

84 LUMBER COMPANY SITE DEVELOPMENT

SP# 09-22

STAFF REPORT #3

(Please refer to 1/25/23 and 2/22/23 reports for earlier comments)

March 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 March 8, 2023.

ATTACHMENTS:

- A. Applicant's update to review, submitted by Fieldstone Land Consultants, March 8, 2023.

APPLICATION TRACKING:

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

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:

REVISED PLAN

The revised plan set and a revised stormwater management plan are under peer review. This report pertains to the update provided by the Applicant since their February meeting with the Planning Board.

At the February 22, 2023 meeting, the Planning Board discussed and asked for clarification on several topics, including: snow removal, fence details, drainage details, landscaping, traffic, septic capacity, and the height of the proposed fence and berm.

The Applicant responded to the comments thus far with **Attachment A** and a revised plan set. In the revised plan set, the Applicant has made the following adjustments:

1. Pulled back the edge of pavement to maintain the existing stand of trees along Sullivan Road. This might benefit from field verification and/or overlaying the site plan over aerial photography.
2. Increased the height of the berm by 4-feet, but a sight-line cross section and privacy fence detail are still pending to demonstrate the screening effect of this strategy. Note that the additional berm height affects the size of the drainage basin which is under peer review within the stormwater management report.
3. Moved the propane fueling location away from buildings in accordance with fire code.
4. Added spillway to southwestern end of drainage pond.

PREVIOUS SITE LAYOUT ITEMS

The following items discussed in the February 22, 2023 Staff Report 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. *Note: Revised Drainage Report under peer review.*
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. *Note: areas intended for paint markings should be clarified on plan.*
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.

ADDITIONAL ITEMS

The following are other items discussed during Planning Board meetings:

1. Reconfiguration of the intersection of Bridle Bridge Road and Sullivan Road as an off-site improvement.
2. Traffic Signal Warrant analysis.
3. Fencing adjacent to the edge of pavement as related to efficacy of snow storage/removal, potential for snow storage to interfere with stormwater management design.
4. Access to the detention basin for future maintenance.
5. Clarification of building height in terms of restriction of materials storage above 12-feet.
6. Sound study (in progress).

RECOMMENDATION

The Applicant is still working to address several items, requiring additional time before consideration of approval. A waiver request is pending; however, the Applicant is still working on the sound study and some of the screening strategies require further clarification. In the meantime, Staff recommends review of the updates with the Applicant.

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: Wednesday, March 8, 2023 3:45 PM
To: Groth, Brian
Cc: Jim Zaunick; cebranon fieldstonelandconsultants.com
Subject: 84 Lumber
Attachments: 3184.01_PLANSET_REV D_230308.pdf

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

Good afternoon, Brian

We have revised the plans to address your concerns pertaining to the preservation of existing vegetation and increasing the screening to the southeast. We have shifted the paving limits in to preserve the existing vegetation along Sullivan Road and the southeasterly abutter. We have also increased the berm height from 6 feet to 10 feet, which with the addition of an 8-foot fence, will provide an 18' high screen (16'± above the pavement grade adjacent to abutter). We will provide hard copies of the attached in the morning and copy Fuss & Oniel with plans and an updated SWM Report. Let me know if you have any questions.

Thanks,
Nate

Nathan R. Chamberlin, P.E.

Senior Civil Engineer



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