

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF OCTOBER 14, 2015 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg, Planning Board Chair; Mary Soares, Planning Board
6 Vice Chair; Lynn Wiles; Chris Davies; Rick Brideau, CNHA, Ex-Officio; Scott
7 Benson; Al Sypek, alternate member; Ann Chiampa, alternate member
8

9 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic
10 Development Department Manager; John R. Trottier, P.E., Assistant Director of
11 Public Works and Engineering; John Vogl, Comprehensive Planner and GIS
12 Manager; and Nicole Doolan, Planning and Economic Development Department
13 Secretary
14

15 A. Rugg called the meeting to order at 7:00 PM. He appointed A. Sypek to vote
16 for S. Benson until he arrived. He appointed A. Chiampa to vote for L. Reilly until
17 she arrived.
18

19 **Administrative Board Work**
20

21 A. Discussions with Town Staff

- 22 1. C. May stated that Staff and Staff's consultant Jonathan Edwards
23 relooked at the zoning section 2.3.3.6 regarding density lot size and
24 number of units for small workforce housing after Town Council's first
25 public hearing. The first section of that ordinance was updated so that
26 overall density is more in line with traditional AR-1 lot size requirements.
27 Updates are summarized below:

- 28 • If someone was going to do small workforce housing, the
29 minimum lot sizes on public water and sewer is 35,000 sq. ft. up
30 to 105,000 sq. ft. depending on the number of units.
- 31 • At first, the language in this section allowed for four houses, but
32 after further review, it was limited to two structures per lot. The
33 ideal would be akin to a house and a barn, or a house and a
34 smaller carriage house, but no more than 4 units total.
- 35 • If a lot has no public water or sewer, a cap was put on the density
36 and would require a 3.7 acre lot for 4 units.
- 37 • New language was added to clarify that each individual dwelling
38 unit must contain a fully self-sufficient living quarters, and that it's
39 not a series of bedrooms in a structure.
- 40 • Any new construction would need to occur towards the rear of a
41 house, as much as practical.
42

43 [S. Benson Arrived at 7:03 PM].
44

45 L. Wiles asked if someone were to build a new duplex (that is not
46 workforce housing), would they need 52,000 sq. feet to build on. C.
47 May responded that it would be in accordance with the current
48 ordinance. She stated if you have water and sewer you can have a
49 35,000 sq. ft. lot for a single family, or you can have a 52,500 sq. ft.

1 lot for a duplex, but if you don't it's currently determined by soiled
2 based lot sizing, so most lots actually require over 1 acre.

3
4 A. Rugg stated these zoning updates will be on the Town Council's
5 agenda for Monday, October 19th, 2015.

6
7 2. A. Rugg stated on Wednesday, November 4th, 2015 at 6:00 PM there will
8 be a non-meeting to include only the Board, Staff and the Town's
9 attorney in the Sunnycrest conference room.

10
11 3. A. Rugg stated due to Veteran's Day there will be no Planning Board
12 meeting on Wednesday, November 11th, 2015, and Town offices will be
13 closed.

14
15 **Public Hearings/Workshops/Conceptual Discussions**

16
17 A. Application Acceptance and Public Hearing for formal review of a site plan
18 ("57 Rear Pettengill Road") to construct a manufacturing facility and associated
19 improvements at 57 Rear Pettengill Road, Tax Map 28 Lot 17-2, Zoned GB -
20 the City of Manchester (Owner) and Anagnost Investments Inc. (Applicant).
21 J. R. Trottier stated there were no checklist items and that Staff recommends
22 the application be accepted as complete.

23
24 **M. Soares made a motion to accept the application as complete per**
25 **Staff's Recommendation memo dated October 14, 2015. L. Wiles**
26 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**

27
28 A. Rugg noted that the 65 day time frame for the Board to render a decision
29 under RSA 676:4 commenced with acceptance of the application as complete.

30
31 Dick Anagnost, the Developer and Brian Pratt, the Engineer from CLD came
32 before the Board with a full application and to present the following information
33 (see Attachment #1-3):

- 34
- 35 • This 17 acre lot is owned by the City of Manchester.
 - 36 • A new light manufacturing facility will be constructed in two phases
37 (owner to be disclosed at a later time once leasing negotiations are
38 complete), and it will be set back off of Pettengill Road.
 - 39 • An 800 sq. ft. cul-de-sac will be constructed to access the site.
 - 40 • The 1st Phase - will include:
 - 41 - A 204,000 sq. ft. building with 406 parking spaces.
 - 42 - At full build-out there will be approximately a 300,000 sq. ft.
43 building and 516 parking spaces total.
 - 44 - There will be 10 loading spaces for WB67 tractor trailers.
 - 45 - There will be 1-2 at-grade ramps for delivery vans.
 - 46 - Utilities will include natural gas from Liberty; water from
47 Manchester Water Works; and electric from Eversource. All will be
48 provided through the new cul-de-sac.
 - Sewer is already present and it will be easily tied into.

- 1 - Due to a steep embankment on the north side, typical detention
- 2 basins will not be able to be constructed; therefore, a waiver will
- 3 be sought to install on-site infiltration for storm water, and their
- 4 geotechnical engineer is providing a study.
- 5 - Test pits were completed and area is well drained with
- 6 approximately 15 ft. of sandy soils.
- 7 - Deep 4 ft. sump catch basins with hoods will be installed in the
- 8 parking lot and they will lead into an underground infiltration
- 9 system. The underground system will consist of 36 inch
- 10 perforated pipes which will go around the entire parking lot. The
- 11 system will not only be used for pre-treatment, but to catch trash,
- 12 floatables, and oils.

13
 14 M. Soares asked about how the system will be cleaned. B. Pratt and
 15 D. Anagnost explained that a maintenance plan was included as part
 16 of the Alteration of Terrain permit which was obtained. A
 17 maintenance plan is completed and will be in place to clean and
 18 inspect the infiltration system quarterly along with other systems
 19 (i.e., roof top units, etc.). Cleaning of the infiltration system will
 20 include removal of trash, floatables and pumping out sediment (once
 21 levels accumulate to 2 ft.). J. R. Trottier let A. Rugg know that the
 22 maintenance plan is not yet included on the site plan, but it will be.

- 23
- 24 - The infiltration rate used will include a factor of safety of 2.
- 25 Where the system will infiltrate 10 inches an hour, their analysis
- 26 uses 5 inches an hour.
- 27 - There will be two freestanding signs (one 25 sq. ft. the other 100
- 28 sq. ft.) for which variances were already approved.
- 29 - They will be requesting 3 Conditional Use Permits and 5 Waivers
- 30 (see Attachment #4).

31
 32 A. Rugg asked for Staff input.

33
 34 C. May read into the record the waiver request to the Gateway Business (GB)
 35 District Ordinance from the Staff Recommendation memo and Staff supports
 36 granting:

- 37
- 38 1. The applicant has requested a waiver to Section 2.7.2.E.2 of the
- 39 Londonderry Zoning Ordinance requiring the incorporation of Transportation
- 40 Demand Management techniques in the operation of the proposed facility,
- 41 **or** that the proposed development should meet a "Certified" level of LEED
- 42 (Leadership in Energy and Environmental Design). The ordinance allows
- 43 the Planning Board to waive both requirements of this section where it is
- 44 shown that the standards impose an unreasonable burden on development
- 45 of the property within the GB District. Staff supports **granting** the waiver to
- 46 Transportation Demand Management techniques because the applicant will
- 47 provide some facilities and programs intended to minimize the impact on
- 48 peak traffic hours. Staff supports **granting** the waiver to LEED certification
- 49 because the applicant proposes to incorporate several energy efficient

1 solutions into the site and building construction. Neither set of actions
2 completely responds to the requirements to achieve certification, but the
3 applicant has taken steps to be as responsive as practical to both programs.
4 The applicant added a note to the waiver section of the plan that reads:
5 *"...to provide at least some of the techniques for Travel Demand*
6 *Management and Sustainable Site and Building Design as feasible without*
7 *demonstrating that certification is obtainable."*
8

9 J. R. Trottier read into the record the 5 waiver requests to the Site Plan
10 Regulations from the Staff Recommendation memo and Staff supports granting
11 each:

- 12 1. Section 3.11.G.1.i to allow internal parking lot landscaping to be reduced
13 from 10% to 7%. Staff supports granting the waiver because the applicant
14 has provided a reasonable amount of internal landscaping in the more
15 public areas of the parking lot, and the remainder of the requisite
16 landscaping has been moved to the perimeter of the site to enhance views
17 from the street. The regulations include a provision for this type of waiver
18 on industrial sites.
19
- 20 2. Section 3.07.A.1 to permit underground detention and infiltration of
21 storm water in the ponds and under the parking lot. Staff supports granting
22 the waiver at this location because the soils are reported to be very-well
23 drained sandy soils suitable for infiltration and underground storage. The
24 storm water management system has been designed to meet NH DES
25 requirements, and will require further design by the geotechnical engineer.
26
- 27 3. Section 3.08.a to allow a 3:1 side slope on portions of the road where a 4:1
28 slope is required. Staff supports granting the waiver because appropriate
29 slope stabilization and guardrails will be provided in the event the
30 easements aren't granted by the abutters.
31
- 32 4. Section 3.08.a to permit a 26' wide driveway with 2-foot wide grass panels
33 over the Class VI Road ROW, where 28' of paved roadway with 3-foot wide
34 grass panels are required. Staff supports granting the waiver because this
35 travel way is intended to service the private parking lot of the proposed
36 business, and the additional pavement would not be necessary.
37
- 38 5. Section 4.01.c – to permit the plan scale for the three "Overview Plans" to
39 be at 1" = 100' instead of 1" = 40'. These sheets are not required and are
40 included as supplemental information so that the entire site and its context
41 can be viewed on a single sheet.
42

43 C. May read into the record the 3 Conditional Use Permits from the Staff
44 Recommendation memo and Staff supports granting each:

- 45 1. The Applicant has requested approval to permit a light industrial
46 manufacturing use exceeding 250,000 square feet at full build-out of the
47 project.
48
- 49 2. The Applicant has requested approval to allow an off-premises sign as

1 permitted by Conditional Use Permit in the Gateway Business District

2 3. The Applicant has requested approval to allow dimensional relief as
3 permitted by Conditional Use Permit in the Gateway Business District. The
4 request is to permit the corner of the building to be located 9 feet from the
5 ROW of a Class VI road.

6
7 J. R. Trottier summarized the design review comments from the engineering
8 review letter (see Attachment #5). C. May stated she is in receipt of a letter
9 from Granite Ridge Energy. Although they are requesting more detail, they
10 have reviewed and are in agreement with the design. As this project and any
11 future construction, they also request to be informed and assured they won't
12 be adversely affected in any way. C. May stated she is also in receipt of a
13 memorandum from John O'Neill, LLC. He's representing the Nash Tamposi
14 sites (Map 28 Lots 17 and 17-7). She said J. O'Neill has worked on utilities
15 hard with DPW and the applicant to come to an agreement in terms of access
16 for their east side future sites. They will also work together on temporary
17 easements, and they concur as well.

18
19 A. Rugg asked for comments and questions from the Board.

20
21 C. Davies asked about documenting maintenance procedures. J. R. Trottier
22 reiterated that maintenance is not yet included in the site plan, but it will be
23 and that it's also detailed in their drainage report. C. Davies next stated he
24 had concerns about the steep slope and the underground drainage at the north
25 side of the property. J. R. Trottier stated DPW will be working directly with B.
26 Pratt to work out any issues related to those two matters.

27
28 A. Chiampa stated her concerns about some of the handicap accessible parking
29 spaces being so close to the turn into the lower parking lot. After ongoing
30 discussion by Board members, B. Pratt and D. Anagnost stated they will adjust
31 that by splitting it and putting 5 spaces on each side of the building entryway.

32
33 M. Soares asked about bike racks and whether or not there would be any space
34 in the road to be able to bike. B. Pratt stated the cul-de-sac road will be 30 ft.
35 wide, and that it will be stripped as 12 ft. with a 3 ft. shoulder which would be
36 wide enough to use as a bike lane. M. Soares said she was pleased to see
37 picnic areas had been added.

38
39 A. Rugg asked for public input. There was none.

40
41 **M. Soares made a motion to approve the Applicant's request for the**
42 **above waiver to the Zoning Ordinance (Section 2.7.2.E.2) as outlined**
43 **in Staff's Recommendation Memo dated October 14, 2015. L. Wiles**
44 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**

45
46 **M. Soares made a motion to approve the Applicant's request for the**
47 **above five waivers to the Site Plan Regulations as outlined in Staff's**
48 **Recommendation Memo dated October 14, 2015. L. Wiles seconded**
49 **the motion. No discussion. Vote on the motion: 7-0-0.**

1
2 **M. Soares made a motion to approve the Applicant's request for the**
3 **above three Conditional Use Permits as outlined in Staff's**
4 **Recommendation Memo dated October 14, 2015. L. Wiles seconded**
5 **the motion. No discussion. Vote on the motion: 7-0-0.**

6
7 **M. Soares made a motion to grant final approval to the Site Plan for**
8 **Anagnost Investments Inc. (Applicant), Map 28 Lot 17-2, to construct**
9 **a manufacturing facility and associated improvements at 57 Rear**
10 **Pettengill Road, Zoned GB, in accordance with the plans prepared by**
11 **CLD Engineers, Inc., dated July 15, 2015, and last revised September**
12 **18, 2015, with the precedent conditions to be fulfilled within 120 days**
13 **of the approval and prior to plan signature, and the general and**
14 **subsequent conditions of approval to be fulfilled as noted in the Staff**
15 **Recommendation Memo, dated October 14, 2015. L. Wiles seconded**
16 **the motion. No discussion. Vote on the motion: 7-0-0.**

17
18 B. 2015 Capital Improvement Plan (CIP) for fiscal year 2016-2021. A. Rugg
19 stated the Board was pleased with last month's CIP presentation. He stated it
20 is a statutory requirement that the Board adopt a CIP plan. J. Vogl stated the
21 CIP is used as a planning tool that provides recommendations to the Town
22 Council, School Board, and the Public for future spending decisions. Below is a
23 department summary of 2015 project received detailing their rank by priority
24 (1=most urgent to 4=least urgent):

25
26 - Fire – Priority 1

27 Renovations to the Central Fire Station
28 Funding year 2017 for architectural and engineering
29 Funding year 2018 for construction

30
31 - Senior Center – Priority 2

32 Site Expansion
33 Funding year 2017 for architectural and engineering
34 Funding year 2018 for construction (total cost=\$750,000)

35
36 - Public Works – Priority 2

37 Pettengill Road Sewer
38 Construction year anticipated for 2017

39
40 - School – Priority 2

41 Auditorium - project was pushed out a year by P. Curro
42 Funding year 2018 for architectural and engineering (total cost=\$500,000)
43 Funding year 2019 for construction (total cost=\$9,000,000)
44 SAU – project pushed up a year by Planning Board
45 Funding year 2020 (total cost=\$2,150,000)

46
47 - Conservation – Priority 3

48 Outdoor Recreation Feasibility Analysis (total cost=\$100,000)
49 Funding year 2017
50

- 1 - Public Works – Priority 4
2 South Londonderry Sewer Route 102
3 Mammoth Road North Extension
4 Funding to be paid for through bonds repaid by user fees
5

6 A. Rugg thanked Staff and Department Heads for their work.
7

8 A. Rugg asked for comments and questions from the Board.
9

10 A. Sypek stated he'd like to wait to hear from department members who were
11 present in the audience. A. Rugg asked those members if they had any new
12 information to add. Catherine Blash the Director of the Londonderry Senior
13 Center had nothing to add. Kevin Zins a Londonderry Battalion Chief reiterated
14 what J. Vogl had said earlier, and stated their needs remain the same. A. Rugg
15 stated that the Town has changed substantially with more demands and
16 people. A. Chiampa inquired if there were any federal grant money for this fire
17 station. K. Zins stated that they looked into grant money but that currently
18 there is none available.
19

20 M. Soares expressed her concerns as to whether or not there was enough
21 space on the current land to construct a larger building. After ongoing
22 discussion by the Board, K. Zins stated their questions could be answered after
23 the architectural and engineering reviews are complete.
24

25 A. Rugg asked for comments and questions from the Public. There was none.
26

27 **M. Soares made a motion to adopt the Capital Improvement Plan as**
28 **presented. L. Wiles seconded. No discussion. Vote on the motion: 7-0-**
29 **0.**
30

31 Other Business 32

33 There was no other business.
34

35 Adjournment 36

37 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded the**
38 **motion. Vote on the motion: 7-0-0.**
39

40 The meeting adjourned at 7:55 PM.
41

42 These minutes prepared by Planning and Economic Development Department
43 Secretary Nicole Doolan
44

45 Respectfully Submitted,
46
47
48

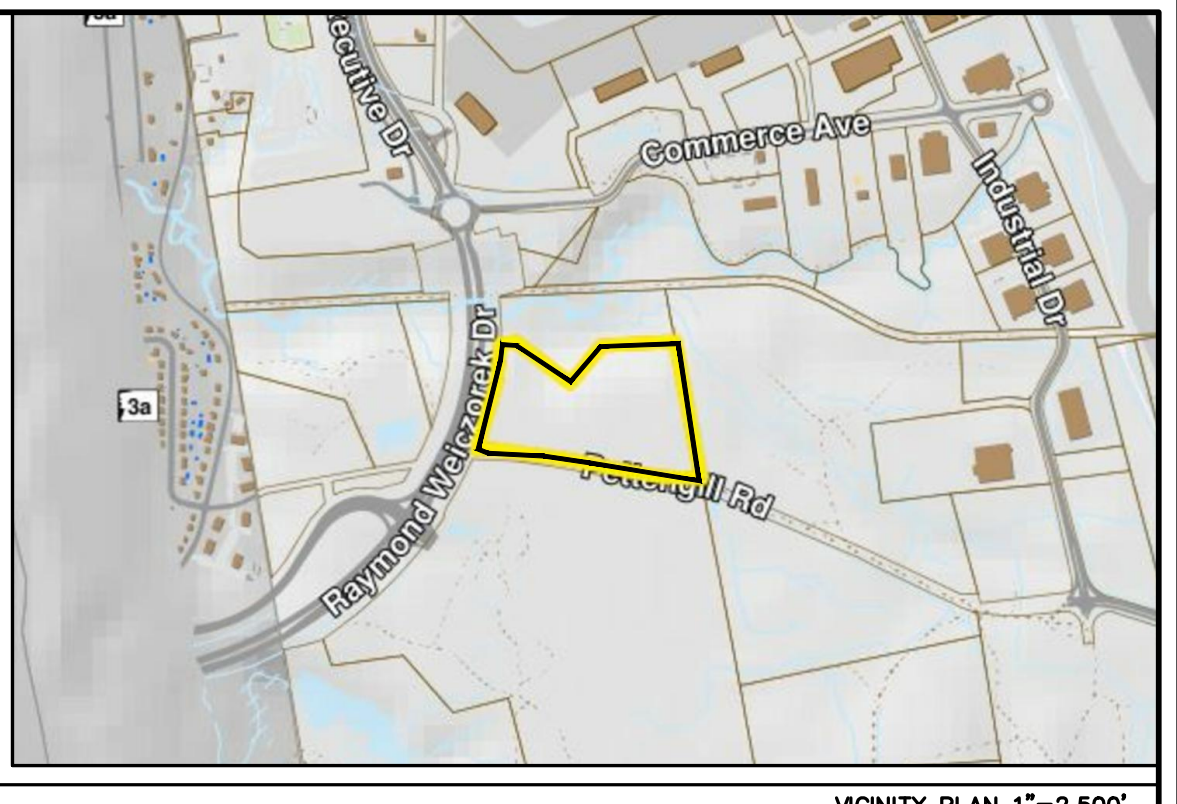
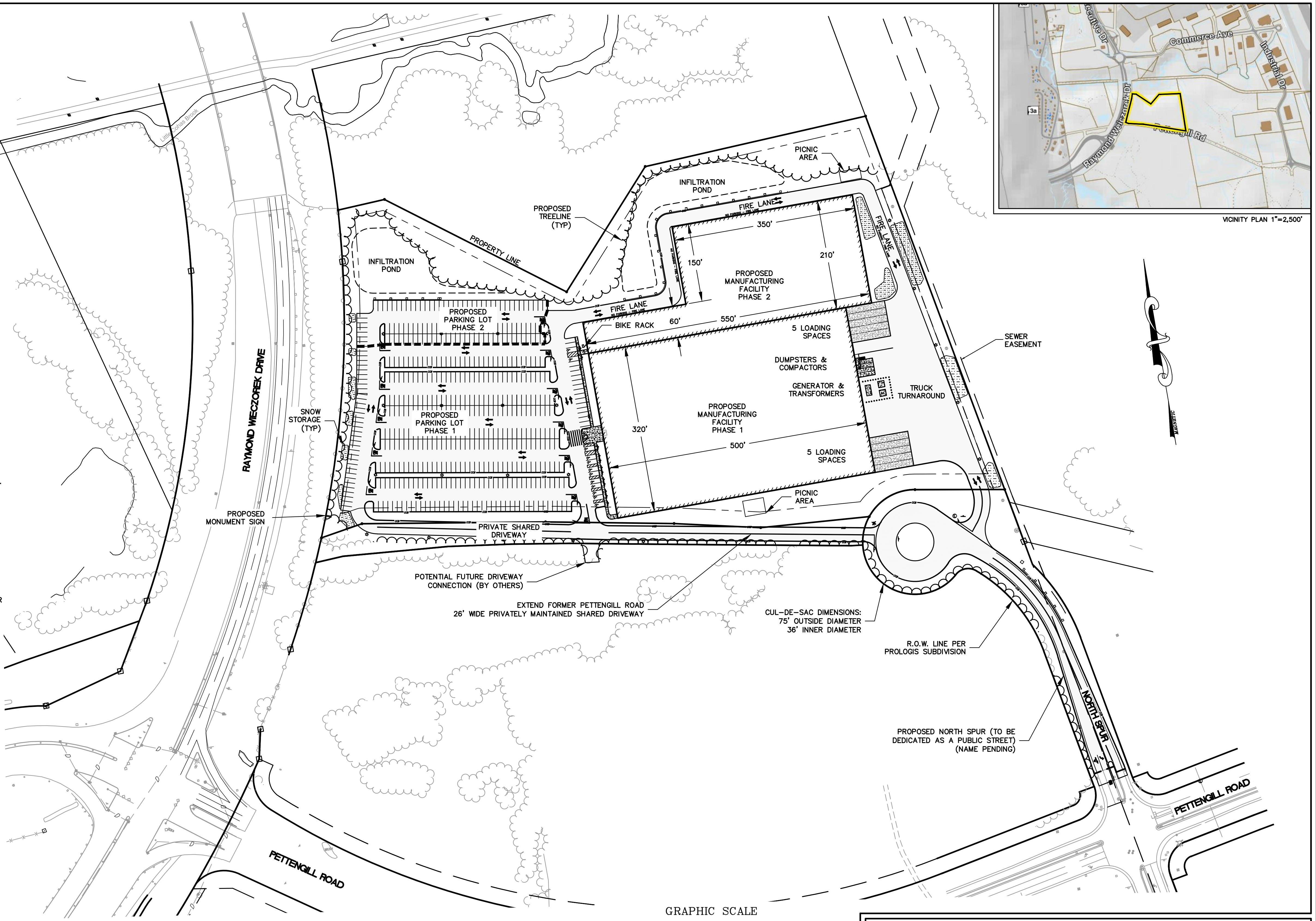
49 Lynn Wiles, Secretary

SITE NOTES:

- THE OWNER OF RECORD OF TM 28 LOT 17 BLOCK 2 IS CITY OF MANCHESTER, 1 AIRPORT ROAD, SUITE 300, MANCHESTER, NH 03103. DEED REFERENCE TO PARCEL IS BK. 2379, PG. 857 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF A MANUFACTURING FACILITY. PHASE I DEVELOPMENT SHALL INCLUDE THE CONSTRUCTION OF A 160,000 SF FOOTPRINT WITH UP TO 44,000 SF ON THE SECOND LEVEL FOR A TOTAL SQUARE FOOTAGE OF UP TO 204,000 SF. PHASE II DEVELOPMENT SHALL INCLUDE THE CONSTRUCTION OF AN 85,500 SF FOOTPRINT WITH UP TO 12,000 SF ON THE SECOND LEVEL FOR A TOTAL ADDITIONAL SQUARE FOOTAGE OF 97,500 SF. IMPROVEMENTS INCLUDE PROVISIONS FOR EXTENDING THE NORTH SPUR OF PETTENGILL ROAD, SITE ACCESS, PARKING, WATER, SEWER, PRIVATE UTILITIES, LANDSCAPING, DRAINAGE, LIGHTING AND EROSION CONTROL. THE EXISTING PROPERTY IS CURRENTLY VACANT.
- THE SUBJECT PARCEL IS LOCATED IN THE GATEWAY BUSINESS (GB) ZONING DISTRICT. ZONING REQUIREMENTS FOR THE GB ZONING DISTRICT INCLUDE:

MIN LOT SIZE	REQUIRED: 1 AC	PROVIDED: 736,164 SF / 16.9± AC
MIN. LOT FRONTAGE	150 FT	>150'
MIN. BUILDING SETBACKS		
FRONT	30 FT	9 FT (CUP PROPOSED)
SIDE	20 FT	66' FT
GREEN SPACE	25%	28%
MAX. BUILDING HEIGHT	50 FT	31'
INTERNAL GREEN SPACE		
FRONT	10%	7% (WAIVER REQUESTED)
- PARKING CALCULATIONS:
 TOTAL PHASE 1 GFA = 204,000 SF
 TOTAL PHASE 2 GFA = 97,500 SF
 TOTAL COMBINED GFA = 301,500 SF

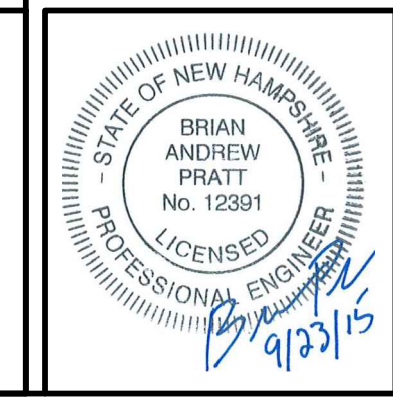
 # SPACES REQUIRED = 1/ EMPLOYEE
 TOTAL REQUIRED = 500 EMPLOYEES/SPACES (AT FULL BUILDOUT)
 TOTAL PROVIDED = 516 SPACES (INCLUDING 12 HANDICAP SPACES)
- THE PROPERTY WILL BE SERVICED BY MANCHESTER WATER WORKS AND TOWN OF LONDONDERRY MUNICIPAL SEWER.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS, IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY CLD CONSULTING ENGINEERS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERE ON 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 EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO TOWN OF LONDONDERRY, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- THIS SITE HAS BEEN DESIGNED TO SUPPORT A WB-67 DESIGN VEHICLE.
- COVERED OUTSIDE STORAGE IS POTENTIALLY PROPOSED IN THE FUTURE ADJACENT TO THE SOUTH LOADING DOCKS.
- RETAINING WALLS MUST BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF, DURING CONSTRUCTION IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- SEE BURNELL JOHNSON ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
- SUBJECT PREMISES IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP(S) FIRM 33015C0315E PANEL 315 OF 681, EFFECTIVE DATE: MAY 17, 2005.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA § 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS ENTIRE PLAN SET SHALL BE KEPT ON FILE AT THE TOWN OF LONDONDERRY IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:12; ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THERE HAS BEEN NO ZONING BOARD ACTIVITY ON THIS PARCEL AS OF 7-15-15. A VARIANCE FOR SIGNAGE WAS RECEIVED ON 9/16/2015.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FT OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE. FIRE DEPARTMENT ACCESS ROADS (EVEN DURING CONSTRUCTION) SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE.



F:\PROJECTS\140244 ANAGNOST INDUSTRIAL SITING\CIVIL DRAWINGS\140244 MD.DWG 9/23/2015 8:35 PM

LAND OWNER OF RECORD	APPROVED BY THE LONDONDERRY, NH PLANNING BOARD
OWNER OF RECORD SIGNATURE	DATE

FOR PHASE _____ ON DATE _____
CERTIFIED BY: _____



BENCHMARK DATA:		
TBM 1 TBM SIGN POLE XMARK SE BOLT EL=216.35	TBM 3 HYDRANT XMARK ARROW NUT EL=223.20	TBM 5 MN IN 6" CTREE (FND) EL=217.61
TBM 2 SIGN POLE XMARK NE BOLT EL=195.94	TBM 4 MN IN 9" CTREE (FND) EL=220.05	

1	9/18/15	REV. PER DRC AND STANTEC COMMENTS
NO.	DATE	REVISION
DRAWN:	DESIGNED:	CHECKED:
BAP	BAP	ACD
APPROVED:	BAP	

CLD CONSULTING ENGINEERS Inc.
540 Commercial Street • Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
cl@cldeengineers.com • www.cldeengineers.com
Maine • New Hampshire • Vermont

TAX MAP 28 LOT 17 BLOCK 2
SITE PLAN OVERVIEW
MANUFACTURING FACILITY
57 REAR PETTENGILL ROAD
LONDONDERRY, NH

OWNER: CITY OF MANCHESTER 1 AIRPORT ROAD SUITE 300 MANCHESTER, NH 03103	APPLICANT: ANAGNOST INVESTMENTS INC. 1662 ELM STREET MANCHESTER, NH 03101	SCALE: 1"=100'	JOB NO. 14-0244
DATE: 7-15-15		DWG. C2	

Planning Board Meeting Minutes - October 14, 2015 - Attachment #2



VIEW FROM SOUTH EAST

57 REAR PETTENGILL RD

LONDONDERRY, N.H.

ANAGNOST INVESTMENTS

BURNELL ▲ JOHNSON

ARCHITECTS

80 STARK STREET
MANCHESTER, N.H.

(603) 625-5098
email sburnell@burnellarchitects.com



Manufacturing Facility
57 Rear Pettingill Road
Londonderry, NH

STAFF RECOMMENDATION

To: Planning Board **Date:** October 14, 2015
From: Cynthia A. May, ASLA, Town Planner
John R. Trottier, PE, Assist. Dir. Of DPW
Re: **57 Rear Pettengill Road Staff Recommendation**

Application: Application Acceptance and Public Hearing for formal review of a site plan ("57 Rear Pettengill Road") to construct a manufacturing facility and associated improvements at 57 Rear Pettengill Road, Tax Map 28 Lot 17-2, Zoned GB - the City of Manchester (Owner) and Anagnost Investments Inc. (Applicant).

- Completeness: ***There are no outstanding checklist items and Staff recommends application acceptance as complete.***
 - Board Action Required: **Motion that the Planning Board Accept the Application as Complete per Staff's Recommendation memo dated October 14, 2015.**
- Waivers: The applicant has requested one (1) waiver to the Gateway Business (GB) District Ordinance:
 1. The applicant has requested a waiver to Section 2.7.2.E.2 of the Londonderry Zoning Ordinance requiring the incorporation of Transportation Demand Management techniques in the operation of the proposed facility, **or** that the proposed development should meet a "Certified" level of LEED (Leadership in Energy and Environmental Design). The ordinance allows the Planning Board to waive both requirements of this section where it is shown that the standards impose an unreasonable burden on development of the property within the GB District. Staff supports **granting** the waiver to Transportation Demand Management techniques because the applicant will provide some facilities and programs intended to minimize the impact on peak traffic hours. Staff supports **granting** the waiver to LEED certification because the applicant proposes to incorporate several energy efficient solutions into the site and building construction. Neither set of actions completely responds to the requirements to achieve certification, but the applicant has taken steps to be as responsive as practical to both programs. The applicant added a note to the waiver section of the plan that reads: *"...to provide at least some of the techniques for Travel Demand Management and Sustainable Site and Building Design as feasible without demonstrating that certification is obtainable."*
 - Board Action required: **Motion to Approve the Applicant's request for the above waiver to the Zoning Ordinance as outlined in Staff's Recommendation Memo dated October 14, 2015.**

- Waivers: The Applicant is requesting the following five (5) waivers to the Site Plan Regulations:
 1. Section 3.11.G.1.i to allow internal parking lot landscaping to be reduced from 10% to 7%. Staff supports **granting** the waiver because the applicant has provided a reasonable amount of internal landscaping in the more public areas of the parking lot, and the remainder of the requisite landscaping has been moved to the perimeter of the site to enhance views from the street. The regulations include a provision for this type of waiver on industrial sites.
 2. Section 3.07.A.1 to permit underground detention and infiltration of stormwater in the ponds and under the parking lot. Staff supports **granting** the waiver at this location because the soils are reported to be very-well drained sandy soils suitable for infiltration and underground storage. The stormwater management system has been designed to meet NH DES requirements, and will require further design by the geotechnical engineer.
 3. Section 3.08.a to allow a 3:1 side slope on portions of the road where a 4:1 slope is required. Staff supports **granting** the waiver because appropriate slope stabilization and guardrails will be provided in the event the easements aren't granted by the abutters.
 4. Section 3.08.a to permit a 26' wide driveway with 2-foot wide grass panels over the Class VI Road ROW, where 28' of paved roadway with 3-foot wide grass panels are required. Staff supports **granting** the waiver because this travel way is intended to service the private parking lot of the proposed business, and the additional pavement would not be necessary.
 5. Section 4.01.c – to permit the plan scale for the three "Overview Plans" to be at 1" = 100' instead of 1" = 40'. These sheets are not required and are included as supplemental information so that the entire site and its context can be viewed on a single sheet.
 - **Board Action required: Motion to Approve the Applicant's request for the above five (5) waivers to the Site Plan Regulations as outlined in Staff's Recommendation Memo dated October 14, 2015.**
- Conditional Use Permits: The Applicant has requested three (3) Conditional Use Permits:
 1. The Applicant has requested approval to permit a light industrial manufacturing use exceeding 250,000 square feet at full build-out of the project. Staff supports **granting** the Conditional Use Permit because the application meets the criteria as outlined in Section 2.7.3 of the Zoning Ordinance.

2. The Applicant has requested approval to allow an off-premises sign as permitted by Conditional Use Permit in the Gateway Business District. Staff supports **granting** the Conditional Use Permit because the application meets the criteria as outlined in Section 2.7.3 of the Zoning Ordinance. The site is set back a distance from Pettengill Road, and with future development of the sites fronting the street, this business would not be visible. The development signage is not large enough to be seen from Pettengill Road.

3. The Applicant has requested approval to allow dimensional relief as permitted by Conditional Use Permit in the Gateway Business District. The request is to permit the corner of the building to be located 9 feet from the ROW of a Class VI road. Staff supports **granting** the Conditional Use Permit because the application meets the criteria as outlined in Section 2.7.3 of the Zoning Ordinance. The corner of the building is within the property setback, but the site driveway situated within the former Pettengill Road Class VI ROW separates the building from the adjacent property.

- ***Board Action Required:* Motion to Grant Applicant's Request for three (3) Conditional Use Permit as outlined in Staff's Recommendation Memorandum Dated October 14, 2015.**

- ***Recommendation:*** Based upon the information available to date, Staff recommends **FINAL APPROVAL** of this application with the NOTICE OF DECISION to read substantially as follows:

- ***Board Action Required:***

Motion to Grant Final Approval to the Site Plan for Anagnost Investments Inc. (Applicant), Map 28 Lot 17-2, to construct a manufacturing facility and associated improvements at 57 Rear Pettengill Road, Zoned GB, in accordance with the plans prepared by CLD Engineers, Inc., dated July 15, 2015, and last revised September 18, 2015, with the precedent conditions to be fulfilled within 120 days of the approval and prior to plan signature, and the general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memo, dated October 14, 2015.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. The Applicant shall address all appropriate items from the Planning & Economic Development/Public Works & Engineering/Stantec review memo dated October 14, 2015.
2. The Applicant shall add a note to the plan stating that the Development Agreement for the 57 Rear Pettengill Road Site Plan is recorded with the Rockingham County Registry of Deeds.
3. The Applicant shall address all outstanding DRC comments.
4. The Applicant shall provide the Owner's signature on the plans.
5. The Applicant shall note the CUP's and all waivers granted on the plan.
6. The Applicant shall work with the Town to finalize a development agreement. All general and subsequent conditions of approval shall be incorporated into the Development Agreement, to be approved by the Town Attorney before plan signature.
7. The Applicant shall provide a digital (electronic) copy of the complete final plan sent to the Town at the time of signature by the Board in accordance with Section 2.05.n of the regulations.
8. Outside consultant's fees shall be paid within 30 days of conditional site plan approval.
9. Financial guaranty where necessary.
10. Final engineering review

PLEASE NOTE - Once these precedent conditions are met and the plans are certified the approval is considered final. If these conditions are not met within **120 days** to the day of the meeting at which the Planning Board grants conditional approval the board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. The Boundary Plan (drawing B1 at the time of plan approval) shall be recorded at the Rockingham County Registry of Deeds prior to requesting a pre-construction meeting.
2. **No construction or site work for the site plan may be undertaken until the pre-construction meeting with Town staff has taken place, filing of an NPDES-EPA Permit and the site restoration financial guaranty is in place with the Town.** Contact the Department of Public Works to arrange for this meeting.

3. The project must be built and executed exactly as specified in the approved application package unless modifications are approved by the Planning Division & Department of Public Works, or if staff deems applicable, the Planning Board.
4. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
5. All site improvements and off-site improvements must be completed prior to the issuance of a certificate of occupancy. In accordance with Section 6.01.d of the Site Plan Regulations, in circumstances that prevent landscaping to be completed (due to weather conditions or other unique circumstance), the Building Division may issue a certificate of occupancy prior to the completion of landscaping improvements, if agreed upon by the Planning Division & Public Works Department, when a financial guaranty (see forms available from the Public Works Department) and agreement to complete improvements are placed with the Town. The landscaping shall be completed within six (6) months from the issuance of the certificate of occupancy, or the Town utilize the financial guaranty to contract out the work to complete the improvements as stipulated in the agreement to complete landscaping improvements. **No other improvements shall be permitted to use a financial guaranty for their completion for purposes of receiving a certificate of occupancy without prior Planning Board approval.**
6. As built site plans must to be submitted to the Public Works Department prior to the release of the applicant's financial guaranty.
7. It is the responsibility of the Applicant to obtain all local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

Planning Board Meeting Minutes - October 14, 2015 - Attachment #5

MEMORANDUM

To: Planning Board

Date: October 14, 2015

From: Planning and Economic Development
Department of Public Works & Engineering
Stantec Consulting Services, Inc.

Re: Tax Map 28 Lot 17-2
Proposed Site Plan for
Manufacturing Facility
57 Rear Pettengill Rd.

Applicant: Anagnost Investments

CLD Consulting Engineers Inc. submitted plans and information for the above-referenced project. DRC and the Town's engineering consultant, Stantec Consulting Services Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information that was reviewed and we offer the following comments:

Checklist Items:

1. There are no checklist items.

Design Review Items:

1. The Applicant's design has not met all of the LEED Standards that are required by Section 2.7.2.E.2 of the **Zoning Ordinance**. The Applicant has submitted a written **waiver** request to reduce the amount of LEED standards of the Ordinance for this project.
2. The Applicant's revised landscaping design does not provide the minimum 10% internal landscaping required per section 3.11.G.1.i of the Site Plan Regulations. The Applicant has submitted a **waiver** for this requirement.
3. The Applicant's revised drainage design includes a portion of the drainage system (36" pipe) located under the parking area to serve as underground storage/detention that does not comply with section 3.07.a.1 of the Site Plan Regulations. The Applicant has submitted a **waiver** for this requirement. The revised design indicates two separate areas with 36" drain pipes installed under the parking lot to the west and the driveway to the east. The revised stormwater analysis indicates that under a 25-year storm, the parking lot portion of the system (36" pipe) and nearly all of the proposed drainage system inverts to the 36" pipes would be completely submerged and the ability to convey stormwater flows to the detention basin significantly reduced. We note that a portion of the proposed drainage pipes from catch basins to the 36" pipes would also be partially submerged based upon the peak elevation. In addition, the revised drainage report did not include the 50 year analysis of this portion of the drainage system and thus it is unknown as how the upstream components (i.e. catch basins and manholes) would perform during a 50-year storm. Please note the Town's regulations require a 50-year storm analysis for detention facilities. It is anticipated that the submerged portions of the system would accumulate sediment but it is unclear how this would be monitored. The Applicant should discuss the revised design and waiver request with the Department of Public Works.

4. The Applicant's revised design for the proposed "North Spur" road indicates a retaining wall is to be constructed along the easterly side of the roadway between sta. 103+30 and 103+80 in the Town's ROW to support the proposed road. This design does not meet the design requirements of Section 3.09.A, 3.09.K and 3.09.R of the Subdivision Regulations. In addition, portions of the roadway side slope along the westerly side of the roadway between sta.104+00 to 106+00 are steeper than 4:H:1V and do not comply with the regulations. The Applicant shall revise the roadway design to comply with the regulations and acceptable to the Department of Public Works. Please obtain and provide any associated slope, drainage or utility easements for the roadway as required by the regulations. The Applicant is requesting a **waiver** to the slope requirements.
5. The Applicant is proposing to construct a shared driveway over the Class VI portion of the Town's former Pettengill Road under this project. We understand that the Applicant will be responsible for maintenance of the driveway. The project plans indicate the new driveway will be constructed approximately 3 to 7 feet above the existing ground with 2H:1V slopes. The Town typically requests 4H:1V slopes for improvements within the existing Town ROW. The Applicant is requesting a **waiver** for the embankment slopes under this project.
6. The existing conditions overview plan, site plan overview plan and grading and drainage overview plan are at a scale of 1"=100', which do not comply with section 4.01c of the regulations (1"=40' max.). The Applicant is requesting a **waiver** for the overview plan scale.
7. The proposed building is located within the building setbacks as shown on Sheet C2 and does not comply with the Zoning Setbacks. The Applicant has submitted a **conditional use permit** request for a reduction in the building setback.
8. The Applicant's design includes a proposed off-premises sign as shown on sheet C4. The Applicant has submitted a **conditional use permit** request for the off-premises sign.
9. The Applicant's building size exceeds the maximum allowed for the Gateway Business District. The Applicant has submitted a **conditional use permit** request for proposed building size for this project.
10. The Applicant has not provided a sight distance plan and profile for the proposed driveway located along the former Pettengill Road at North Spur per section 3.08.b.5 of the regulations as previously requested. The Applicant shall provide a driveway sight distance plan and profile with certification that indicates the proper sight distance is achieved in accordance with the regulations.
11. An easement was granted for the existing cooling water line owned by Granite Ridge Energy that is located within the Town's former Pettengill Road ROW. The Applicant's revised design within the Town's former Pettengill Road ROW including filling and construction of drainage pipes that are within the ROW and cross Granite Ridge's easement. The profile on Sheet C6 indicates that the proposed shared driveway will be in a fill section which then increases the burial depth of the existing cooling water main. The Applicant shall provide documentation that Granite Ridge Energy has agreed to the proposed changes within their easement for the Planning Department's file.

12. The Applicant's revised drainage design still indicates approximately 25% of the proposed pipes do not provide the minimum scour velocity of 2 FPS as required by section 3.07.g.2 of the regulations and as previously requested. We recommend all pipes, except those 36" pipes used as part of the detention system, meet the scour velocity. The Applicant shall revise the drainage design to provide a minimum velocity of 2 FPS for the 25-year storm as required by the regulations. We recommend the Applicant meet with the Department of Public Works to review the design. The drainage report shall be updated accordingly to include the summary table for each pipe indicating the minimum velocity is provided acceptable to the Department of Public Works.
13. The proposed site design includes three infiltration basins placed adjacent to a very steep embankment varying in height to 60 feet. A majority of the steep embankment is located off-site. We are concerned that the proposed infiltration design could impact the embankments since the soils are indicated to be very sandy. The Applicant has noted on the plans that geotechnical analysis is needed for these slopes to verify long term stability. The Applicant should provide a geotechnical report that documents how the proposed design will impact the long term stability of the embankments for the Planning Department's file.
14. The Applicant indicates the NHDES Alteration of Terrain, NHDES Sewer Discharge Permit, NHDOT permit and Londonderry Sewer Discharge Permits have been submitted. The Applicant shall obtain all project permits, indicate the permit approval numbers on the cover sheet and provide copies of all permits for the Planning Department files per section 4.13 of the Site Plan Regulations.
15. The Applicant shall obtain and provide copies of the utility clearance letter for the water service for the project in accordance with section 3.05 of the Site Plan Regulations.
16. We recommend the Applicant clarify/address the following on the **Existing Conditions/Boundary Plans**:
 - a. Please remove "new" from Pettengill Road.
 - b. Please revise the road name consistent with the Assessor's recommendations on this sheet and all other plans. The project address should be revised accordingly.
 - c. The project improvements include work along the proposed North Spur Road, but sheet C1 does not provide all monuments per section 3.02 of the regulations. Please update the plans to include all monuments accordingly.
 - d. Please provide the Owner's signature on all applicable plans.
 - e. Please correct the scale bar and scale in the title block of sheet C1 to the proper scale of the plans (1"=100'?).
17. We recommend the Applicant clarify/address the following on the **Site/Improvements Plans**:
 - a. Please verify the proposed screening provided for the proposed dumpsters and for the proposed outside storage area is in accordance with 2.7.2.F of the Zoning Regulations with the Planning Department and Zoning Officer.
 - b. It appears guardrail may be needed along the proposed shared driveway where the 2H: 1V slopes are proposed. Please review and revise acceptable to the Department of Public Works.

18. We recommend the Applicant clarify/address the following on the **Grading & Drainage Plans**:
- a. The proposed 36" drain pipe system under the parking lot and easterly driveway do not provide drain manholes at the pipe connects per the NHDOT Drainage Design Manual and section 3.07.h of the Site Plan Regulations. Please revise the design accordingly.
 - b. The revised drainage design indicates that all of the proposed pipes into the infiltration basin 2 will be exposed and not have any cover and the location of the headwalls is not appropriate relative to the proposed grading. In addition, the two drain pipes into infiltration basin 1 also indicate the same issues of no pipe cover and improper headwall location. The Applicant shall review and revise the design to provide proper headwall locations and pipe cover at all locations.
 - c. The proposed 213 contour along the westerly portion of the site on sheet C3A appears incomplete. In addition, it is unclear where the proposed grading along the southerly side of the shared driveway ties into the existing contours. Please review and revise for completeness and clarity.
 - d. The plan shows only one hydrant located at the cul-de-sac. We note that the site plans do not indicate any other hydrants that would serve the site. We recommend the Applicant verify the location and number of proposed hydrants for the project meets the approval of the Londonderry Fire Department. Please update the plans as necessary.
 - e. The drainage schedule for DMH 60 indicates the minimum 3 feet of cover is not provided over the pipe to UD1 based upon the elevations. In addition, the minimum cover does not appear to be provided at CB337. Please review and revise to provide proper pipe cover acceptable to the Department of Public Works.
 - f. Please provide the existing topography on sheet C3B that is missing from this revised submission.
 - g. We recommend the note relative to submission of the annual operation and maintenance reports to the Department of Public Works in the drainage report be provided and placed on sheet C3 also. Please update the notes accordingly.
 - h. Please indicate and label a construction entrance for the project on the plans.
19. We recommend the Applicant clarify/address the following on the **North Spur Plans**:
- a. The revised and submitted cross sections indicate the proposed cul-de-sac pavement width is 39 feet and is greater than the typical roadway width of 30 feet. Please revise and reduce the pavement width at the cul-de-sac to 30 feet. Please update the cross sections accordingly.
 - b. The North Spur Utility Plan and Profile does not include all utility services for future developments to the adjacent lots. We note the water is not provided to lot 49-3 and gas and UGE are not provided to either lot. Please update and provide service locations for water, electric/telephone CATV and gas as required by regulations and as typically requested by the Public Works Department. Please confirm the service locations with each respective utility company and update the plans as necessary.
 - c. The revised profile sheet – C5 does not properly indicate the existing catch basin at the intersection with Pettengill Road. Please revise the plan accordingly.
 - d. The Applicant's revised design now indicates the proposed water line is to be less than 10 feet for the Town's existing sewer line, which does not comply with NHDES regulations. Please revise the design to comply with the NHDES regulations. In addition, please indicate the location of all bend, tees, thrust blocks and valves associated with the proposed water line per section 4.14.b.4 of the regulations.

- e. Sheet C5 indicates an existing detention basin located upon abutting lot 28-17 would be partially filled by the proposed design, which is noted on the plan. Please provide documentation the abutter at lot 28-17 has agreed to the proposed filling of a portion of the detention pond for the Planning Department's file.
 - f. Please revise the grading in the cul-de-sac center to 4H: 1V as required by the regulations.
 - g. The profile indicates an angle point at the grade break at station 100+24.75 with the existing grading sloping in the opposite direction and does not provide a vertical curve as required by section 3.09.R.1 of the Subdivision Regulations. Please revise the profile design to provide a vertical curve as required by the regulations.
 - h. Please label the abutting lot designations on the plan.
 - i. The design indicates guardrail is to be used, but proper end sections (MELT) are not provided as required by the regulations. In addition, the location of the guardrail by station and offset is not provided as required. It appears the minimum offset from the pavement of 3 feet is also not provided. Please update the design accordingly meeting approval of the Department of Public Works.
 - j. The centerline geometry information provided with this submission is not consistent with the offset cul-de-sac design of Exhibit D6 of the Subdivision Regulations or the pavement configuration presented. Please revise the centerline geometry design to be consistent with offset cul-de-sac pavement layout presented and the regulations and acceptable to the Department of Public Works.
 - k. Please relocate the proposed gas line to be a minimum 10 feet from the proposed CB 335 as typically required by the Town.
20. Please complete the sewer profile on sheet C10 to the building as typically required by the Sewer Division. In addition, we recommend that SMH 2 be relocated outside the detention basin bottom. Please update the design accordingly acceptable to the Sewer Division.
21. Please provide a professional endorsement for the sight distance certifications on sheets C8 and C9.
22. The property line is missing from the lighting plan with this latest submission. Please update the plan to include the property line and clarify that compliance with the regulations is achieved.
23. We recommend the Applicant clarify/address the following on the **Construction Details**:
- a. The typical sections for the Main Site Drive shown on sheet D2 indicate a 2:1 (Max) side slope on the roadway that does not comply with the Town's typical section - Exhibit R102 requiring a 4:1 max side slope. The design and detail should be revised to provide the appropriate side slope acceptable to the Department of Public Works.
 - b. The perforated pipe detail does not indicate the location of the perforations for proper construction. Please update the detail accordingly.
 - c. The typical underground infiltration section does not indicate the fill material to be used above the Class II fill for proper construction. In addition please indicate and label the fabric to be used for the system for proper construction.
 - d. The outlet structure details indicate an orifice that is not allowed. Please revise to provide a vertical slotted weir in accordance with the Town's typical detail exhibit D108.

- e. The elevations for the top grate and pipe outlet invert for OS#1 and OS#3 do not appear to provide a constructible structure in accordance with the standard detail. In addition, the table provided is not complete per exhibit D108. Please revise the detail to provide all proper dimensions for proper construction consistent with exhibit D108.
 - f. Please revise the guard rail detail to provide steel beam (vs. timber) consist with NHDOT requirements and as typically required by the Department of Public Works.
24. We recommend the Applicant address the following relative to the **Cross Sections**:
- a. Please revise the cul-de-sac cross sections to indicate the proposed center grading and depression and the associated embankment slopes.
 - b. Please revise section 105+50 to properly indicate the truck access drive.
 - c. Please revise section 107+00 to properly indicate the drain pipe crossing.
 - d. Please revise section 107+50 to properly indicate the shared driveway.
25. We recommend the Applicant address the following relative to the **Project Drainage Report**:
- a. The report does not address the impacts to all abutting lots as required per section 3.07.b.3 of the regulations and item Xi.2.c of the checklist. The Applicant should provide a summary table in the report narrative that indicates the pre- and post-development impacts to each abutting lot and indicates no increase in runoff in accordance with the regulations is achieved as typically required by the Town.
 - b. The revised design includes infiltration that is primarily conducted through the 36" pipes placed under the parking lot and driveway. However, the report does not include any information on the 36" pipes that substantiates that the volumes contained within the pipes can drain at the same rate as implied in the analysis for the surface area (i.e. 5 inches per hour). Please provide additional information that supports the conclusion that the pipes rate of discharge through the perforations is equal to or more than the rate used in the analysis for infiltration.
 - c. The storage volume calculations at UD1 and UD2 do not account for the pipe thickness. Please reduce the available storage accordingly.
 - d. Please provide the 50-year analysis information for the storage ponds UD1 and UD2.
 - e. Please darken the subcatchment area tables on both the pre and post development plans for clarity and revise the post development listing to include subcatchment 10 and correct the area of pre-development subcatchment 5.
 - f. The post development pond routing calculations at all ponds include storage below the outlet invert elevation of the structures that is typically not allowed by the Town. Please revise the pond analysis to eliminate storage volume below the outlet structure invert elevation as typically required by the Town and verify compliance with the regulations is achieved (no increase in runoff).
26. We recommend that the Applicant verify the DRC comments for the project are adequately addressed as applicable:
- A. Please verify that the comments of the Assessing Department have been adequately addressed with the Department.
 - B. Please verify that the comments of the Fire Department have been adequately addressed with the Department.
 - C. Please verify that the comments of the Sewer Division have been adequately addressed with the Division.

Board Action Items:

1. The Applicant is requesting **one (1)** waiver to the Zoning Ordinance, as noted in his letter dated **October 14, 2015**. The Board will need to consider the waiver request under this application.
2. The Applicant is requesting five **(5)** waivers to the Site Plan Regulations, as noted in his letter dated **October 14, 2015**. The Board will need to consider each waiver request under this application.
3. The Applicant is requesting two **(2)** Conditional Use Permits as allowed under Section 2.7.3 of the Zoning Ordinance as noted in his letter dated **October 14, 2015**. The Board will need to consider each Conditional Use Request under this application.

Board Information Items:

1. The proposed driveway to the loading areas is labeled as 30 feet wide and exceeds the 24 foot maximum per section 3.10.5.E of the Zoning Ordinance. In addition, the shared driveway width is noted as 26 feet and exceeds the 24 foot maximum per the Ordinance. We understand the Planning Board may specifically approve an exception to 36 feet. The Board will need to consider this as part of the project review.