

## Central New Hampshire Regional Planning Commission

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### SITE PLAN APPLICATION, SECOND REVIEW

**DATE:** JULY 15, 2019

**TO:** ALLENSTOWN PLANNING BOARD

**FROM:** MATT MONAHAN, CNHRPC

**SUBJECT:** 2019 CASELLA DRAINAGE IMPROVEMENTS #02-2019

**CC:** WALSH ENGINEERING (via email)

The applicant, Casella Waste Management, submitted an application for Map 105, Lot 38 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 initially 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. Additional material was received by CNHRPC on July 12, 2019.

Pursuant to the request of the Town of Allenstown Planning Board, CNHRPC reviewed the plans for compliance with the Allenstown Site Plan Regulations and applicable requirements. A memorandum intended to apprise the Planning Board of submittal items required by the Allenstown Site Plan Regulations that were missing from the plan as well as zoning and general planning issues that should be considered with the proposed Site Plan was submitted to the Board and the Applicant on July 10, 2019. The Applicant has since submitted items and updated information in response to the July 10 review memorandum. This memorandum is intended to apprise the Planning Board of any issues that still remain.

### **SUBMITTAL DETAILS**

CNHRPC Initially 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.

Revised submittal items include the following:

- An email from Silas Cavan indicating that there are no additional catch basins present on the site.

## **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 one issue of concern: 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.
  - Highway Department: 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. In discussing this with the TRC, Casella indicated that they would look at the area to explore what might be flowing to that catch basin and how they might be able to mitigate any flow. Such an analysis will be completed by September 24, 2019 and will be presented to the TRC following that date and is separate from consideration of this site plan application.

- Potential Conditions of Approval:
  - o The Applicant will need to comply with any and all recommendations made by the Town's Engineer, to the satisfaction of the Town's Engineer, as a condition of approval.
  - o Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.
  - o Any waivers granted and conditions of approval need to be on the final plan.
  - o 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).
  - o Any other conditions sought by the Board.
  - o Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
  
- Potential Course of Action:
  - o Applicant's presentation.
  - o Planner presents concerns in this memorandum.
  - o Board makes determination of regional impact.
  - o Board acts on waivers.
  - o Board acts on completeness.
  - o Board opens public hearing.
  - o Board closes public hearing, deliberates and votes.

**Allenstown Site Plan Checklist Requirements:**

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

**Allenstown Site Plan Regulation Requirements:**

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

**Waivers Requested from Site Plan Regulation Items:**

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.

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.