacement of three medallions in gable peaks with aluminum louvers on the east elevation.
  - i. Addition of square vents to the easternmost gables on the east elevation of the building.
  - j. Removal of a window on the second floor of the west elevation of the building.
3. Health Center Building:
  - a. Addition of rectangular vents to two gables on the east elevation of the building.
  - b. Addition of an egress door on the east side of the building.
  - c. Installation of a flagpole in the circular island adjacent to the port cochere.

Subaru – 11 Production Ave – The request is as follows:

1. Expand the previously approved 2,940 SF addition by adding a 420 SF addition to the south side of the expansion. Three overhead doors on the south will be removed and the façade will be painted to match the existing color scheme of the building.
2. Renovate the second existing building on the site, previously occupied by Monadnock Flooring, and install a car wash bay and five reconditioning bays. The carwash will not be open to the general public. Three overhead doors will be installed on the south side of the building and two will be installed on the west side of the building. The overhead doors will be 10' by 10' insulated metal segmented overhead doors with vision panels.
3. Install a new sewer line for the new car wash bay and reconditioning bays. The sewer line will connect to a new, 1,000 gallon oil/water separator and then to the existing sewer line on Production Avenue.

Mini Storage – 678 Marlboro Rd – An at-grade entrance will be installed on the east-facing side of building to provide access to the upper level via a lift. A door canopy will be installed above this entrance to provide protection from rain/snow.

---

Branch & Blade – 17 Bradco St – To install a 24' by 24' deck to the south side of the existing concrete ramp/walkway to the main entrance of the brewery and a 20' by 24' deck will be installed to the north side of the same ramp.

---

YMCA – 200 Summit Rd – The request is as follows:

1. Install an 8'2" by 10'0" **overhead door** on the east façade of the building facing Summit Road. The door product has been identified as door model 3216 from Champion Overhead Door, and will be **painted to match** the color of the existing building.
  2. **Install a 5' wide, paved asphalt walkway** and a **5' by 5' concrete pad** to provide access to the overhead door from the employee parking lot. The **birch tree** that currently exists in this area of the site will be **relocated** and, if it does not survive, will be replaced.
  3. **Install four, 3"-3½" caliper white pine trees** to the east of the employee parking area to screen the overhead door and walkway from Summit Road.
- 

Discount Oil – 11 Sheridan Ave

To raise the roof of the existing building, **install a second story addition**, and install new siding. The siding product has been identified as the Cedar Shingle in the "Greystone" color from Portsmouth Shake and Shingle. No other changes are proposed to the site.

---

Brick House Pizza – 101 Key Rd (Formerly Joe Peanuts)

The request is to **install an 8' by 12' ice cream shed** in the unpaved area to the northwest of the existing building. The shed will be used to sell ice cream and will have T-111 siding painted to match the existing building. **The shed will connect to the existing electrical, sewer, and water on the site.**

---

Keene Housing Authority – Forest View Apts. – Harmony Lane

**To install rooftop solar PV systems on eight buildings**, including seven housing blocks (Blocks A-G) and the community center (Block H) at a pitch of 23 degrees. There will be a total of 742 solar panels and 26 inverters.

---

Perry Dental – 391 West St

The immediate plan is to do a **major gut rehabilitation** of the interior of the grade level floor areas, as well as a complete upgrade of the building exterior cladding, fenestration and entry canopies. The main floor area is 7078 SF (gross). The dental practice will occupy 6145 SF of the main floor, and 933 SF will be leased to the current business tenant for several more years. There is a business occupancy on the 2<sup>nd</sup> floor, occupying an additional 1531 SF.

Elm City Brewery – Exterior Lighting – 210-222 West Street

To **install 5 wall-mounted LED lights** on the southeast façade of the building and two wall-mounted lights on the southwest façade of the Elm City Brewery building to illuminate the restaurant canopy.

Sunset Tools – 58 Optical Ave

To **relocate the dumpster** from the west corner to the north corner of the parking lot behind the building and **eliminate the concrete pad and dumpster enclosure**. The dumpster would not be visible from the street, and would be placed on an asphalt surface.

---

Brickstone's Bldg. – 185 Winchester St

To **install a 6' tall, black vinyl-coated chain link fence** around the perimeter of the rear parking area at the north end of the site. A **gate will be installed to restrict access** to the 14 parking spaces at the north end of the site after business hours. All commercial tenants will be able to access the rear parking area after business hours with a gate key.

---

Park Avenue Plaza – 28 Park Ave

To **construct a 640 SF, single-story addition to the rear** of the existing warehouse building to provide additional storage space. The exterior cladding of the addition will be finished to match the color of the existing building. There will be no changes to exterior lighting, landscaping, sewer and water, or parking. A silt fence will be installed to prevent sedimentation and erosion during construction.

---

Andy's Cycle – 165 Winchester St – The request is as follows:

1. Replace the existing **ADA ramp** and staircases at front entrances with similar ADA ramp and staircases.
2. **Modify Landscaping** Remove the existing maple tree and assorted shrubs adjacent to the front of the building and replace with 5, 3-4' blue spruce trees and smaller assorted perennials/ferns along the front of the building.
3. **Replace** the existing picture-framed **windows** on the front façade with new triple, cottage-style windows with stiles/mullions. Small dormers will be added over these windows to add visual interest.
4. Install new shingles and an accent snow belt on the existing **roof**.
5. Install a standing seam **metal roof** on the front overhang on the addition at the east side of the site and on the proposed dormers described in #3 above.
6. Install louvers at the roof peaks on the west-facing elevation of the building.
7. Install solar new 10 kW photovoltaic **solar** array on the south-facing roof of the building addition on the east side of the site.
8. Replace 4 existing wall-mounted lights on either side of the two front entrances with full cut-off **LED fixtures**.
9. Install an infiltration strip with a buried 4" perforated pipe along the front of the building that will drain into a **new infiltration basin** to be installed in the front parking area.
10. **Paint** the existing siding using earth tone colors.

Colony Mill – 210-222 West St - The request is as follows:

1. **Expand the brick walkway** on the south side of the building near the existing smokestack, and install a pet urination area at the southern end of this walkway.
  2. **Remove a tree** from a landscaped median adjacent to the southwestern parking area and the driveway that crosses the site in an east-west direction.
  3. **Modify the location and layout of landscaping** around the perimeter of the Colony Mill building, and change the total number of each plant type.
  4. **Install a transformer and concrete pad** with safety bollards near the south side of the Colony Mill building where the existing dumpsters and transformers are located.
- 

Dunkin Donuts – 189 West St – Color change to the finish of the building exterior and modify the raised portion of the front building façade to be a rectangular shape.

---

Restaurant & Café – 48 Emerald St – The request is as follows:

1. **Change of Use.** The new use of the space will be a 66-seat restaurant/café.
  2. At this time, no changes will be made to the exterior of the building or the site.
  3. Six of the required parking spaces for this building will be located off-site at 80 Emerald Street, per the conditions listed on the **lease agreement** submitted with the application materials.
- 

EMF – 60 Foundry Street – **Solar Project**

---

Colonial Theatre Addition – 89 Main Street – **Modifications to the main entrance and a 2,800 SF addition** to the Colonial Theatre building located at 89 Main Street St. (TMP# 575-008-000).

---

Colonial Theatre – Acquisition of 20 Commercial Street – The Colonial Theatre is currently in negotiations to **acquire 20 Commercial Street** for the purpose of a second smaller, more intimate presentation space.

---

National Guard Recruitment Center – 172 West St – **Door Installation**

To **install two, new exterior doors in existing window openings** on the building. Both doors will match the existing doors on the building. One door will be installed on the north-facing elevation, and the other door will be installed on the west-facing elevation.

---

St. Bernard Church – 161-185 Main Street – **Exterior Vent**

To **install an exterior vent** on the north façade of the **Parish Hall building**. The vent will be covered with a vent cap that is 13 3/8 inches wide by 15 7/8 inches tall, or about 212 square inches, and will be painted to match the color of the building.

---

31 Washington Street – **Trash Compactor Screening**

To **increase the height of the fence to screen the trash compactor from 6' to 8.5'**. The fence will be a **stockade** fence made with pressure treated wood. No other changes to the trash compactor or associated screening are proposed.

---

Cracker Factory – **Vents**

To **modify an existing vent opening** on the north, rear façade of the building by shifting it slightly to the east, seal a former vent opening, and install a new vent opening higher up on the wall. The new vent covers will be 8 inches by 8 inches in size.

---



42-56 Main Street – Tridee Associates (24 Railroad Street)

The request is to **reduce the number of parking spaces from 25 to 23 to provide one van-accessible space**, install a **concrete ramp** to provide an accessible route to the entrance door, install a black **metal handrail** for the ramp, and **install two condenser units** adjacent to an existing condenser unit on the south façade of the building. The new units will be a tan color similar to the color of the building, and will be screened from view by existing, mature arbor vitae.

---

43 Emerald Street – Door Replacement – Owned by Barry J. Fox

To **enlarge the existing door opening** on the west façade from 3' wide by 7' tall to 8' wide by 8' tall and **install a double clear aluminum door** (unpainted).

---

81 Court Street – Owned by NBA 81 Realty LLC

The proposal is to modify the previously approved application for COA-2019-01 as follows:

1. Increase the length of the concrete ramp to the front stoop in order to meet accessibility requirements and remove granite facing on the ramp. The ramp will wrap around the southeast corner of the building.
  2. Install evergreen shrubs on both sides of the front stoop and in front of the concrete ramp to screen the concrete face of the ramp from view. The shrubs will be at least two feet tall at installation.
- 

7-11 Court Street – Mini Split Installation

The request is to install two, air-sourced heat pumps (“mini splits”). The outside portion of the units will be installed on the rear, northeast elevation of the building between the two infilled windows on the ground level.

---

Monadnock Food Co-op Expansion - Modification

The request is as follows:

1. Enlarge the previously approved expansion to the Monadnock Food Co-op by 975 square feet for a total of 6,675 square feet. The architectural and visual appearance of the building will be consistent with what was approved by the Historic District Commission (COA-2011-13 Modification #6) and the Planning Board (SPR-967 Modification #81) in December 2017. The building materials for the expansion will include clear glass windows in an aluminum storefront system, steel lintels, “concord blend” brick veneer by Redland Brick Inc., and cement board panels to match the materials on the existing Co-op building.
2. Reduce the size of the outdoor concrete patio on the east side of the building from 1,755 square feet to 1,055 square feet (-700 SF) and shift the patio and concrete walkway to the east to allow for the enlargement of the co-op expansion. The northern portion of the patio area will be separated from the concrete walkway by a ~14' long double faced “Versa Lok” wall that will range from 1.3'-1.7" in height. Two 4' x 1.5' planters spaced 4' apart will separate the southern portion of the patio area from the concrete walkway.
3. Reduce the number of proposed parking spaces in the proposed asphalt parking lot located to the east of the building from 11 spaces to 9 spaces and move two accessible parking spaces to the front of the Co-op building to be closer to the main entrance of the building, for a total of 4 accessible parking spaces.
4. Relocate landscaping to accommodate relocated bicycle racks and avoid placement of plants within the City of Keene bicycle path easement, increase the number of trees from 9 to 10, and decrease the number of shrubs and perennials from 138 to 93.