

84 LUMBER COMPANY SITE DEVELOPMENT

SP# 09-22

STAFF REPORT #2

(Please refer to 1/25/23 report for earlier comments)

February 22, 2023

SITE: 3 Sullivan Road; Map 145 Lot 015

ZONING: Industrial District (I)

PURPOSE OF PLAN: To depict the proposed lumber yard and associated site improvements over tax map 145 lot 15.

PLANS UNDER REVIEW:

Site Development Plans / 84 Lumber Company, Map 145 Lot 15, 3 Sullivan Road, Hudson, New Hampshire; prepared by: Fieldstone Land Consultants, PLLC, 206 Elm Street, Milford, NH 03055; prepared for 84 Lumber Company, 1019 Route 519, Building 4, Eighty Four, PA 15330; consisting of 14 sheets and general notes 1-27 on Sheet 2; dated August 2, 2022; last revised February 8, 2023.

ATTACHMENTS:

- A. Applicant's Response to Planning Board Comments, prepared by Fieldstone Land Consultants, dated February 9, 2023.
- B. Department Comments

APPLICATION TRACKING:

- August 2, 2022 – Application received.
- December 28, 2022 – Public hearing deferred.
- January 25, 2023 – Public hearing scheduled.
- February 22, 2023 – Public hearing continued.

WAIVER REQUESTS

1. §276-11.1 B(12)c: the applicant is requesting a waiver to allow a stormwater management pond, fencing, and landscaping improvements within the 100' building setback line from adjacent residential properties.

COMMENTS & RECOMMENDATIONS:

The revised plan set and stormwater management plan are still under peer review. The Applicant is preparing a sound study and is still working to address off-site traffic impacts, off-site improvements for Bridle Bridge Road intersection and possible conservation easements. This report reflects progress since the Applicant's initial presentation to the Planning Board.

At the January 25, 2023 meeting, the Planning Board discussed and asked for clarification on the several topics, including: fork lift storage and fueling; whether any vehicles would be inside buildings; customer type, volume, and size of vehicles; how and when semi-trailers would access the property for delivery, parking & signage, fire lanes, restricting truck parking on Sullivan Road, backup alarms on forklifts and delivery trucks, berm size & location, hours that lighting would be on, privacy fencing along the residential boundary, drainage from vehicles requiring oil/water separator, and whether to consider a sound study.

The Board requested better screening for the adjacent residential properties, whether or not the applicant is willing to undertake offsite improvements for the Bridle Bridge and Central Street intersections, and to specify the location of outdoor storage areas, fencing around the site, and signage by the road.

Members of the public expressed concern over whether there would be any milling or sawing at the location, impact on the wetlands and wildlife, traffic, noise, and how the remainder of the parcel would be used.

The Applicant responded to the comments with **Attachment A**. The Applicant is still working to address

DEPARTMENT COMMENTS

The Engineering and Fire Departments issued comments on the revised plan, provided in **Attachment B**.

1. Engineering:
 - a. Recommends identification of an access way for maintenance associated with the detention basin.
 - b. As discussed with Planning, concern if there is enough room between edge of pavement and chain link fence.
2. Fire:
 - a. Cistern provides adequate fire flow.
 - b. While not currently proposed, sprinklers are required for storage above 12-feet. (Note that one of the storage buildings has a proposed height of 24'3")
 - c. Storage of commercial vehicles shall not be permitted in buildings greater than 5,000 s.f. without an automatic sprinkler system.
 - d. Outside storage shall not encroach on required fire safety access.
 - e. Shop drawings of the cistern will need to be provided before building permit application.
 - f. The proposed 500-gallon propane tank requires a 10-foot separation from building and property lines. (Currently proposed adjacent to storage building)

SCREENING

New screening measures have been proposed but appear to require further coordination and planning:

1. The edge of the drainage basin is bermed along the southern edge, described as 6-foot high, but its peak (190') appears to be lower than the grounds of the adjacent residential building, than most of the finished floor elevations of the proposed buildings and, lower than most of the paved area. This berm provides no screening, but a privacy fence is proposed to be built on its ridge.
2. A detail of the privacy fence has not been provided. The fence is proposed to be built along the 4-foot wide spine of the berm and then descend as it grades down along Sullivan Road. A row of arborvitae is proposed along the fence, but alternating inside/outside of the site, and planted in the slope of the berm. Viability and effectiveness of this strategy are of concern.
3. A dashed line that extends from either end of the berm is described as "Earthen Berm" in the Legend, but the grading plan indicates otherwise. It is unclear what this is intended to mean.
4. Some plantings are proposed within the existing vegetation. The Applicant should clarify the proposed limit of clearing in the context of the landscape plan.
5. It is also noted that there appears to be typos in the grading plan showing the elevation of the berm's contours.

There are rows of mature pines that appear to have been intentionally planted along the property lines. Staff recommends every effort be made to retain these tree lines, particularly along Sullivan Road and the adjacent residential lot. This may require adjusting the layout of site by pulling further away from Sullivan Road. As the cisterns will be located underground, their location and effect on root systems of the existing tree line should be considered. It may be helpful to overlay the site plan on aerial photography (2022 is available).

Even in winter conditions, there appears to be substantial natural buffering to the west of the site, which backs up to the backyard of properties on Cheney Drive, particularly if the natural vegetation and existing trees surrounding the wetlands are retained.

SITE LAYOUT ITEMS

The following items should be clarified, revised or otherwise addressed:

1. **Wellhead** – The Applicant may want to consider relocating the wellhead to the landscaped island instead of within parking space area. Wellheads require air flow and occasional maintenance.

2. **Curbing** – Currently proposed is a 2-foot gravel shoulder around the perimeter of the site. While the stormwater is proposed to sheet flow to catch basins, the Applicant may want to consider curbing in some areas to prevent stormwater from circumventing pre-treatment.
3. **Outside storage** – In the previous plan, the outdoor storage area appeared to be about 30’ in width around the edge of the site. The current revision shows a 10-foot area along the edges. Further, when considering full buildout, there is substantial paved area without an indicated purpose. If its purpose is outdoor storage, it should be acknowledged to clarify the proposal before the Board and to prevent future enforcement issues.
4. **Rendering** – The building rendering provided may be representative of the proposed building style, but is not consistent with the site plan. This is not uncommon of building rendering but should be clarified by the Applicant.
5. **Proposed Sign** – The proposed sign is shown within the sign setback of 25-feet.
6. **Typos** – There are a couple typos: Roll Door, Conservation Plaques.

RECOMMENDATION

The Applicant is still working to address some items, requiring additional time before consideration of approval. The waiver request is pending, however the Applicant is working on the sound study and some of the screening strategies require clarification and/or revision therefore Staff recommends postponing the vote on this request until these are resolved.

DRAFT MOTIONS

CONTINUE the public hearing to a date certain:

I move to continue the site plan application for the Site Development Plans / 84 Lumber Company, Map 145 Lot 15, 3 Sullivan Road, to date certain, _____, 2023.

Motion by: _____ Second: _____ Carried/Failed: _____

From: nrchamberlin fieldstonelandconsultants.com
<nrchamberlin@fieldstonelandconsultants.com>
Sent: Thursday, February 9, 2023 3:10 PM
To: Groth, Brian
Cc: Jim Zaunick; cebranon fieldstonelandconsultants.com; clritchie
fieldstonelandconsultants.com
Subject: RE: 84 LUMBER REVISED PLANS
Attachments: 3184.01_Trans_Hudson_PB_230209.pdf; 3184.01_PLANSET_REV C_230209.pdf; 6.pdf

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good afternoon, Brian

Revised plans for the above referenced site plan application are enroute to your office. The plans have been revised to address planning board concerns raised at the January 25th planning board meeting as follows:

- Specify wetland buffer plaques adjacent to development
- Increase landscaping throughout site
- Increase berm height and landscaping along easterly property line
- Add privacy fence along eastern boundary
- Add employee parking areas
- Show parking areas for delivery trucks and fork trucks
- Show propane tank location (fork tucks are propane not diesel)
- Show traffic/truck/emergency circulation plan
- Show fire lanes
- Outdoor storage better defined
- Show location of proposed business sign with detail added to DT-5
- Expand snow storage area on south side
- Phase 1 and Phase 2 chain link fence limits shown
- Add note pertaining to the decommissioning of existing septic system (Note 24, SP-1)
- Add safety railing at retaining walls adjacent to loading dock (in wall notation on site plan)
- Add note clarify phasing (Note 27, SP-1)
- Replace "Greenville" with "Hudson" in Note 6 on Sheets 4 & 5
- Add dumpster location
- Add note on site/lighting plan that site lighting will only be on during business hours (Note 26, SP-1)
- Add hours of operation note to site plan (Note 25, SP-1)
- Add limits of clearing on south side of site

Items we are still working to address are as follows:

- Address Fire Departments concerns regarding proposed cistern capacity
- Confer with NHDOT regarding off-site impacts to the Route 111/Sullivan Road intersection
- Prepare off-site improvement plan for Bridle Bridge Road/site drive intersection
- Complete noise study (in process)
- Potentially show conservation easement on remainder of property (open to further discussion)

I have attached a copy of the revised plans, transmittal and site rendering for your records. Let me know if you have any questions.

Respectfully,

Nathan R. Chamberlin, P.E.

Senior Civil Engineer



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TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-886-6005
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Scott Tice
Chief of Department

TO: Brian Groth
Town Planner

FR: David Hebert
Fire Marshal

DT: 2/14/2023

RE: 3 Sullivan Road, 84 Lumber Company
Fire Department Access & Water Supply

The proposed 60,000 gallon cistern meets the minimum required fire flow for the proposed building sizes.

Automatic sprinkler system shall be required for storage in excess of 12 feet in height. High Pile Storage. [NFPA 1: 13.3.2.27.1]

Group S-1 Storage of commercial vehicles shall not be permitted in buildings in excess of 5000sqft without an automatic sprinkler system. [IBC903.2.9 (4)]

Outside lumber staging shall not impinge on Fire Department access as defined in [NFPA 1 Chapter 18]

Provide the cistern shop drawings to verify the components meet the Hudson Fire Department requirements

The proposed 500 gallon LP tank requires a 10 foot separation distance from the building and property lines.[NFPA 58 2017 edition Table 6.4.1.1]

David Hebert
Fire Marshall

From: Dhima, Elvis
Sent: Friday, February 10, 2023 8:14 AM
To: Groth, Brian; Hebert, David
Subject: RE: 84 LUMBER REVISED PLANS

Brian

Ca couple pf comments

1. To your point, proposed fence adjacent to the edge of pavement is not a good idea, snow season would be a problem
2. It doesn't appear to be an access road to the detention basin for future maintenance

Elvis Dhima, P.E.

Town Engineer

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