

Central New Hampshire Regional Planning Commission

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SITE PLAN APPLICATION, FIRST REVIEW

DATE: JULY 10, 2019

TO: ALLENSTOWN PLANNING BOARD

FROM: MATT MONAHAN, CNHRPC

SUBJECT: 2019 CASELLA DRAINAGE IMPROVEMENTS #03-2019

CC: WALSH ENGINEERING (via email)

The applicant, Casella Waste Management, has submitted an application for Map 105 Lot 38, and totaling 2.74 +/- acres on land owned by the same for the purpose of improving the drainage on the site, specifically by installing systems to clean stormwater. The site is located at 104 River Road, within the Commercial Industrial Zone.

CNHRPC received a set of plans for the proposed Site Plan on June 23, 2019. The plan sets reviewed were entitled ALLENSTOWN TRANSFER STATION STORMWATER IMPROVEMENTS 104 RIVER ROAD ALLENSTOWN, NEW HAMPSHIRE PREPARED FOR: CASELLA WASTE MANAGEMENT OF MASSACHUSETTS, INC. 53 PELHAM ROAD SALEM, NEW HAMPSHIRE PERMITTING SET and dated June 21, 2019 and consisted of 7 sheets as prepared by Walsh Engineering Associates, Inc. of Westbrook, Maine. Pursuant to the request of the Town of Allenstown Planning Board, CNHRPC has reviewed the plans for compliance with the Allenstown Site Plan Regulations and applicable requirements.

This memorandum is intended to apprise the Planning Board of submittal items required by the Allenstown Site Plan Regulations that are missing from the plan as well as zoning and general planning issues that should be considered with this proposed Site Plan. It is recommended to the Planning Board that any waivers or deviations from the submittal requirements be requested by the applicant in writing.

SUBMITTAL DETAILS

CNHRPC has reviewed the following plans and documents:

- A plan set entitled ALLENSTOWN TRANSFER STATION STORMWATER IMPROVEMENTS 104 RIVER ROAD ALLENSTOWN, NEW HAMPSHIRE PREPARED FOR: CASELLA WASTE MANAGEMENT OF MASSACHUSETTS, INC. 53 PELHAM ROAD SALEM, NEW HAMPSHIRE PERMITTING SET and dated June 21, 2019 and consisted of 7 sheets as prepared by Walsh Engineering Associates, Inc. of Westbrook, Maine.
- A cover letter dated June 21, 2019 and signed by William R. Walsh.
- A Town of Allenstown Site Plan application.
- A Town of Allenstown Planning Board Fee Acknowledgement Form.

- A Town of Allenstown Planning Board Site Plan Checklist.
- A W-9.
- A warranty deed for the subject parcel.
- A drainage easement onto the abutting property.
- A permanent easement granting a 25' ROW onto the subject parcel for the benefit of the Plourde lot.
- An abutters list.
- A drainage analysis.
- A stormwater facility inspection plan.
- "Clara" manufacturer's owner and maintenance manual for the stormwater separator.
- "Lidmat" storm filtration system maintenance guide.
- "Fabco StormSafe" filtration system maintenance guide.

TOWN OF ALLENSTOWN SITE PLAN CHECKLIST & SITE PLAN REGULATION REQUIREMENTS

The following are advisory comments based upon the Town of Allenstown Site Plan Regulations and Site Plan Checklist Requirements used during the consideration of materials received by CNHRPC pertaining to this proposal.

Overall Summary: This overall summary highlights the major issues to be considered by the board with this application. Please refer to the whole memorandum for the full description of all the issues and concerns associated with the application, as well as additional details that pertain to the major issues listed below.

The applicant is seeking approval improve the drainage on the site by installing an oil/water separator. Major areas of focus for the project will include:

- Major Issues:
 - TRC identified two issues of concern:
 - There may be some catch basins along the southeasterly property line that were not picked up on the survey. This would be needed for completeness.
 - The Highway Department has concerns about an existing 8" water line that discharges into the same wetland as the 24" line that supports the facility. The Department indicated that there is some runoff that comes in from the southeasterly corner of the Casella lot that may be impacting a backup at a town-owned catch basin. Analysis of this situation will need to be done, separate from this site plan application.
 - The Town's Engineer will need to review the proposal for functionality, and compliance with the Stormwater Management Ordinance as well as any MS4 issues that may arise.

- Technical Review Committee (TRC) Comments:
 - Allenstown Police, Allenstown Fire, Pembroke Water Works, Allenstown Sewer, the Town Administrator, and the Town Clerk all had no comment on the proposal.
 - The Highway Department had two concerns:
 - There may be some catch basins along the southeasterly property line that were not picked up on the survey. This would be needed for completeness.

The applicant has requested not requested any waivers.

Allenstown Zoning Ordinance Requirements:

3. No issues identified at this time, subject to the review of the Planning Board.

DEVELOPMENT OF REGIONAL IMPACT

4. In accordance with RSA 36:56, the Board shall determine if the proposal is a development of regional impact:

“A local land use board, as defined in RSA 672:7, upon receipt of an application for development, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact.” That said, the proposal does not appear to have a regional impact.

OTHER COMMENTS

The following are advisory comments based upon commonly held planning principles and the review of the plans received. These comments represent the opinion and professional discretion of the reviewer in considering the materials received in relation to this proposal.

5. Any and all recommendations made by the Town’s Engineer should be done by the Applicant as a condition of approval. The improvements should be to the satisfaction of the Town’s Engineer.
6. Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format. Such a format shall be georeferenced drawings and may be CAD, Shape Files or GDB format. They shall, in addition to those items presented to the Planning Board for approval, a calculation of the change in impervious coverage as well as depict any infrastructure (including sewer, water, and drainage).
7. Any conditions of approval and waivers granted should be listed on the final plan to be signed.
8. The Notice of Decision should be recorded at the Merrimack County Registry of Deeds.

Given the nature of the proposal and the items submitted, the application could be considered substantially complete once the question of additional catch basins at the south east corner of the lot have been addressed.

Any item indicated in this memo as missing from the plan could be a condition of approval if the Board felt such item(s) are relevant and are not waived. If the Board chooses to invoke jurisdiction and accept this application as complete, the timelines set forth in RSA 676:4C shall apply. If the application is accepted as complete, the Planning Board can enter into a public hearing if such a hearing was properly noticed in accordance with 676:4D.

NOTE TO THE APPLICANT: ALL REVISED MATERIALS MUST BE RECEIVED AT THE FOLLOWING EMAIL ADDRESSES NO MORE THAN 2 WEEKS PRIOR TO THE PLANNING BOARD MEETING:

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