

TOWN OF HENNIKER  
Henniker Planning Board

***Site Plan Review Application***  
***for***  
**Mountain Operations Facility**  
**October 13, 2021**





CASE # \_\_\_\_\_

### SITE PLAN REVIEW APPLICATION

Property Address: Pats Peak Ski Area – 686 Flanders Road

Parcel Lot #: 588-B1 and 588-A Zoning District: Rural Res/Comm Rec

Parcel Lot Size: 1.25 and 500+ acres Road Frontage: 1,210

Type of Application: Change of Use  
 (Circle Type) Home Business Retail/Service  
 Multi-Family Residential  
Commercial/Industrial Development  
 Telecommunication

**PROPERTY OWNER(s)**

Name:	<u>Pats Peak Inc.</u>	Name:	_____
Address:	<u>PO Box 2448</u>	Address:	_____
	<u>686 Flanders Road, Henniker, NH 03242</u>		_____
Tel #:	<u>603-428-3245 Ext 107</u>	Tel #:	_____
Fax #:	<u>603-428-7821</u>	Fax #:	_____
Email:	<u>kris@patspeak.com</u>	Email:	_____
Signature:	<u></u>	Signature:	_____

**APPLICANT(s)**

Name:	<u>Pats Peak Inc.</u>	Name:	_____
Address:	<u>PO Box 2448</u>	Address:	_____
	<u>686 Flanders Road, Henniker, NH 03242</u>		_____
Tel #:	<u>603-428-3245 Ext 107</u>	Tel #:	_____
Fax #:	<u>603-428-7821</u>	Fax #:	_____
Email:	<u>kris@patspeak.com</u>	Email:	_____
Signature:	<u></u>	Signature:	_____

If the property owner is not the applicant and/or wishes the applicant to act on their behalf, the property owner **MUST** provide a notarized letter (original) authorizing the applicant to file an application.

Telephone  
603-428-3221

Town of Henniker  
18 Depot Hill Road, Henniker, NH 03242  
www.henniker.org

FAX  
603-428-4366

## APPLICATION INSTRUCTIONS

### DATA TO BE PROVIDED WITH SITE PLAN REVIEW APPLICATION

- Narrative description of proposed development
- Planning Board meeting minutes from Conceptual Consultation, which is optional (Copies may be researched and obtained at Town Hall)
- Copy of the property tax map showing subject parcel and abutting properties (Copies may be researched and obtained at Town Hall)
- Copy of Property assessment card (Copies may be researched and obtained at Town Hall)
- Copies of any ZBA Notices of Decision (Variance or Special Exception) for project
- Planning Board Application Fees
- Abutter Notification List
- Plan Sets
  - Initial Application:
    - Seven 22"x34" copies of the plans for review by Planning, Conservation, Assessing, Highway, Fire, Town Sewer (if applicable) and Town Water (if applicable)
  - Revised Application Deadline:
    - Seven 22"x34" copies of the plans for Planning Board meeting
    - Eleven 11" x 17" copies of the plans for the Planning Board packets
- Copies of any State or Federal permits
- Copies of any deeds or easements
- Copies of Condominium declaration, bylaws, and floor plan (condo conversion)
- All required material as outlined in 203-12 and 203-13, as applicable, in the Town of Henniker Site Plan Review Regulations
- Waiver requests for any of the required material under 203-12 or 203-13 of the Town of Henniker Site Plan Review Regulations. Request must be in writing and explain why conformity to the requirements would pose an unnecessary hardship and how granting the waiver would not be contrary to the spirit and intent of the Regulation.

### FEES

Fees **MUST** be paid at the time the application is submitted or the application will not be accepted. Fees can be paid in cash or by check made out to the "Town of Henniker".

Site Plan Application	\$375 application fee; \$500 escrow
Residential	\$100 per dwelling unit
Affordable Residential	\$30 per dwelling unit (as defined by US HUD)
Change of Use	\$190 application fee; \$250 escrow
Telecommunications	\$625 application fee; \$500 escrow
Telecommunications co-location	\$315 application fee; \$500 escrow
Newspaper Notice Fee:	\$125
Abutter Notification Fee:	\$10 per abutter notification address
Recording Fee:	\$30 per plan sheet, \$25 per document, \$25 LCHIP fee per plan set/document

<b><u>Amount enclosed with application:</u></b>	
Application Fee	\$ _____
Initial Escrow	\$ _____
Newspaper Notice	\$ _____
Abutters	\$ _____
Recording Fee	\$ _____
<b><i>Total</i></b>	<b>\$ _____</b>

### **ABUTTER NOTIFICATION LIST**

Three (3) sets of 1" x 2 5/8" mailing labels containing names and addresses of those on the mailing notification list, including abutters, property owners, agents, prospective Applicants, easement (conservation, preservation, agricultural) holders, and any professional whose seal appears on the plan **202-9.A**.

An abutter is defined as any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Planning Board. The term abutter includes all holders of conservation, preservation, or agricultural easements; the officers of a condominium or other collective form of ownership; the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the Planning Board; and any professionals hired by the applicant/property owner (surveyors, engineers, etc.). See NH RSA 672:3.

Information for the property abutters can be obtained at the Town Hall during regular business hours. Abutter information must be obtained no more than 1 month prior to application submittal.

### **APPLICATION SUBMISSION**

Submissions must be made in accordance with the adopted Planning Board submission deadline, which is posted at the Town Hall. All applicants are encouraged to meet with the Planning Board Clerk prior to submitting an application to avoid delays due to incomplete information.

Please be advised that it is the applicant's responsibility to submit a complete and accurate application package. The Planning Board will not take jurisdiction over incomplete applications.

Review the Henniker Site Plan Review Regulations, Chapter 203 of the Town Code, to ensure full compliance with the Regulations. Regulations are available online at [www.henniker.org](http://www.henniker.org)

## **SITE PLAN REVIEW REGULATIONS**

### **203-12. Minimum Requirements**

Every application must include the following (see RSA 676:4, I(b)):

- A. A completed Site Plan Review Application showing the name and address of the applicant and/or designated agent.
- B. The names and addresses of all abutters to the property, as indicated in the town records as of a date not more than five days before the filing of the application, and of all holders of conservation, preservation or agricultural preservation restrictions (as defined in RSA 477:45).
- C. A narrative description of the proposed project explaining its purpose, its hours of operation, parking needs, lighting, employment figures, land use compatibility, aesthetics, school population projections, noise, and traffic impacts with respect to both the immediate area and the town in general.

- D. The name and business address of every licensed professional whose seal appears on any Plan submitted to the Board.
- E. A dated Site Plan, drawn to a scale not smaller than 100 feet to an inch, showing the following:
- (1) Boundary dimensions and road frontages.
  - (2) Bar scale and north arrow.
  - (3) Distances of existing and proposed structures from boundaries and setbacks.
  - (4) Existing and proposed structures with dimensions.
  - (5) Names, width, and class of abutting roads.
  - (6) Approximate location of structures on abutting properties if within 100 feet of the property line.
  - (7) Location, dimensions, materials, and condition of existing and proposed parking areas, driveways, curbs, sidewalks, and fire lanes.
  - (8) Location of natural features (such as wetlands, ledge, boulders, wooded areas) and one-hundred-year flood levels, if applicable.
  - (9) Location of existing and proposed utilities (water, sewer, electric, gas, telephone, cable, etc.), wells, septic systems, and leach fields.
  - (10) Type, size, and location of existing and proposed solid waste storage facilities and snow storage areas.
  - (11) Location of all easements and rights-of-way.
  - (12) Location, size, and nature of existing and proposed signs and outdoor illumination.
  - (13) Location, size, and type of existing or proposed fencing, trees, ledges or other screening.
  - (14) A locus map showing boundaries for the site, all parcels within 1,000 feet, the zoning district(s), and one-hundred-year flood levels (if applicable).
  - (15) Plans of all existing and proposed buildings with their type, dimensions, location, setbacks, and first floor elevation(s) indicated.
  - (16) The size and location of proposed water supply and sewage disposal facilities (e.g., private wells and septic systems) showing provisions for future expansion, if applicable, and also showing distances from existing water and sewage facilities on abutting properties if the proposed facilities are within 200 feet of abutting properties.
  - (17) The location, layout and elevation of catch basins and other surface drainage features.
  - (18) The type, extent, and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained.
  - (19) The rights-of-way and names of all proposed streets, lanes, ways, or easements.
  - (20) A topographic plan with spot elevations where the land slope is greater than 5% and contour lines at two-foot vertical intervals on site, and off-site contours shown 100 feet beyond the site to be interpolated from United States Geological Survey (USGS) data.

#### 203-13. Additional Requirements

If, based on information contained in the application or otherwise received by the Board, the Board determines that the proposed project is sufficiently large or complex, or the impacts of the proposed project

are of such significance that additional information is required, the Board may require the applicant to include any one or more of the following items in the application:

- A. A community facilities impact analysis for the following, where applicable:
  - (1) The wastewater treatment system, including flow estimates and assessments of existing capacity.
  - (2) The water system, including flow estimates and the capacity and assessment of existing potential water pressure.
  - (3) The traffic systems, including the impact of projected trips on flow characteristics and the impact of traffic on the immediate existing road structures and bridges. The traffic impact analysis will address internal and external traffic circulation and access, including adequacy of adjacent streets and intersections, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, existing or recommended traffic signals, pedestrian safety and access, off-street parking and loading, emergency vehicle access and necessary off-site improvements.
  - (4) The school system
  - (5) The public safety providers, including Police, Fire, and Rescue Squad.
  - (6) Solid waste disposal
  - (7) Stormwater management systems, including flow and water quality.
  - (8) The recreational resources and the provisions of methods to meet proposed needs.
- B. Provisions for snow removal and disposal.
- C. A plan showing the most recent soils information, as published by the Merrimack County Soil Conservation Service
- D. Wetlands delineated by a licensed professional using the current Army Corps of Engineers Manual
- E. An erosion and sediment control plan
- F. A fiscal impact study addressing the effects of the proposed project on the town's economy and finances, including, but not necessarily limited to, town expenses, tax revenue, property values, employment and impacts on existing businesses.
- G. A noise study.
- H. A lighting study
- I. Copies of any existing or proposed easements, deed restrictions, or other similar documents pertaining to the Site Plan.
- J. Such other documents, plans, studies or information as the Board may require to determine the impact of the project.
- K. Copies of all applicable state and federal applications and/or permits.



**PATS PEAK**

P.O. Box 2448 ■ Henniker, New Hampshire 03242

May 12, 2021

Town of Henniker  
2 Depot Hill Road  
Henniker, NH 03242

To Whom It May Concern:

This letter authorizes Kris Blomback, and various contractors and consultants, he deems appropriate, to act on behalf of Pats Peak Ski Area to appear before any boards in pursuit of Town of Henniker, State of New Hampshire, and Federal permits and approvals. This authorization will remain in force until terminated by me.

Regards,

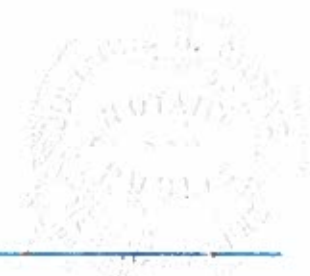
*Wayne Patenaude*

Wayne Patenaude  
Owner

Signed before me: *Wayne Patenaude* Date 5-12-2021

Signature of Notary: *Julianne Dionne*

**JULIANNE R. DIONNE**  
Notary Public - New Hampshire  
My Commission Expires October 2, 2024



James Airgood  
103 Craney Pond Road  
Henniker, NH 03242

George Albers  
80 Stonehenge Drive  
Henniker, NH 03242

Janine Bates  
209 Craney Pond Road  
Henniker, NH 03242

Benjamin Cohen  
620 West 252 Street  
Bronx, NY 10471

Contoocook Valley Telephone  
525 Junction Road  
Madison, WI 53717

Marth Downes  
142 Washington Street  
Newton, MA 02158

Susan Fetzer  
59 Stonehenge Drive  
Henniker, NH 03242

Walter Grant  
20 Old Alfred Road  
Biddeford, ME 04005

Julia Khorana  
3 Birch Hill Road  
Stow, MA 01775

Paul Hesketh  
72 Fearing Drive  
Westwood, MA 02090

Alan Hodges  
134 Tower Road  
Henniker, NH 03242

Paul Knudsen  
81 Stonehenge Drive  
Henniker, NH 03242

Sunset Vista Lodging LLC  
61 Craney Pond Road  
Henniker, NH 03242

Margaret Liddle  
315 East Surf Road  
Ocean City, NJ 08226

Harris McWade  
31 Page Hill Road  
New Ipswich, NH 03071

Nash Trust of 2011  
752 Flanders Road  
Henniker, NH 03242

David Rousseau  
749 Flanders Road  
Henniker, NH 03242

Sunset Vista Lodging  
61 Craney Pond Road  
Henniker, NH 03242

Thomas Wagner  
556 Flanders Road  
Henniker, NH 03242

Thomas Patenaude  
PO Box 1  
Henniker, NH 03242

Patenaude Meeting House, LLC  
87 Garrison Lane  
Hopkinton, NH 03229

Julia Khorana  
3 Birch Hill Road  
Stow, MA 01775

Town of Henniker  
18 Depot Hill Road  
Henniker, NH 03242

Joseph Romano  
20015 Castlemaine Avenue  
Estero, FL 33928

Pats Peak, Inc.  
PO Box 2448  
Henniker, NH 03242

Alan Sanborn Brown  
1206 Edgecumbe Drive, Apt A  
Sitka, AK 99835

Patenaude Properties  
PO Box 48  
Henniker, NH 03242

Construction Aggregates Inc  
PO Box 870  
Henniker, NH 03242

Pats Peak Ski Area Inc.  
PO Box 2448  
Henniker, NH 03242

Contoocook Valley Telephone  
525 Junction Road  
Madison, WI 53717



Pats Peak Ski Area Inc.  
PO Box 2448  
Henniker, NH 03242

Kevin Gallagher  
35 Stonehenge Drive  
Henniker, NH 03242

Anthony Grappone  
20 Algonquin Avenue  
Andover, MA 01810

Goss Lumber  
841 Flanders Road  
Henniker, NH 03242

Kurt Lauer  
Lauer Architects  
118 Paige Hill Road  
Goffstown, NH 03045

Nicolas Golon, P.E.  
TF Moran Engineering, Inc.  
48 Constitution Drive  
Bedford, NH 03110

JSN Associates  
1 Autumn Street  
Portsmouth, NH 03801

Budel Construction  
23 Meadorboro Road  
Rochester, NH 03867

Dan Higginson  
Higginson Land Services  
76 Patterson Hill Road  
Henniker, NH 03242

Chris Wells  
Piscataquog Land Conservancy  
5A Mill Street  
New Boston, NH 03070

**List of Contractors:**

Kurt Lauer

**Lauer Architects**

118 Paige Hill Road  
Goffstown, NH 03045

Nicholas Golon, P.E.

**TF Moran Engineering, Inc.**

48 Constitution Drive  
Bedford, NH 03110

**JSN Associates**

1 Autumn Street  
Portsmouth NH 03801

**Budel Construction**

23 Meadorboro Road  
Rochester, NH 03867

Dan Higginson

**Higginson Land Services**

Henniker NH 03242

Eric Buck

**Terrain Planning and Design**

311 Kast Hill Road  
Hopkinton, NH 03229

**PLANNING BOARD**  
**Site Plan Review Application**  
**October 13, 2021**

Pats Peak is proposing to build a new 12,000 sqft Mt Ops facility, over a period of two years, and upon completion of the new shop, demolish the existing 7,100 sq ft facility. The new building would be constructed approximately 120 feet from the existing building. Our existing facility is now approaching 60 years old and does not meet any sort of current safety, environmental, ADA or space requirements. The larger facility; not only being modern, spacious, and state of the art, will allow us to keep more equipment inside and out of view.

This **building works in concert/complimentary with the main snowmaking building** which is located at the base of the Valley Chairs and is 150' feet away.

Naturally, for **fire protection**, and the ability to keep operating in the unlikely event of one, we support a **healthy distance** between the two.

Finally, from an aesthetics perspective, recessing it into the existing contours of lot 588-B1 will dramatically reduce the visual impact by “burying” the back wall into the land. In fact, as designed, the rear wall of the shop will have less than 10 feet protruding from the ground level. If we pulled it into the middle of the parking lot the neighbors would be staring at 26' of solid wall. Exterior colors and surfaces will be earth tone in nature to blend in with the environment.

Pats Peak has proactively reached out to the immediate adjacent neighbors and incorporated any concerns they have into our overall design.

**Planning Board Conceptual Consultation Comments from Minutes:**

- **Board Member: Tia Hooper:** All lighting associated with the building will be aimed away from the neighborhood. In addition, existing parking lot lighting will be re-aimed/repositioned so as to not shine towards the neighbors.
- **Board Member: Keith Demoura:** We anticipate the existing facility will be in service for another 2-3 year (subject to average ski seasons) where at that time the buildings will be removed.
- **Board Member: Dean Tirrell** Pats Peak is a registered small hazardous waste generator registered with NH Department of Environmental Services. Disposal is through the following:
  - **Anti-freeze;** CleanHarbors
  - **Waste oil:** (motor, trans, hydraulic) CleanHarbors
  - **Fuel:** (diesel, gasoline) CleanHarbors

- Non Latex Paints: CleanHarbors
- Solvents (parts, non-latex paints) CleanHarbors
- Batteries Recycled as core exchange
- Fuel Tanks SPCC plan by McCourt Engineer.
- Oxy/Acetylene Caged/Secured to wall
- Floor drains: Permit Pending NH DES.

**Mr. Kevin Gallagher – Lot 588- B2** (immediately to the west). Mr. Gallagher has no problem with the proposed development and only asks for some additional tree buffers and to maintain the access path that he has enjoyed to get to the back of his property. He requested an existing parking lot light to be angled differently.

**Ms. Susan Fetzer - Lot 588 – B5 6/1** (immediately to the south) Ms. Fetzer has no problem with the proposed development and only asks for some additional tree buffers to be placed along her property line. She requested an existing parking lot light to be angled differently as well.

**Paul and Milli Knudsen Lot 588 – B6** The Knudsen's have no problem with the proposed development and wish us luck.



The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. The Town of Heniker assumes no responsibility for the accuracy of individual parcels

May 6, 2021



Heniker, NH

1 inch = 549 Feet

0 549 1099 1648

[www.cal-tech.com](http://www.cal-tech.com)

CAI Technologies



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May 6, 2021



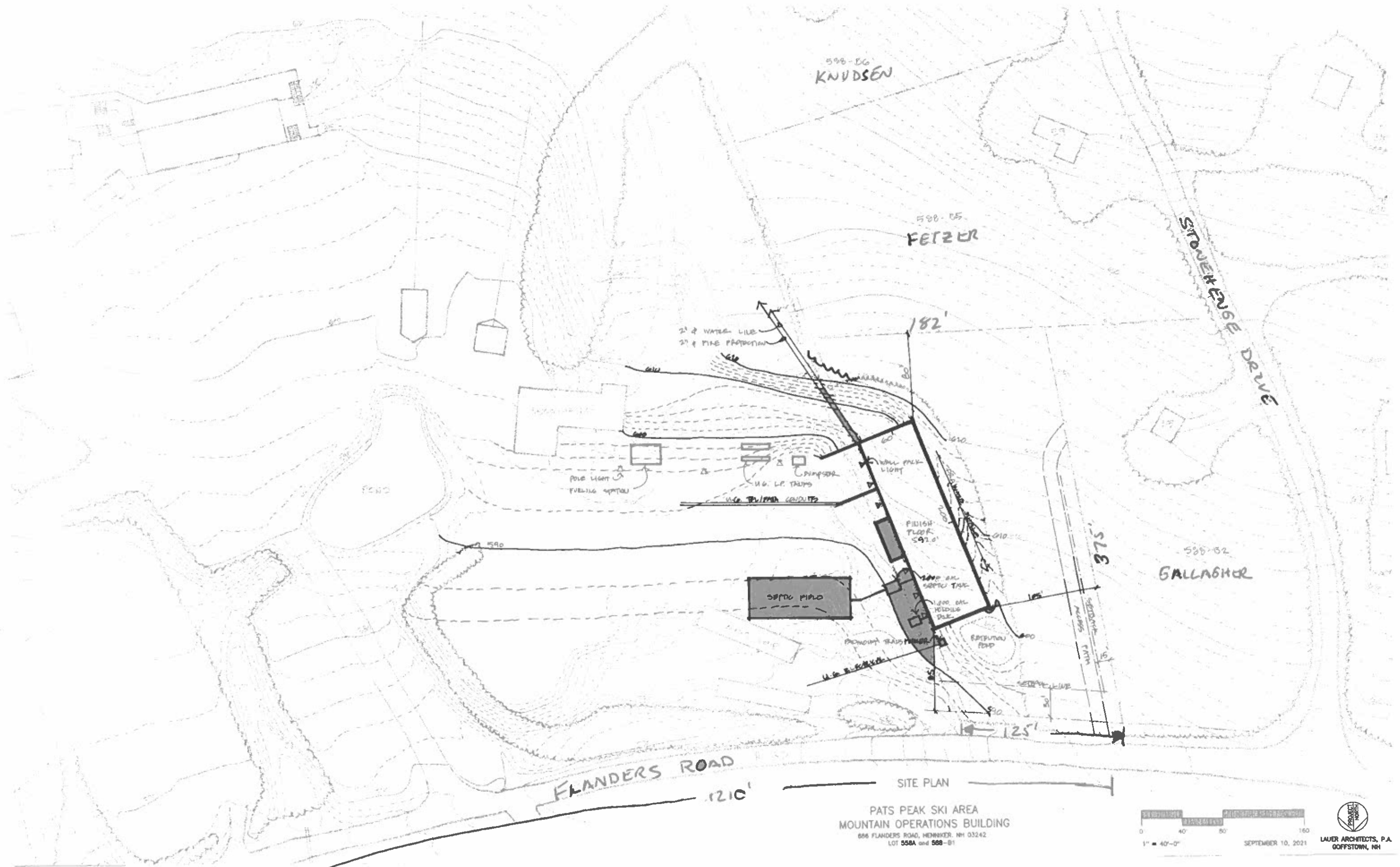
Heniker, NH

1 inch = 137 Feet



**CAI** Technologies

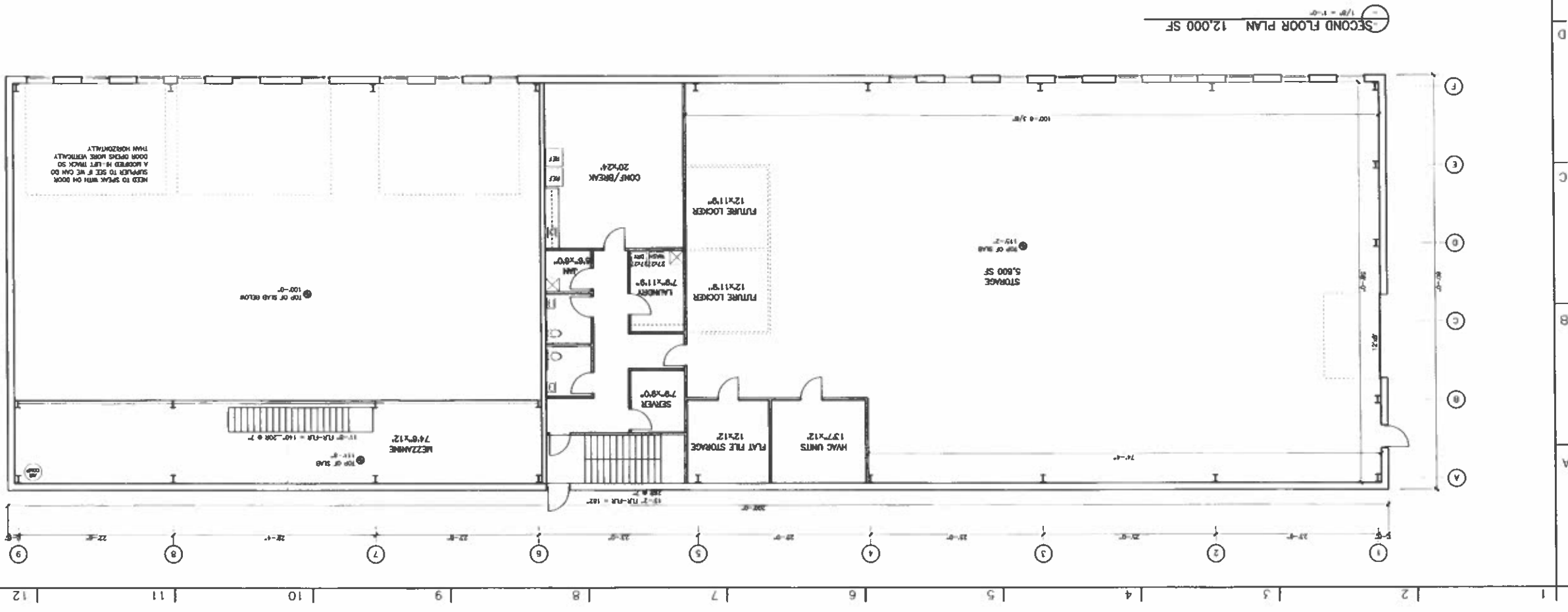
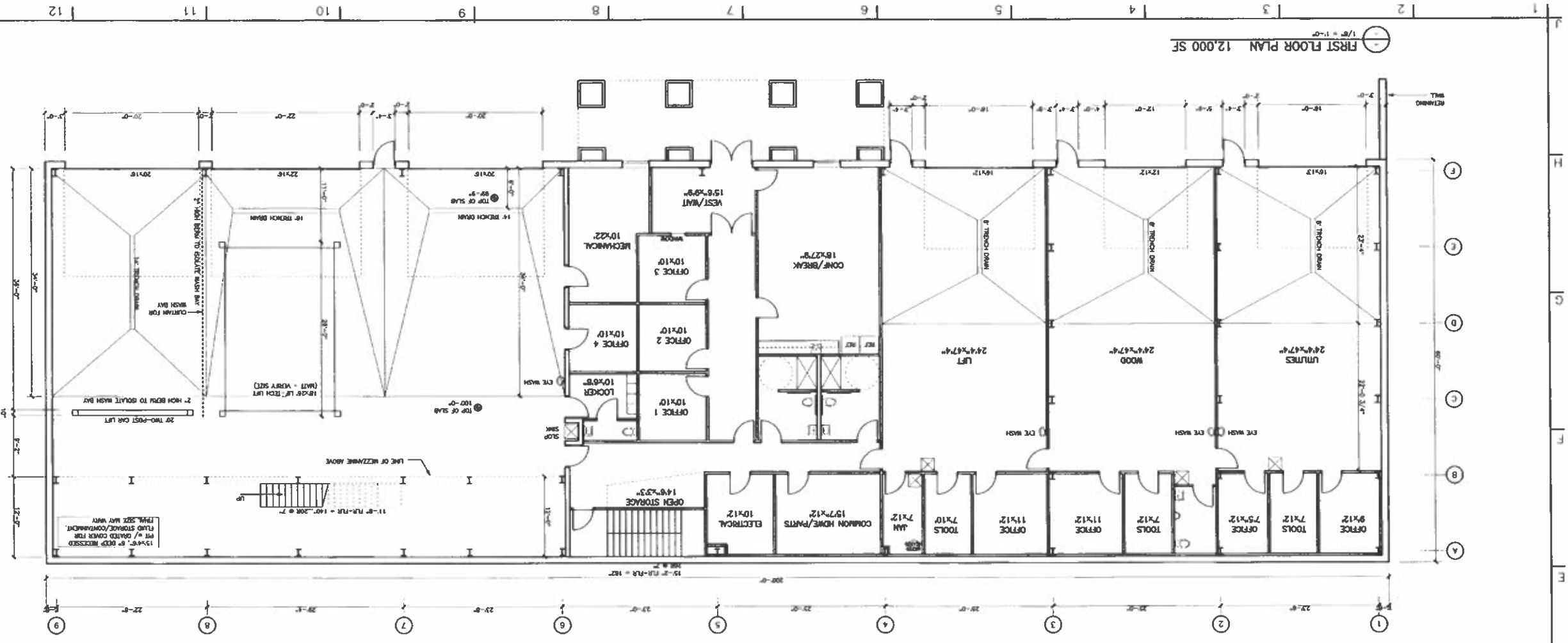
www.cai-tech.com



SITE PLAN

PATS PEAK SKI AREA  
MOUNTAIN OPERATIONS BUILDING  
806 FLANDERS ROAD, HEWLETT, NH 03242  
LOT 558A and 588-B1





OPT 5  
PLAN

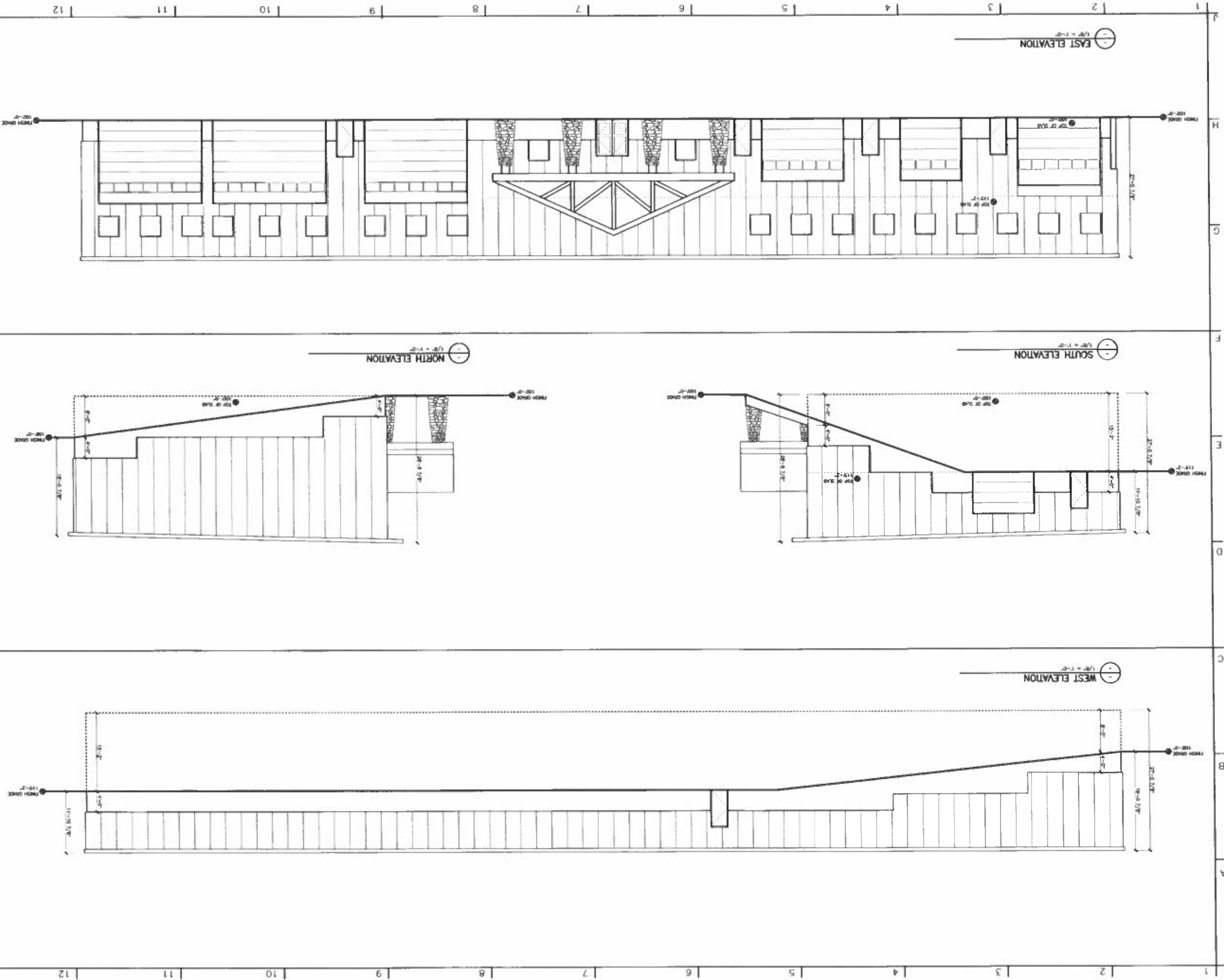
FLOOR PLANS  
@ 1/8" = 1'-0"

PROPOSED IMPROVEMENTS AT:  
**PATS PEAK SKI AREA**  
**MOUNTAIN OPERATIONS BUILDING**  
 ROUTE 114, HENNIKER, NEW HAMPSHIRE

DATE: AUG. 12, 2021  
 FILE: 2150\PATPEAK\MTOPS\OPT5PLAN

**LAUER ARCHITECTS, P.A.**  
 118 BRIDGE HILL RD., CORTSTOWN, NH 03045  
 Tel. 603-487-8441  
 lauerarchitects@comcast.net





EAST ELEVATION  
1/8" = 1'-0"

SOUTH ELEVATION  
1/8" = 1'-0"

NORTH ELEVATION  
1/8" = 1'-0"

WEST ELEVATION  
1/8" = 1'-0"

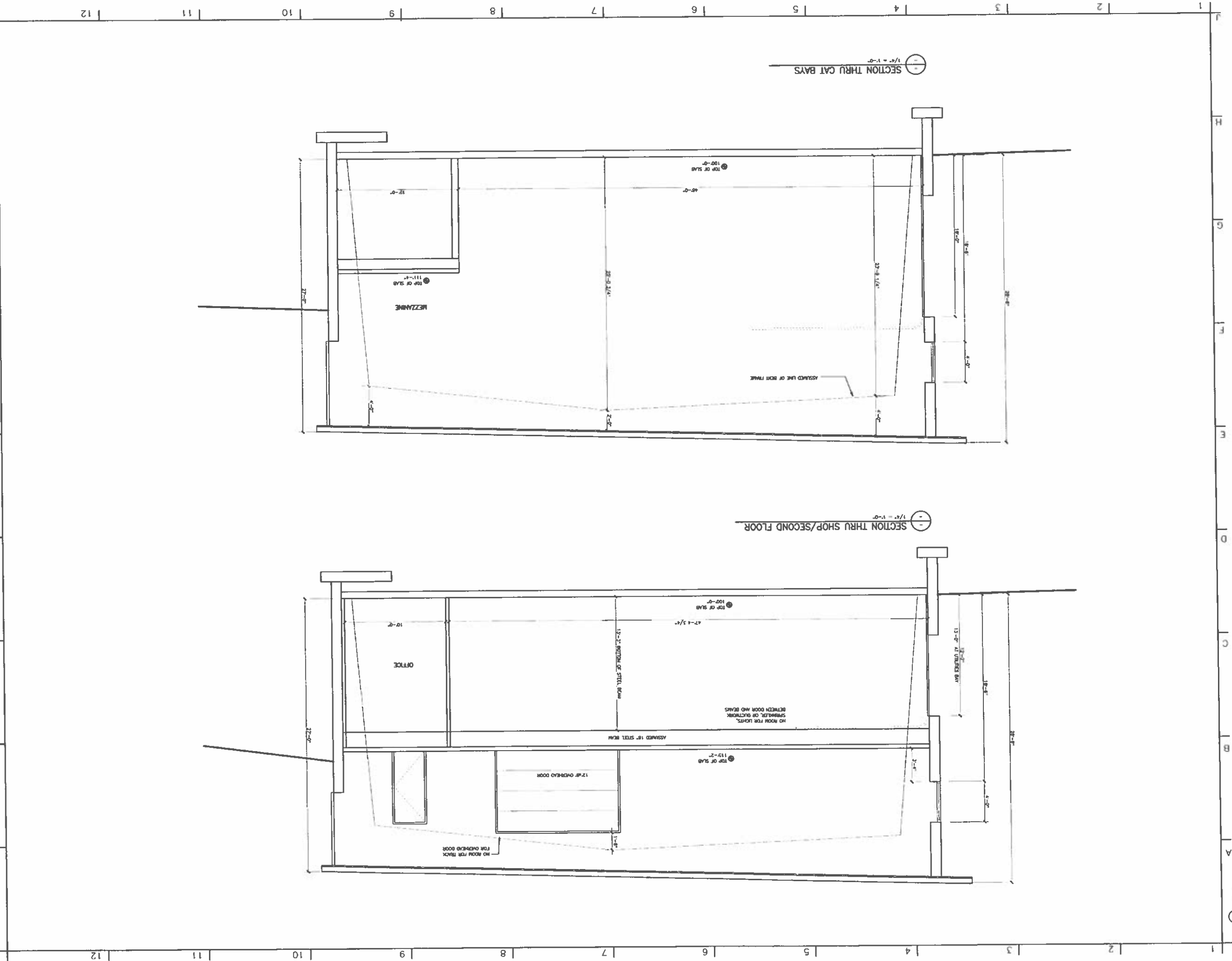
OPT5  
ELEV

EXTERIOR  
ELEVATIONS  
1/8" = 1'-0"

PROPOSED IMPROVEMENTS AT:  
PATS PEAK SKI AREA  
MOUNTAIN OPERATIONS BUILDING  
ROUTE 114, HENNIKER, NEW HAMPSHIRE

LAUER ARCHITECTS, P.A.  
118 POND HILL RD., COFFTON, NH 03045  
Tel: 603-497-4441  
lauer@lauerarchitects.com

DATE: AUG. 12, 2021  
FILE: 150/PATPEAK  
DRAWING NO: OPT5/ELEV



OPT 5  
 SECT

SECTIONS  
 @ 1/4" = 1'-0"

PROPOSED IMPROVEMENTS AT:  
**PATS PEAK SKI AREA**  
**MOUNTAIN OPERATIONS BUILDING**  
 ROUTE 114, HENNIKER, NEW HAMPSHIRE

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Blank title box

**LAUER ARCHITECTS, P.A.**  
 118 PINE HILL RD., GORHAM, NH 03045  
 Tel. 603-437-9441  
 lauerarchitects.com

**Roof Drainage Plan**

**To be handed out at the meeting on**

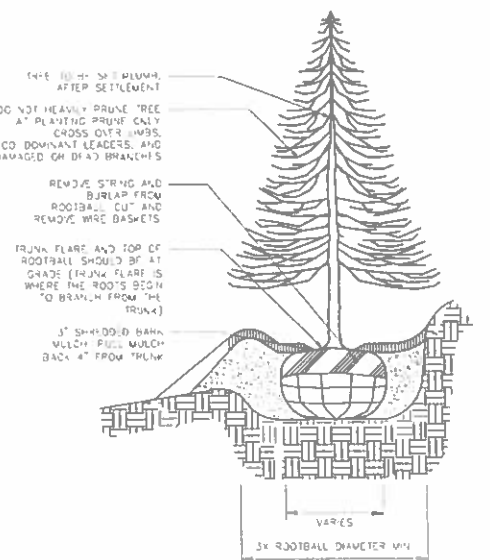
**10/13/2021**

GENERAL NOTES

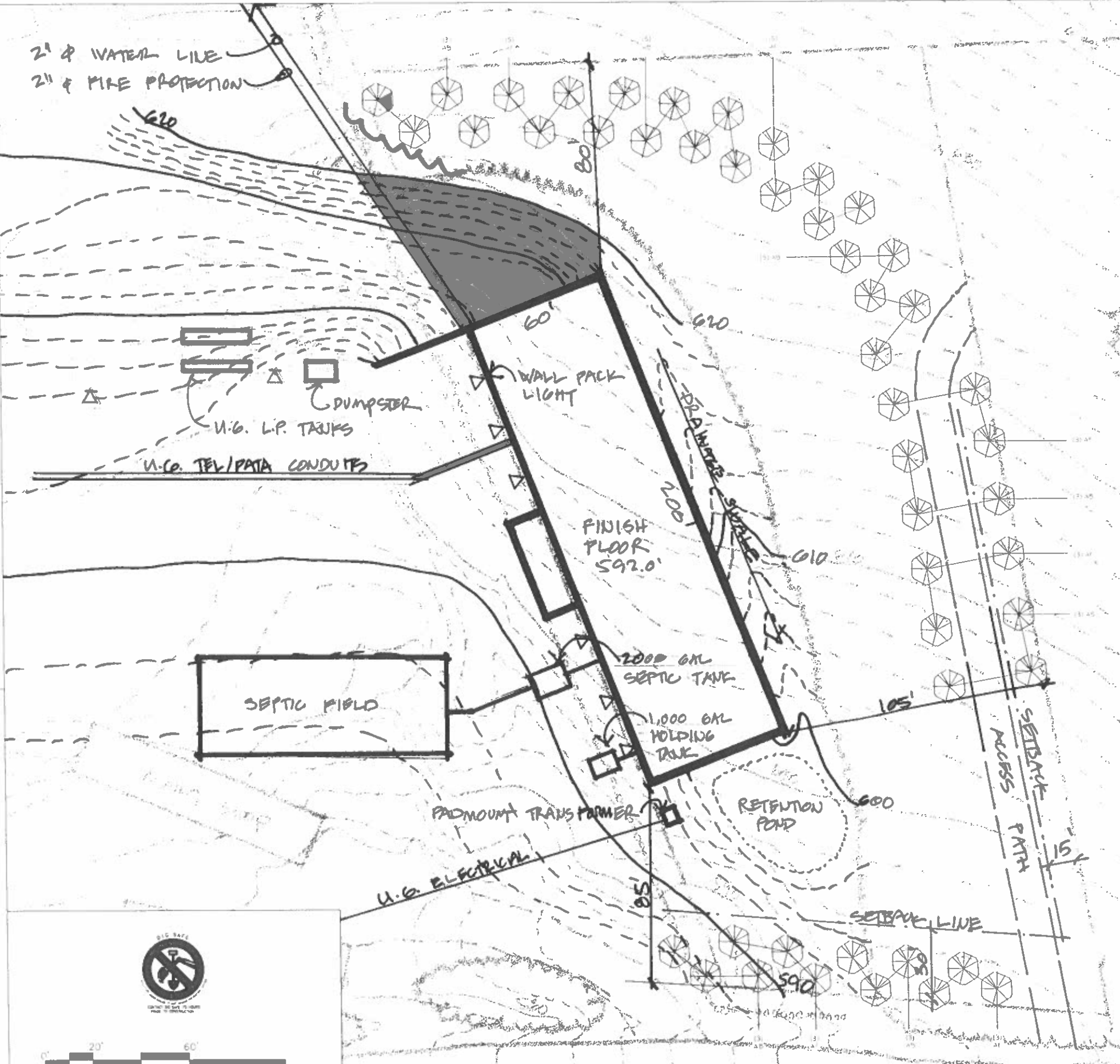
1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY SALES ARCHITECTS, DRAWING TITLE PATS PEAK SKI AREA MOUNTAIN OPERATIONS BUILDING, DATED SEPTEMBER 10, 2021
2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY MANNER PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF HENNIKER AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 15 HOURS PRIOR TO BEGINNING THE WORK UNDER THE JULY 30<sup>TH</sup> CTA.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND INCLUDES FLOWING TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HENNIKER ACP.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN COMPLY WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY FORMAL REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL APPROVALS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK, WHETHER WITHIN OR OUTSIDE OF THE CONTRACT UNIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFIC CONTRACTS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF ACP IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR IF PERIODS, CONDITIONS, OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO CHANGE WILL THEREAFTER BE ENTERAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OP BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE VOR EYES THE WAY OF DOING WORK, UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION BEFORE SUBMITTING HIS BID AS TO WHICH METHOD OR MATERIALS MAY BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE AT ALL TIMES AND SECURITY OF CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMPLETION OF ANY WORK.
12. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECT ORAL AND RESOLUTION PRIOR TO ANY FURTHER WORK.
13. ALL EXISTING CONDITIONS IN THE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS, DIMENSIONS, AND SPACES, PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
14. ALL UTILITIES HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THE PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE VEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION. CONTRACTOR OR THE EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, THE SEAL OF THE SURVEYOR, ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMPLIANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR ARCHITECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
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21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

PLANTING SCHEDULE

Botanical Name / Common Name	Size	Label	Quantity	Mature Height
Abies balsamea / Balsam Fir	7.8 B&B	AB	25	40-60'
Abies fraseri / Fraser Fir	7.8 B&B	AF	22	30-40'



- EVERGREEN TREE PLANTING
1. DO NOT STAKE EVERGREEN TREES
  2. LEAVES FOR BACKLUNG SHALL BE AVENUED AS REQUIRED
  3. LANDSCAPE ARCHITECT
  4. TAMP GROUND SOIL AROUND ROOTBALL FIRMLY TO WITHIN 2\"/>



**terrain**  
planning & design llc

311 east hill road  
hopkinton nh 03229  
603.746.3512  
terrainplanning.com

**PAT'S PEAK**  
SKI AERA

Site Location:  
686 Flanders Road  
Henniker, NH 03242  
Tax Map 1  
Lot #: 588A

Prepared For:  
Pat's Peak Inc  
PO Box 2448  
Henniker, NH 03242-2448

**MOUNTAIN OPERATIONS BUILDING**

DATE: 10-06-21

SCALE: 1" = 20'

PROJECT #: 1961

Drawn By: RNM  
Checked By: ERB

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
Issued for Client Review

This plan is the property of Terrain Planning & Design LLC. Use or reproduction of this plan by any means without permission or purchase from Terrain Planning & Design LLC is prohibited.

**L - 01**





**Town of Henniker  
Zoning Board of Adjustment  
Notice of Decision**

**June 16, 2021**

**ZBA Case 2021:3** Request for a Variance from Article VII, Zone RR, Section 133-26 to allow for the construction of a 12,000 square foot mountain operation facility in a residential zone, Owner/Applicant Pats Peak Ski Area, 686 Flanders Road, Map 1 Lot 588-1.

At the June 16, 2021 meeting the Zoning Board of Adjustment held a public hearing relative to your request as outlined above. The Zoning Board, after discussing the request, voted to approve your application 5 to 0.

Doreen Connor, Chair  
Zoning Board of Adjustment  
**July 29, 2021**

Under the provisions of RSA 677:2 a request of rehearing must be filed with the ZBA within 30 days after a decision of the ZBA has been made. The request for rehearing is required to set forth fully every ground upon which it is claimed that the decision or order is unlawful or unreasonable. In the event that a rehearing is granted, a new application along with the appropriate fee must be presented to the Land Use Office in accordance with the posted schedule.

Cc: File, Assessing, Applicant

Telephone  
603-428-3221

18 Depot Hill Road  
Henniker, NH 03242

FAX  
603-428-4366

## DRAFT

Disclaimer – The following are Draft Minutes, which could include errors and are subject to change upon approval of the Planning Board.



**Town of Henniker  
Planning Board  
Wednesday, September 22, 2021  
Community Hall**

**Members Present:** Chair Dean Tirrell, Vice Chair Bill Marko, Selectman Representative Tia Hooper, Scott Dias, Heidi Aucoin, Ryan Haley, Keith DeMoura & Dan Higginson

**Members Excused:**

**Town Planner:** Mark Fougere

**Recording Secretary:** Wendy Baker

**Guests:** Dylan Eastman, Meg Carson, Amanda Eaten, Lindsay Benson, Thomas Johnson, Zach Fronton, Matt Harvey, Kyle Carson, Lindsay Benson, and Kurt

**1. *Call to Order/Attendance/Pledge***

Chair Dean Tirrell called the meeting to order at 7:00pm.

**2. *July 14, 2021 Minutes - Review and approve***

The board reviewed the meeting minutes from July 14, 2021

**Tia Hooper moved to approve the July 14, 2021 minutes. Bill Marko seconded.**

**Motion carried 6-1**

**Chair Dean Tirrell recused himself due to the fact he did not attend that meeting.**

**3. *Projects of Regional Impact***

There were no projects of regional impact to discuss.

**4. *Public Hearing***

Public Hearing was opened for the following case.

**PB2021:01:** Review of Applicants proposed camouflage ideas/plans that reflect a pine tree for the approved 150 foot monopole Wireless Communication tower, 796 Liberty Hill Road, Owner: Tom Patenaude 2012 Rev. Trust & K. Goss Rev. Trust, Applicant: Vertex Tower Assets, LLC, Map 1-65, Zoned RR.

Public Hearing was opened to public comment. There was no public comment.

## DRAFT

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Chair Dean Tirrell asked if the applicant had anything to add to the public hearing. The applicant did not.

Public Hearing was closed.

**Dan Higginson moved to approve the camouflaged cell tower as presented. Bill Marko seconded. Motion carried 7-0**

Public Hearing opened for the following case.

**PB2021:05:** The purpose of this plan is to subdivide an existing 67 acre property into two lots, a 12.1 acre property and a 55.6 acre property, 173 Patterson Hill Road, Map 1 Lot 386-D, Applicant/owner Dan Higginson, Zoned RN Residential Neighborhood

Dan Higginson recused himself from this discussion and vote.

**Tia Hooper moved to accept the application as complete. Keith DeMoura seconded. Motion carried 6-0**

The applicant Dan Higginson let the Board know they had a revised plan to fix an abutter's name. He then explained that he has a 67 acre parcel he would like to subdivide. He said it has two waivers, one for wetland across the entire parcel and the second for a driveway within 10 feet of the property line.

Keith DeMoura asked why the fee for lot line adjustment was down \$100 and Dan answered that is the cost most have been recently. He also asked about the impact fee and Dan answered that there haven't been impact fees for some time now.

Bill Marko asked what needed to be considered to grant the driveway waiver. It was explained that the Planning Board could grant a closer than 10 foot driveway to a boundary on a case by case basis. Dan explained in this case there are not any close by abutters and ample room.

Public Hearing was opened to public comment. There was no public comment.

Public Hearing was closed.

Chair Dean Tirrell asked if there were any questions on Waiver #1? There were no questions.

**Bill Marko moved to accept the waiver for the wetland delineation. Ryan Haley seconded. Motion carried 6-0**

## DRAFT

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Chair Dean Tirrell read the second waiver. Waiver is sought to allow the driveway on Lot 386—D1 to be closer than 10 feet to the existing Lot 386-D there is an adequate area for maintenance and snow removal.

**Bill Marko moved to accept the waiver for the driveway to be closer than 10 feet from property line. Chair Dean Tirrell seconded. Motion carried 6-0**

**Chair Dean Tirrell moved to approve this application PB2021:05 as written. Bill Marko seconded. Motion carried 6-0**

Public Hearing was opened for the following case.

**PB2021:06:** Proposed site plan for a Change of Use of an existing Funeral Home to a dentistry office, 19 Hall Avenue, Map 2 Lot 160-B, Applicant: Dylan Eastman, Owner: Holt Funeral Home LLC, Zoned RV Resident Village.

Dan Higginson and Heidi Aucoin recused themselves from the discussion and the vote.

Dylan Eastman came forward to present the application. He explained it is commercial and residential mixed-use property that pre-dates zoning and have already gone through the ZBA for a Change of Use. He said the biggest thing that doesn't work in the configuration is that the parking would not meet current zoning requirements. The only thing that is changing is the parking. Dylan explained the schedule of the office and how this regulates the number of people at the building at a time. He said mostly the existing contour of the site stays the same except for 6 additional 45-degree parking spots in the front where the slope is the lowest, retain 2 spaces in front of the garage and a space and a half in the back, used for handicapped/van accessible that you will see in a proposed lot line adjustment at the October meeting. He said per zoning requirements, they have enough at 9 spots but if the Board wants actual use, that will need 14. This will mean 9 spots on-site and 5 in a leased lot where the staff would park. Dylan said the sign would be roughly a 2x4 free standing sign on the front lawn.

In section E – A dated Site Plan, drawn to scale not smaller than 100 feet to an inch, showing the following. Dylan Eastman said they ask for waivers of the following as all are existing things – 9, 13, 14, 15, 16 & 17.

Dylan Eastman went through the rest of the items included in the application package.

Chair Dean Tirrell said he did not feel the application was complete. He said there wasn't a floor plan and he would also like to see an engineered drawing on how the parking will be handled on the lot.

Dylan Eastman stated he did not include a floor plan because it was not one of the requirements asked for in the application but he still did include a description in the narrative. He went further to say he understands the need for engineered drawings but



## DRAFT

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with Engineers being several months out to complete this and the sale of the property contingent on approvals they chose to go this route in hopes to get approval with contingencies.

The Board continued to discuss the application, Tia Hooper felt the application had enough and pointed out that the Board has accepted non-engineered drawings in the past and Bill Marko thought the lot line adjustment should have come before this application.

Mark Fougere suggested to the Board that they could approve the application contingent upon the off-site parking agreement and if at any point they lose that agreement, they would have to come back before the Board to give an update of how they plan to replace those parking spaces.

Chair Dean Tirrell opened the hearing to public comment.

Kyle Carson said he is one of the abutters that had recently done a lot line adjustment with the funeral home to square off his lot prior to them selling the property. He continued to say that when he heard that the sale of the property may be contingent upon needing more parking he agreed to submit another lot line adjustment reverting back to the original way the property was divided. He also felt that this proposed business would be the least intrusive to him and his property. He said he would have also signed an easement if that would have been a quicker and easier process but they felt the lot line adjustment would be better for any future sale of either property.

Lindsay Benson stated she lives across the street from 19 Hall Avenue and was excited when she heard of this business potentially buying the property. She asked the Board to work with the applicant on the front parking in regards to making it visually pleasing with some plantings and such.

Scott Dias asked Dan Higginson, who provided the survey work for the application, what the drop in elevation in the front from the walkway to the front of the parking places? Dan answered from the front steps approximately 5 feet. Scott asked how much land will that leave for a buffer before Western Avenue for water runoff? Dan answered, he did not know.

Leo Aucoin, Highway Superintendent, said that the water that would sheet off the parking spaces would run across the lawn and what wasn't absorbed in the lawn would be picked up in the storm drains in the street.

Dylan Eastman went further to explain the plan to have a vegetative buffer/berm where the water would flow into towards Western Avenue with no run-off onto Hall Avenue.

Meg Carson addressed the Board and thanked them for considering all avenues and asked them to remember what is wrong in the current situation where Hall Avenue gets blocked and cars can't get through when there is a funeral happening.

## DRAFT

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Chair Dean Tirrell closed the Public Hearing.

Bill Marko said he'd feel more comfortable if he knew the 2 other parking spots were in for sure. He also did not feel the agreement with the church held any weight and can't be counted upon. Tia Hooper stated that a motion can be made contingent up the lot line adjustment and that the applicant has put in their plan, they know how many parking spaces are needed and how many staff they have and it is up to them to make sur they are in compliance and do not go over the allotted parking.

More discussion ensued regarding the acceptance of the application.

**Tia Hooper moved to accept application PB2021-06. Ryan Haley seconded. Motion carried 4-2 (Chair Dean Tirrell and Bill Marko opposed)**

The Board discussed the following waivers:

1. Approximate location of structures on abutting properties if within 100 feet of the property line. – Included for 2/160A, Requesting waivers for 1/160-C, 2/160, 2/164, 2/410, 2/409 as proposed change of use does not alter foot print of existing buildings.  
**Chair Dean Tirrell moved to accept waiver #1. Ryan Haley seconded. Motion carried 6-0**
2. Location of existing and proposed utilities (water, sewer, electric, gas, telephone, cable, etc.), wells, septic systems, and leach fields – Requesting waiver as all existing.  
**Tia Hooper moved to accept waiver #2. Ryan Haley seconded. Motion carried 6-0**
3. Location, size, and type of existing or proposed fencing, trees, ledges or other screening. Requesting waiver as all existing.  
Keith DeMoura asked if this was including the same area between the parking lot and Western Avenue. Dylan Eastman said it was and that he would submit a plant count with species and total cubic foot of the planted area.  
**Tia Hooper moved to accept waiver #3. Scott Dias seconded. Motion carried 6-0**
4. A locus map showing boundaries for the site, all parcels within 1,000 feet, the zoning district(s), and one-hundred-year flood levels (if applicable). Requesting waiver as all existing.  
**Tia Hooper moved to accept waiver #4. Bill Marko seconded. Motion carried 6-0**
5. Plans of all existing and proposed buildings with their type, dimensions, location, setbacks, and first floor elevation(s) indicated. Included except floor elevations. Requesting waiver as all existing.  
Tia Hooper confirmed that the first floor elevation would not change and would be the same floor levels. Dylan Eastman answered, that is correct.

## DRAFT

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Handicapped ramp and parking spaces were discussed and will be addressed during the building permit process.

**Tia Hooper moved to accept waiver #5. Ryan Haley seconded. Motion carried 6-0**

6. The size and location of proposed water supply and sewage disposal facilities (e.g., private wells and septic systems) showing provisions for future expansion, if applicable, and also showing distances from existing water and sewage facilities on abutting properties if the proposed facilities are within 200 feet of abutting properties. Requesting waiver as all existing.

**Tia Hooper moved to accept waiver #6. Bill Marko seconded. Motion carried 6-0**

7. The location, layout and elevation of catch basins and other surface drainage features. None known, requesting waiver as all existing.

**Tia Hooper moved to accept waiver #4. Ryan Haley seconded. Motion carried 6-0**

The Board discussed the parking in front more. Dylan Eastman explained what is proposed along with the reasons for choosing six 45-degree parking spaces.

**Tia Hooper moved to approve PB2021:06, application for a Change of Use contingent upon the approval of the Lot Line Adjustment and the executed agreement of off-site parking. Ryan Haley seconded. Motion carried 5-1 (Chair Dean Tirrell opposed)**

### 5. *Other Business*

**PB2021:07: Conceptual Consultation:** Proposed site plan outline for the construction of a 12,000 square foot mountain operations building and demolition of old 7,100 square foot operation building, 686 Flanders Road, Owner/Applicant Pats Peak, Map 1 Lots 588A & 588 B1.

Dan Higginson recused himself from this discussion.

Matt Harvey, Director of Operations at Pats Peak, said he is there for a conceptual consultation with a goal to come back to the Board in a month with a complete application. Matt gave an overview of the project to include demolishing an existing 7,100 sf operations building and replacing it with a 12,000 sf mountain operations building which will be located 120 feet from the existing building.

The Board discussed whether engineered drawings were needed for the building.

Tia Hooper asked if there was going to be any additional lighting around the building. Matt Harvey answered that any additional lighting would be in front of the building which is positioned away from any abutters. Matt also said there are no additional

## DRAFT

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driveways being created. It was asked if excavation into the side of the hill would effect any abutter's wells and it was answered that there are not any wells within 100 feet.

Keith DeMoura asked if there was a timeframe for the existing building to be demolished. Matt Harvey answered said this project is expected to take 2-3 years to complete and the existing building will need to be used while the other is being completed.

Chair Dean Tirrell asked for the applicant to come next month with a list of how they are going to dispose of anit-freeze waste oil, floor drains in the garage and anything that has to do with hazardous material.

Matt Harvey asked regarding the cut into the land, the size of the building and the water shed coming off the roof, would they need that engineered? The Board discussed this and thought it would be a good idea to have a minor engineer stamped plan that deals with the run-off and other civil engineered plans will be needed for the building permit process.

### **6. *Adjournment***

**Dan Higginson moved to adjourn. Chair Dean Tirrell seconded. Motion carried 7-0**

**Meeting Adjourned at 8:58 pm.**

# 616 FLANDERS ROAD

**Location** 616 FLANDERS ROAD

**Mblu** 1 / / 588/B 1/

**Acct#**

**Owner** PATS PEAK INC

**Assessment** \$60,200

**Appraisal** \$60,200

**PID** 950

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$0	\$60,200	\$60,200

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$60,200	\$60,200

## Owner of Record

**Owner** PATS PEAK INC  
**Co-Owner**  
**Address** PO BOX 2448  
 HENNIKER, NH 03242

**Sale Price** \$30,000  
**Certificate**  
**Book & Page** 3345/0203  
**Sale Date** 10/18/2012  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PATS PEAK INC	\$30,000		3345/0203	00	10/18/2012
TROCKI FAMILY INVEST. TRUST	\$0		2033/0650	1A	09/03/1996
TROCKI THOMAS C	\$0		/0		

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Firepieces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	

**Building Photo**



(<http://images.vgsi.com/photos/HennikerNHPotos/default.jpg>)

**Building Layout**

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Usrfd 301

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 1300  
**Description** VACANT LAND  
**Zone** RR  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 1.25  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$60,200  
**Appraised Value** \$60,200

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$63,900	\$63,900
2018	\$0	\$63,900	\$63,900
2017	\$0	\$63,900	\$63,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$63,900	\$63,900
2018	\$0	\$63,900	\$63,900
2017	\$0	\$63,900	\$63,900