



August 24, 2017

Michael O'Meara, Chair  
Planning Board  
16 School Street  
Allentown NH 03275

RE: 289 Pinewood Road  
Map 409 Lot 32  
**site plan review application**

SFC project # 611001

Mr. O'Meara:

On behalf of Niyati Realty, LLC, SFC Engineering Partnership, Inc. submits this application for a major site plan for commercial development at 289 Pinewood Road for inclusion on the next available Planning Board agenda.

This application has been amended since our initial application to the Planning Board on November 23, 2016, and subsequently since May 2017.

This application package includes:

- Site Plan Application to Allentown Planning Board (dated November 23, 2016)
- minutes of Zoning Board of Adjustment meetings on March 9, 2016, permitting this use in the Open Space and Farming District
- minutes of Zoning Board of Adjustment meetings on March 8, 2017, permitting this use in the Groundwater Protection Overlay District
- Conditional Use Permit application in accordance with the terms of Article XXIV, IX.B of AZO to allow over 2500 sf impervious area, dated November 23, 2016
- Special Use Permit to waive terms of Article XXV, V.D.2 of AZO to allow 2-year post-development peak runoff rates greater than 50% of pre-development peak runoff rates, dated May 22, 2017
- Special Use Permit to waive terms of Article XXIV, V.B.4 of AZO to allow infiltration practice with less than four feet vertical separation to SHWT, dated May 22, 2017
- Request to waive terms of Article VI, section 6.02(i) of the Site Plan Review Regulations to accept traffic counts and other pertinent information in lieu of a traffic analysis prepared by a NH professional engineer, dated May 22, 2017.
- copy of signed intent with Catamount Hill Cooperative. This agreement was ratified by the Cooperative's annual meeting on June 11, 2016.

- Copies of proposed easements for access and for water well protection. Attorney Glenn Raiche, counsel for Catamount Hill Cooperative, will provide easement documents.
- A copy of letter response to engineering review comments, dated May 22, 2017 This letter was delivered by e-mail to Hoyle Tanner, CNHRPC, and the Town on May 25, 2017. This is last communication on this matter.
- List of abutters (also included with the application is one set of mailing labels printed on Avery 5160 labels), dated August 23, 2017
- signed letter of authorization from the landowner
- signed fee acknowledgement form
- completed and signed W-9 form
- Three checks payable to the Town of Allenstown (one for town fees, one for escrow, a third to supplement the escrow) were previously submitted
  - Town fee of \$ 250, which includes the following:
    - Application fee: \$250 (minimum)
    - Conditional Use application fees (two CUP's): \$50 (2 x \$25)  
(this payment was submitted November 23, 2017)
  - Escrow fee of \$ 3346, which includes the following:
    - Abutter notification fee: \$12 / abutter for 8 abutters = \$96  
(includes engineer and landowner)
    - Newspaper notice fee: \$250
    - CNHPC review fee: \$1000
    - Engineering review fee (estimated): \$2000  
(this payment was submitted November 23, 2017)
  - Escrow fee was supplemented with \$500  
(this payment was submitted January 30, 2017)
- Drainage Report, last revised August 24, 2017

Note that a request previously submitted for Special Use Permit to waive terms of Article XXV, V.C.4 of AZO to allow land cut greater than ten feet is withdrawn.

A pdf file containing a complete copy of the application packet is submitted by electronic mail to Dawna Baxter at [dbaxter@allenstownnh.gov](mailto:dbaxter@allenstownnh.gov)

A hard copy of plans, including building elevations, landscape and site lighting plans, and truck turning movement plan; and a copy of the checks and the W-9 are submitted to the Town. Plans are last revised August 24, 2017.

We look forward to working together for the success of this project. Please call me with questions at (603) 647-8700 x 215 or on my cellular phone at (603) 801-1478.

**SFC ENGINEERING PARTNERSHIP, INC.**

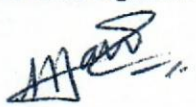





George R. Fredette, P.E.

## Site Plan/Planned Development Application Form

Town of Allenstown, New Hampshire

Revised 10/2015

<b>To be Completed by Applicant</b>		<b>10. Owner Signature</b>		Name Niyati Realty, LLC	
1. Date of Submission  November 23, 2016				Address & Email 239 Steam Mill Road, Auburn NH pateljay1976@gmail.com	
2. Type of Application  <input checked="" type="checkbox"/> Major Site Plan <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Planned Development		<b>11. Applicant Signature</b>		Name SFC Engineering Partnership	
				Address & Email 1 Industrial Drive, Windham NH 03079 gfredette@sfceng.com	
3. Existing Uses  vacant land / formerly residential use		12. Contact Person		Name George Fredette	Telephone & Email (603) 647-8700 gfredette@sfceng.com
4. Proposed Uses convenience store, filling station and restaurant		13. Certification <i>I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required</i>		Owner's Signature 	
				Agent's Signature 	
5. Location of project Address: 289 Pinewood Road  Tax Map/Lot #: map 406 lot 32		14. Required Materials (see Site Plan Regulations for details): <b>*ALL APPLICATIONS ARE TO BE COMPLETED ONLINE AT ALLENSTOWNNH.GOV AND ANY ADDITIONAL ITEMS SUBMITTED ELECTRONICALLY TO PLANNING@ALLENSTOWNNH.GOV</b> I. Completed application for Site Plan review and checklist. II. Site Plan (4 large copies): III. List of current names and addresses of all abutters. IV. Two checks (one for escrow, one for all other fees), signed fee acknowledgement, and W-9. V. The material composition shall be suitable for electronic scanning, recording, and archiving by the Registers of Deeds. VI. A letter of authorization from the owner, if the applicant is not same. VII. 4 large plans, checks, and W-9 to be dropped off at Town Hall. Scans of each should be also submitted digitally with the rest of the application package.			
6. Zoning District open space & farming					
7. Has this case gone to the ZBA? <input checked="" type="checkbox"/> Yes Case # 2015-0005 <input type="checkbox"/> No					
9. Estimated building & site costs:  \$900,000					
Planning department use Only		2. Fees: Escrow _____ Application _____ Postage _____ Newspaper _____ Signed Fee Acknowledgement _____		Receipt Stamp	
1. Materials Submitted: ___ Plans ___ Completed Checklist ___ Application Fee ___ Postage Fee(s) ___ Letter of Authorization ___ Written Waiver Request(s)		3. Date of Pre-application Meeting:			
___ Application ___ Abutters list ___ Escrow(s) ___ Newspaper Fee(s) ___ Studies ___ Fee Acknowledgement		4. Date of PB Acceptance		Site Plan/Planned Development Application #	





November 23, 2016

Chris Roy, Chair  
Planning Board  
16 School Street  
Allentown NH 03275

RE: Map 409 Lot 32, 289 Pinewood Road  
Niyati Realty, LLC  
Conditional Use permit application  
for impervious area over 2500 sf

SFC project # 611001

Mr. Roy:

On behalf of Niyati Realty, LLC, SFC Engineering Partnership, Inc. submits this application for Conditional Use permit at 289 Pinewood Road to allow a use with greater than 2500 sf impervious area in the Groundwater Protection Overlay District. This use may be granted by the Planning Board in accordance with the provisions of Article XXIV, section IX.B.

The following addresses the criteria prescribed on the Conditional Use Permit Application form and otherwise described in section V, Performance Standards of the Groundwater Protection Overlay District.

For any use that will render impervious more than 15% or more than 2,500 square feet of any lot, whichever is greater, a storm water management plan shall be prepared in accordance with the Allentown Permanent (Post-Construction) Stormwater Management Ordinance.

A storm water management plan is included with this application.

**SFC ENGINEERING PARTNERSHIP, INC.**

A handwritten signature in blue ink, appearing to read "G. Fredette", is written over the company name.

George R. Fredette, P.E.

Application Number: \_\_\_\_\_  
Amount of Fee Paid: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

Town of Allenstown, NH  
16 School Street  
Allenstown, NH 03275  
485-4276, Fax 485-8669

**Planning Board**  
**Conditional Use Permit Application Form**

1. Owner's Name: Niyati Realty, LLC  
Mailing Address/Street Number: 239 Steam Mill Road  
City & State: Auburn NH Telephone: ( ) (603) 485-2242

2. Agent's Name (if applicable): SFC Engineering Partnership, Inc.  
Mailing Address/Street Number: 1 Industrial Drive  
City & State: Windham NH Telephone: ( ) (603) 647-8700

3. Type of Conditional Use Permit Requested (please check):
- i.  Outdoor Flea Market in accordance with requirements of Article 1120 of the Allenstown Zoning Ordinance
  - ii.  Groundwater Protection Ordinance in accordance with the requirements of Article XXIV of the Allenstown Zoning Ordinance

NOTE: CONDITIONAL USE PERMIT FOR AN ADULT BUSINESS MUST USE ANOTHER APPLICATION FORM

4. For the property being developed, complete the following:  
Street Address: 289 Pinewood Road  
Abutting Streets: Presidential Drive  
Gross Floor Area: 3600 Existing: 0 Proposed: 3600  
Assessor's Map/Block/Lot(s): map 406 lot 32  
Project Area: Acres 8.28 (or) Square Feet 360,679

5. Briefly described the proposed use of the property and the conditional use requested.  
Please attach supporting justification for the requested conditional use permit – reference each of the required criteria as outlined in the relevant zoning ordinance article as listed above under “Type of Conditional Use Permit Requested.”

construction and operation of a convenience store, gas station and restaurant  
that will render impervious more than 15% on the lot. This requires a  
conditional use as prescribed in Article XXIV, section IX.B

6. Indicate the name, profession and telephone number of each professional involved (if any) in the preparation of the application or its components:

Name: G Fredette Profession: engineer Phone: ( ) (603) 647-8700

Name: \_\_\_\_\_ Profession: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

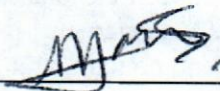
Name: \_\_\_\_\_ Profession: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

7. Existing Zoning District(s): Open Space & Farming

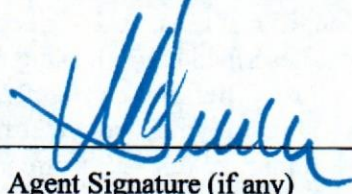
Overlay Districts: Groundwater Protection District

8. Application Fee: Please contact the Planning Department to obtain the latest application fee schedule. An application fee is submitted herewith in the amount of \$: 25

9. Endorsement: I hereby request that the Town of Allentown Planning Board review this application for a Conditional Use Permit, including all plans, documents and information herewith. I represent to the best of my knowledge and belief, this application is being submitted in accordance with the Site Plan or Subdivision Regulations, as applicable of the Town of Allentown Planning Board.

  
\_\_\_\_\_  
Signature of Property Owner

11-23-16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Agent Signature (if any)

11.23.16  
\_\_\_\_\_  
Date

10. In accordance with the Allenstown Zoning Ordinance, ALL of the following must be met for the Planning Board to grant a CUP for an Outdoor Flea Market:

- a. Flea Market dates are limited to Saturdays, Sundays and legal Monday Holidays;
- b. Is limited between the hours of 7:00 AM and 7:00 PM;
- c. Does not take place before April 15<sup>th</sup> or after October 15<sup>th</sup> ;
- d. Said CUP shall not be in effect until April 15<sup>th</sup> of the year of issuance and shall expire October 16<sup>th</sup> of that same year;
- e. Sufficient "off street" parking shall be provided for by the proprietor/manager of the outdoor flea market;
- f. Refuse collection and removal shall be provided;
- g. Shall not be detrimental to the neighborhood or abutting properties;
- h. The outdoor flea market shall comply with any other applicable provisions of this Ordinance.

On a separate sheet of paper, please discuss how the proposal will meet the above requirements.

11. In accordance with the Allenstown Zoning Ordinance, ALL of the following must be met for the Planning Board to grant a CUP for requests under Groundwater Protection Ordinance:

- I. In granting such approval, the Planning Board must first determine that the proposed use is not a prohibited use (as listed in Section IX of the Allenstown Zoning Ordinance) and will comply with The Performance Standards and Article VI as well as all applicable local, state, and federal requirements. The Planning Board will require a performance guarantee or bond, in an amount and with surety conditions satisfactory to the Board, to be posted to ensure completion of construction of any facilities required for compliance with The Performance Standards.
- II. Conditional uses, as described under Section X part (A) of the Zoning Ordinance (described below), using regulated substances shall submit a SPCC plan to the Fire Chief, Police Chief, Health Officer, and Emergency Management Director who shall determine whether the plan will prevent, contain, and minimize releases from ordinary or catastrophic events such as spills, floods, or fires that may cause large releases of regulated substances. The Town may consult third party entities at the expense of the applicant to ensure compliance. The SPCC shall include:



- (1) A description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas;
  - (2) Contact list and phone numbers for facility response coordinator , cleanup contractor, and all appropriate federal, state, local agencies who must be contacted in case of release into the environment;
  - (3) A list of all the regulated substances in use and locations of use and storage. This list shall be updated annually and submitted to the parties indicated above.
  - (4) A prediction of the direction, rate of flow, and total quantity of regulated substance that could be released where experience indicates a potential for equipment failure;
  - (5) A description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating the ground.
- A. For any use that will render impervious more than 15% or more than 2,500 square feet of any lot, whichever is greater, a storm water management plan shall be prepared in accordance with the Allentown Permanent (Post-Construction) Stormwater Management Ordinance.
- B. Conditional uses, as defined under Section X shall develop a stormwater management plan prepared in accordance with the Allentown Permanent (Post-Construction) Stormwater Management Ordinance and a pollution prevention plan including information consistent with Developing Your Stormwater Pollution Prevention Plan: A Guide for Industrial Operators (USEPA, Feb 2009). The plan shall demonstrate that the use will:
- 1) Meet minimum stormwater discharge setbacks between water supply wells and constructed stormwater practices as found within the Innovative Land Use Planning Techniques: A Handbook for Sustainable Development, Section 2.1 Permanent (Post-construction) Stormwater Management, (DES, 2008 or later edition);
  - 2) Minimize, through a source control plan that identifies pollution prevention measures, the release of regulated substances into stormwater;
  - 3) Stipulate that expansion or redevelopment activities shall require an amended stormwater plan and may not infiltrate stormwater through areas containing contaminated soils without completing a Phase 1 Assessment in conformance with ASTM E 1527-05, also referred to as All Appropriate Inquiry (AAI);
  - 4) Maintain a minimum of four feet vertical separation between the bottom of a stormwater practice that infiltrates or filters stormwater and the average seasonal

high water table as determined by a licensed hydrogeologist, soil scientist, engineer or other qualified professional as determined by the Planning Board.

- C. Animal manures, fertilizers, and compost must be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, NH Department Of Agriculture, Markets and Food, July 2008 and any subsequent revisions.
- D. All regulated substances stored in containers with a capacity of five gallons or more must be stored in product tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains;
- E. Facilities where regulated substances are stored must be secured against unauthorized entry by means of a door and/or gate that is locked when authorized personnel are not present and must be inspected weekly by the facility owner;
- F. Outdoor storage areas for regulated substances, associated material or waste must be protected from exposure to precipitation and must be located at least fifty feet from surface water or storm drains, at least 75 feet from private wells, and outside the sanitary protective radius of wells used by public water systems;
- G. Secondary containment must be provided for outdoor storage of regulated substances in regulated containers and the containment structure must include a cover to minimize accumulation of water in the containment area and contact between precipitation and storage container(s);.
- H. Containers in which regulated substances are stored must be clearly and visibly labeled and must be kept closed and sealed when material is not being transferred from one container to another;
- I. Prior to any land disturbing activities, all inactive wells on the property, not in use or properly maintained at the time the plan is submitted, shall be considered abandoned and must be sealed in accordance with WE 604 of The NH Water Well Board Rules;
- J. Blasting activities shall be planned in accordance with any Town of Allenstown blasting regulations and shall be conducted in a manner to minimize groundwater contamination.
- K. With the exception of delivery of heating fuel to residences, transfers of petroleum from delivery trucks and storage containers over five gallons in capacity shall be conducted over an impervious surface having a positive limiting barrier at its perimeter.

Please demonstrate compatibility with the above criteria on separate sheets of paper.



November 23, 2016

Chris Roy, Chair  
Planning Board  
16 School Street  
Allentown NH 03275

RE: Map 409 Lot 32, 289 Pinewood Road  
Niyati Realty, LLC  
special permit application for two year peak flows

SFC project # 611001

Mr. Roy:

On behalf of Niyati Realty, LLC, SFC Engineering Partnership, Inc. submits this application for Special Use permit at 289 Pinewood Road to vary the terms of Article XXV, the Permanent Stormwater Management Ordinance, section V.D.2 to allow greater peak flows than allowed in a two year storm

The following addresses the criteria prescribed in Article XXV, section VI to demonstrate that a satisfactory design development and stormwater management approach have been proposed. Each prescribed criteria is listed in bold font, followed by our response.

1. **Such modifications are consistent with the general purpose and standards of this section and shall not be detrimental to public health, safety or welfare;**

The purpose of this section includes measures to protect, maintain and enhance the public health, safety, environment, and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff, decreased groundwater recharge, and non-point source pollution associated with new development and redevelopment.

Peak two years flows will be greater because we are considering the entire watershed.

2. **The modified design plan and stormwater management approach shall meet the performance standards under sections V.D-V.F of this ordinance;**

The Stormwater management plan demonstrates compliance with

- o section V.E Water quality,
- o section V.F Recharge to groundwater

This request itself is to vary the terms of section V.D

3. **The modified design plan and stormwater management approach shall satisfy all state and/or federal permit requirements, as applicable.**

An application will be submitted to NHDES for an Alteration of Terrain permit. Issuance of that permit will confirm satisfaction of state permit requirements.

**SFC ENGINEERING PARTNERSHIP, INC.**



George R. Fredette, P.E.



May 22, 2017

Chris Roy, Chair  
Planning Board  
16 School Street  
Allenstown NH 03275

RE: 289 Pinewood Road  
Map 409 Lot 32

SFC project # 611001

**special permit application for vertical separation to SHWT**

Mr. Roy:

On behalf of Niyati Realty, LLC, SFC Engineering Partnership, Inc. submits this application for Special Use permit at 289 Pinewood Road to vary the terms of Article XXIV, section V.B.4 to allow less than four feet vertical separation between the bottom of the stormwater infiltration practice and the average seasonal high water table.

The following addresses the criteria prescribed in Article XXV, section VI to demonstrate that a satisfactory design development and stormwater management approach has been proposed. Each prescribed criteria is listed in bold font, followed by our response.

1. **Such modifications are consistent with the general purpose and standards of this section and shall not be detrimental to public health, safety or welfare;**

The purpose of this section is to preserve, maintain and protect from contamination groundwater supply areas and to protect surface waters. This purpose is accomplished, in part, with an infiltration basin that is designed within the criteria consistent for infiltration as prescribed by the State of New Hampshire.

The request to vary the design criteria is for the local ordinance only, the design is within NHDES criteria for infiltration.

It is also noted that relief from restrictions of the proposed use in the underlying and the overlay district has been granted by the Zoning Board of Adjustment on March 8, 2016, and on March 9, 2017.

2. **The modified design plan and stormwater management approach shall meet the performance standards under sections V.D-V.F of this ordinance;**

The Stormwater management plan is designed to meet the provisions of these regulations especially the requirement of section V.F to recharge to groundwater.

Note that the infiltration practice is located east and upslope of the development area. This infiltration practice captures only runoff from the existing wooded area.

This Special Permit is requested because existing site conditions do not provide four feet to seasonal high water table, and we are accommodating existing conditions. Stormwater is pre-treated before infiltration.

3. **The modified design plan and stormwater management approach shall satisfy all state and/or federal permit requirements, as applicable.**

An application has been approved by NHDES Alteration of Terrain by permit #AoT-1249 issued May 3, 2017. Issuance of that permit confirms satisfaction of state permit requirements.

**SFC ENGINEERING PARTNERSHIP, INC.**



George R. Fredette, P.E.



May 22, 2017

Chris Roy, Chair  
Planning Board  
16 School Street  
Allenstown NH 03275

RE: 289 Pinewood Road  
Map 409 Lot 32,  
**waiver for traffic analysis**

SFC project # 611001

Mr. Roy:

On behalf of Niyati Realty, LLC, SFC Engineering Partnership, Inc. submits this request to waive the terms of Article VI, section 6.02(i) to accept traffic counts and other pertinent information in lieu of a traffic analysis prepared by a professional engineer.

The following addresses the criteria prescribed in Article IX, section 9.01 to demonstrate that a consistence with the intent of the Town of Allenstown Site Plan Review Regulations, and the provision of adequate information so as not to impair or prejudice the Board's review.

Each prescribed criteria is listed in bold font, followed by our response.

- 1. Strict conformity to the specific Site Plan Review Regulation would cause undue hardship to the owner of the land; or,**

This criteria not selected for response

- 2. Specific circumstances relative to the site plan, or conditions of the land in such a site plan, indicate that the waiver will properly carry out the spirit and intent of these Regulations.**

The proposed project is a gas station / convenience store and restaurant to service travelers along Pinewood Road (NH Route 28). The new facility is not expected to generate much new traffic.

The attached trip generation summary table notes that at least 66%, and up to 89% of existing pass-by traffic accounts for traffic entering and existing this site.

Comparing this summary table to traffic information provided by Central NH Planning Commission, the forecasted traffic entering and exiting this site is less than 5% of the total traffic volume on Pinewood Road.

Also, this project includes the construction of a school bus stop turn around on Catamount Hill Cooperative property to improve traffic safety.

Lastly, this driveway construction is within the jurisdiction of NHDOT. A driveway permit application has been filed with that agency.

**SFC ENGINEERING PARTNERSHIP, INC.**



George R. Fredette, P.E.

**ATTACHMENTS:**

- Trip generation summary table
- Average annual daily traffic volumes compiled by CNHRPC



**PROPOSED CONVENIENCE STORE AND FUELING FACILITY  
289 PINWOOD ROAD – ALLENSTOWN, NEW HAMPSHIRE  
TRIP GENERATION SUMMARY TABLE**

Time Period/Direction	Vehicle Trips						
	(A) Convenience Market with Gasoline Pumps (3,100 sf) <sup>a</sup>	(B) Coffee Shop (500 sf) <sup>b</sup>	(C = A + B) Total	(D = C x 0.1) Internal Trips (10 Percent)	(E = C - D) Net Trips	(F) Pass-By Trips <sup>c</sup>	(G = E - F) New Trips
<b>Average Weekday:</b>							
Entering	1,311	450	1,761	176	1,585	1,140	445
<u>Exiting</u>	<u>1,311</u>	<u>450</u>	<u>1,761</u>	<u>176</u>	<u>1,585</u>	<u>1,140</u>	<u>445</u>
Total	2,622	900	3,522	352	3,170	2,280	890
<b>Weekday Morning Peak-Hour:</b>							
Entering	64	76	140	14	126	99	27
<u>Exiting</u>	<u>63</u>	<u>76</u>	<u>139</u>	<u>14</u>	<u>125</u>	<u>99</u>	<u>26</u>
Total	127	152	279	28	251	198	53
<b>Weekday Evening Peak-Hour:</b>							
Entering	79	19	98	10	88	62	26
<u>Exiting</u>	<u>79</u>	<u>19</u>	<u>98</u>	<u>10</u>	<u>88</u>	<u>62</u>	<u>26</u>
Total	158	38	196	20	176	124	52
<b>Saturday Midday Peak-Hour:</b>							
Entering	72	37	109	11	98	72	26
<u>Exiting</u>	<u>70</u>	<u>37</u>	<u>107</u>	<u>11</u>	<u>96</u>	<u>72</u>	<u>24</u>
Total	142	74	216	22	194	144	50

<sup>a</sup>Based on ITE LUC 853, *Convenience Market with Gasoline Pumps*.

<sup>b</sup>Based on ITE LUC 938, *Coffee/Donut Shop with Drive-Through Window and No Indoor Seating*.

<sup>c</sup>A pass-by trip rate of 66 percent was applied to trips associated with the convenience market with gasoline pumps and an 89 percent pass-by trip rate was applied to the coffee/donut shop trips.

Town	Street	Location	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Allenstown	Als Ave.	W. of Notre Dame Ave.	347									
Allenstown	Canal St.	At Canal St.	300									
Allenstown	Deerfield Rd.	E. of Black Hall Rd.		2,300			2,745			2,767	2,814	
Allenstown	Deerfield Rd.	E. of NH 28	2,921					2,483	2,614			
Allenstown	Deerfield Rd.	Over Pease Brook		960			1,033			994		
Allenstown	Deerfield Rd.	W. of Mt. Delight Rd.						1,126	1,206			
Allenstown	Ferry St.	W. of Main St.										
Allenstown	Granite St.	E. of Campbell St.						1,857			1,649	
Allenstown	Granite St.	E. of Route 3	1,564									
Allenstown	Granite St.	E. of Turnpike St.	3,086								2,175	
Allenstown	Granite St.	E. of Diane St.								1,546		
Allenstown	Horse Harness Rd.	(Midway in Length)		310			408			436		
Allenstown	Letendre Ave.	N. of Granite St.						430				
Allenstown	Main St.	N. of Granite St.	5,071									
Allenstown	Main St.	At Hooksett TL	4,953							4,537	4,358	
Allenstown	Main St.	Over Suncook River								4,991	4,838	
Allenstown	NH 28	At Pembroke TL							9,599	9,348	8,783	
Allenstown	NH 28	E. of Turnpike Rd.		8,900			9,789			11,456		
Allenstown	NH 28	N. of River Rd.						9,720				
Allenstown	NH 28	N. of US 3						9,935				
Allenstown	Podunk Rd.	Over Bear Brook		150			224			246		
Allenstown	River Rd.	N. of Wall St.		456			669			583		
Allenstown	River Rd.	S. of NH 28						849		803	752	
Allenstown	School St.	E. of Main St.	1,995					1,404			1,229	
Allenstown	School St.	E. of Library St								1,769		
Allenstown	Turnpike Rd.	N. of River Rd.						2,376				
Allenstown	US 3	At Pembroke TL		8,700			10,796			9,543	9,999	
Allenstown	US 3	S. of School St.	9,675	8,900			10,449		9,903	9,785		
Allenstown	US 3/NH 28	At Hooksett TL						19,754	17,109	16,748	17,908	
Allenstown	US 3/NH 28	S. of NH 28					17,910					

**INTENT TO NEGOTIATE  
DEVELOPMENT PROPOSAL  
CATAMOUNT HILL COOPERATIVE, INC. AND NIYATI REALTY, LLC**

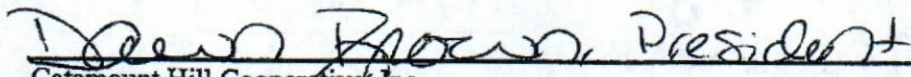
Catamount Hill Cooperative and Niyati Realty, LLC intend to enter a development agreement for the mutual benefit of both parties. The scope and terms of that agreement are as follows:


Niyati Realty, LLC proposes the development of a convenience store, filling station and restaurant on property at 289 Pinewood Road.

Niyati Realty will secure an access and grading easement (approximate area 11,740 sf) at the northeast corner of the property owned by the Catamount Hill Cooperative.

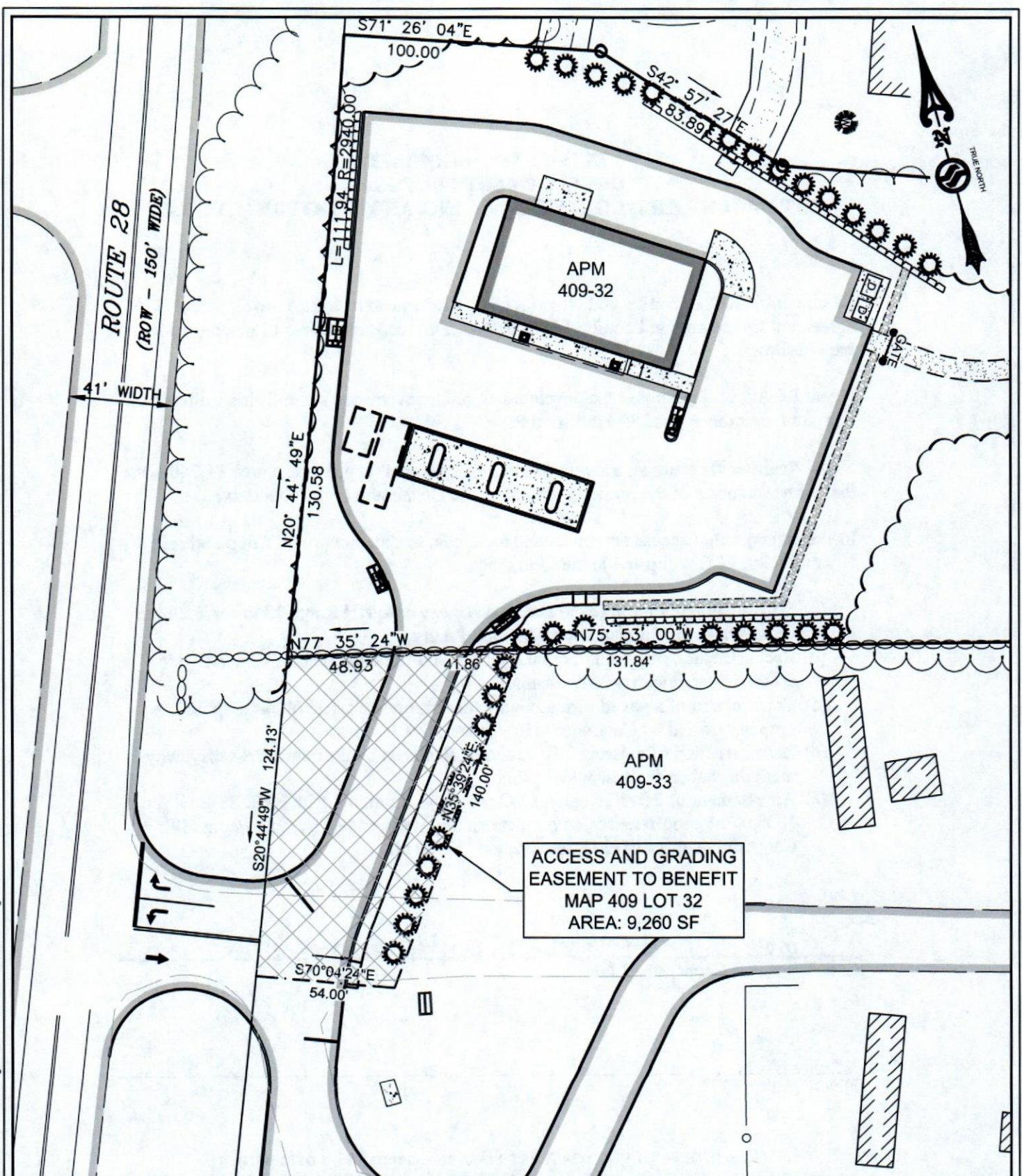
In exchange for that access easement, and at no cost to Catamount Hill Cooperative, Niyati Realty, LLC will provide the following:

- (a) Construction of an improved access driveway onto NH Route 28 to service both Catamount Hill Cooperative and Niyati Realty
- (b) Reconstruction of paved internal roadways on Catamount Hill Cooperative to accommodate the driveway changes
- (c) Construction of a paved turn around to accommodate a school bus stop on property owned by Catamount Hill Cooperative.
- (d) Reconstruction of existing infrastructure displaced by the new access driveway including subsurface disposal system.
- (e) An easement on Niyati Realty, LLC property, compliant with NHDES Env-Wq 1008.07(a) requirements, to protect existing wells owned by Catamount Hill Cooperative. (area of easement is about 33900 sf)

  
\_\_\_\_\_  
Dawn Brown, President  
Catamount Hill Cooperative, Inc.

  
\_\_\_\_\_  
Niyati Realty, LLC.

This INTENT TO NEGOTIATE is subject to agreement by both parties and is not final until approval by the Catamount Hill membership.



Drawing name: K:\611001 Patel - Allenstown\dwg\Finals\611001 Easement Plan.dwg

Prepared For:  
 Niyati Realty, LLC  
 239 Steam Mill Road  
 Auburn, NH 03032

**Easement Plan**  
**Niyati Realty, LLC**  
**Allenstown, NH**

Project No. 611001  
 Date: 8/24/2017

Designed by: JRB  
 Drawn by: JRB

Scale: 1" = 50'  
 Sheet: 1 of 2

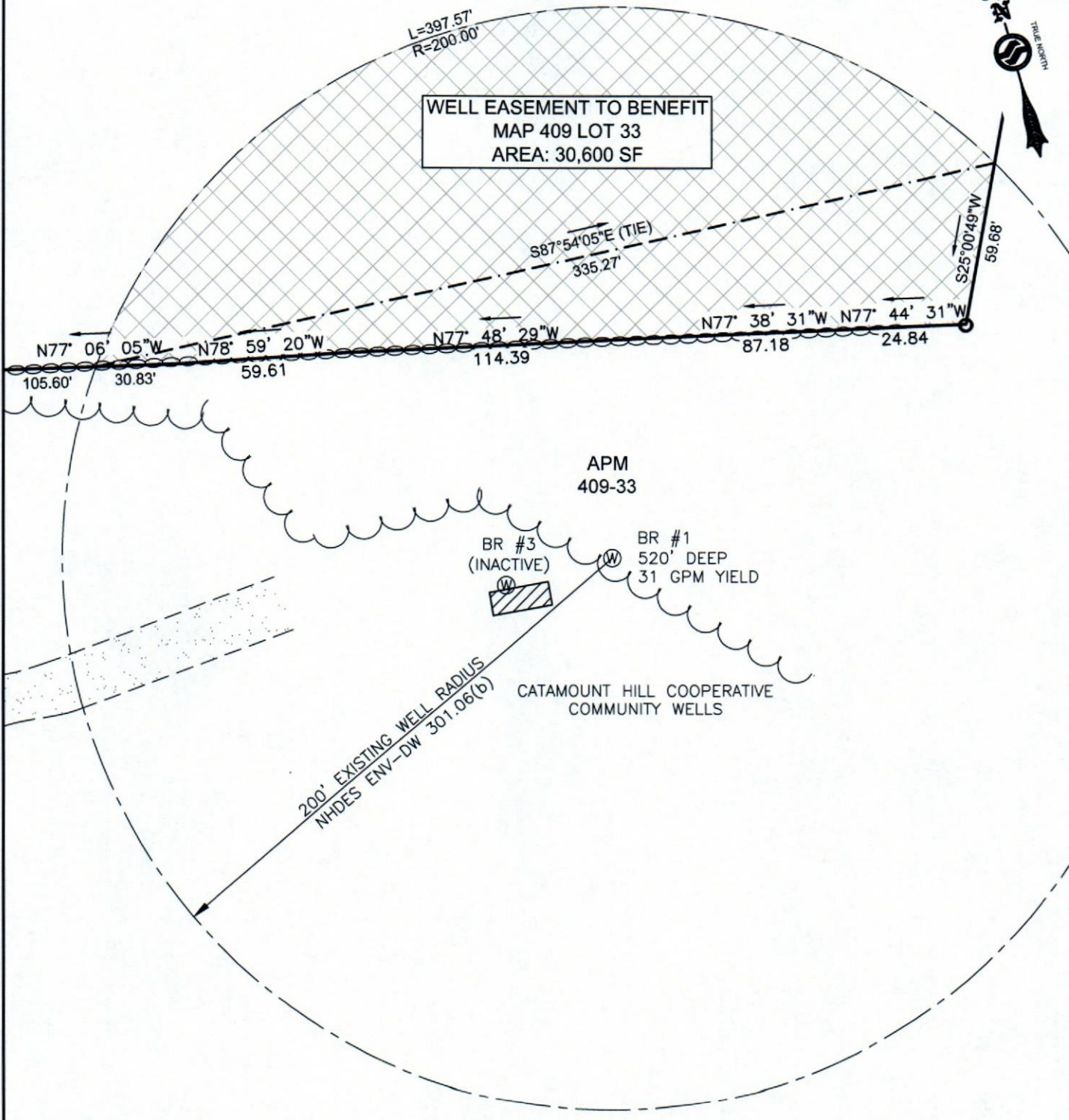
**SFC**  
**ENGINEERING**  
 1 INDUSTRIAL DRIVE  
 WINDHAM, NH 03087  
 (603) 647-8700  
 www.sfceng.com

APM  
409-32



L=397.57'  
R=200.00'

WELL EASEMENT TO BENEFIT  
MAP 409 LOT 33  
AREA: 30,600 SF



APM  
409-33

BR #3  
(INACTIVE)

BR #1  
520' DEEP  
31 GPM YIELD

200' EXISTING WELL RADIUS  
NHDES ENV-DW 301.06(b)

CATAMOUNT HILL COOPERATIVE  
COMMUNITY WELLS

Prepared For:  
Niyati Realty, LLC  
239 Steam Mill Road  
Auburn, NH 03032

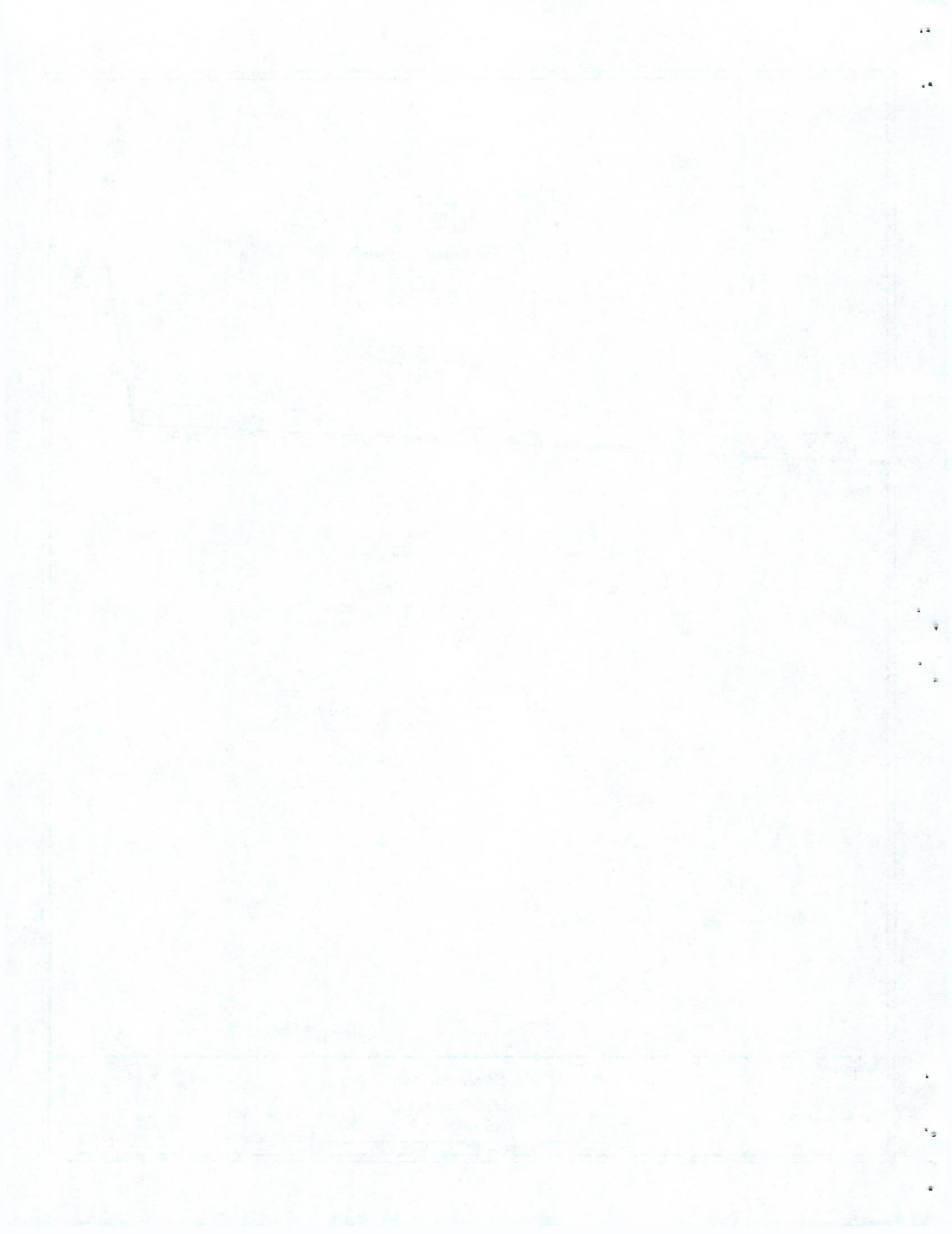
Easement Plan  
Niyati Realty, LLC  
Allentown, NH

**SFC**  
ENGINEERING

1 INDUSTRIAL DRIVE  
WINDHAM, NH 03087  
(603) 647-8700  
www.sfceng.com

Project No. 611001  
Date: 5/18/2017  
Designed by: JRB  
Drawn by: JRB  
Scale: 1" = 50'  
Sheet: 2 of 2

Drawing name: K:\611001\Patel - Allentown\dwg\Final\611001 Easement Plan.dwg





May 22, 2017

Dana Pendergast  
Town of Allenstown  
33 Geremonty Drive  
Salem, NH 03079

RE: 289 Pinewood Road  
Tax Map 409, Lot 32  
**Response to Engineering Review by  
Hoyle, Tanner & Associates, Inc.**

SFC project #611001

Mr. Pendergast:

Attached please find revised site development plans for 289 Pinewood Road, Allenstown, NH. These plans, and the drainage analysis, have been revised in accordance with review comments by Amy Johnson dated February 7, 2017, which were received by our office on March 2, 2017.

SFC plans were last revised on May 10, 2017.

Below we have listed each of the plan review comments in **bold font**. Beneath each comment is a description of SFC's response.

**Plans:**

**1. Existing Conditions Plan**

**A. Please clarify if there is an existing leach field on the Gelinas property and it's location.**

The approximate location of leach field on the abutting property has been added to the plan. The location is determined from the Keeler Subdivision plan, dated December 10, 2000, and recorded at the Merrimack County Registry of Deeds as plan # 15459. (see attached)

**B. Please show the well radii and yields for existing drilled wells on the abutting and existing lot to be developed.**

Existing well protective radii as prescribed by NHDES, and well yields have been added to the Existing Conditions Plan.

Proposed well radii and well yields are on the Site Development Plan.

Yield on the adjacent Catamount Hill Cooperative well is determined from the GROUNDWATER GENERAL INFORMATION form completed on 4/3/13 (see attached).

**2. Site Development Plan**

**A. Please include the estimated yield of proposed water well to clarify if well radius shown is appropriately sized.**

The flow for the proposed site has been added to the Site Development Plan. See note #19 on sheet 3.

**B. Note 20 as mentioned in the existing drilled well to be abandoned call-out is missing from the plans.**

Call-out has been corrected to reference note 17.

**C. Please address safety concerns to limit public access to the utility road.**

A gate has been added to limit public access to the utility road. See detail on sheet 10.

**D. Please include truck turning movement plan/diagram for fueling trucks accessing the proposed gas station for delivery.**

A truck turning movement plan has been submitted with the site development plan set. See sheet 1 of 1.

**3. Drainage and Grading Plan**

**A. Please clarify intent to "bend" 12" perforated HDPE pipe within under drain trench around diesel fueling station.**

Trench drain alignment has been revised.

**B. Please address safety barrier concerns (i.e. pedestrian and vehicle) regarding a 13' retaining wall adjacent to an existing private residence.**

Both proposed retaining walls on site will have a chain link fence and hemlock tree barriers at the top of the retaining wall. See label on sheet 3 and details on sheet 10.

**C. Please address drainage from utility road and back side of the site shedding towards proposed building.**

The "Under Drain" was missed labeled and has been relabeled as "Trench Drain". This drain was designed to intercept sheet or ground water flows and divert around pavement area.



## **HydroCAD Model and Peak Flow Rate Capacity Calculations:**

### **1. Clarify why "fair" condition was used for grass and woods subcatchment land cover.**

Use of fair condition throughout the drainage analysis was due to the use of AutoCAD automatic import and a default of the fair CN condition within that program. The use was unintentional and not noticed until this review.

Since any change to CN value based on ground cover quality, and having AMC value of 2, will have minimal impact on the HydroCAD output, and since this analysis has been previously approved by NHDES AoT permit #AoT-1249 issued on May 3, 2017 (see attached) we ask that this criteria be accepted for review.

### **2. Please revise the outlet protection apron design to use the combined 25-year peak flows from the 18" FES and 12" RCP. The flow depth used in the design calculation should also reflect the updated combined peak flow value.**

The revised outlet protection apron worksheet has been attached. Sheet 4 and outlet apron detail on sheet 8 have been revised to reflect these changes.

### **3. Please change HydroCAD model to show Cultec recharger CT-3 outleying to CB 1547 as depicted in the plans.**

The HydroCAD model has been revised as recommended. Revised copy is attached.

### **4. Please model CB's "C", "D", and "E" and pipe network in post HydroCAD model.**

The HydroCAD model has been revised as recommended. Revised copy is attached.

### **5. Please clarify if Bypass "B" connects into Bypass "A" as depicted in the post HydroCAD model.**

Yes, Filterra A, B & C and their by-pass chambers are all hydraulically connected through CT-1 and controlled by OCS "A" (which is internal to the CT-1 pond node).

### **6. Please model OCS "A" and OCS "C" in post HydroCAD model.**

OCS "A" and "C" are modeled within the CT-1 and CT-3 node respectively. OCS "B" needed to be modeled separately due to the extra connection of Underdrain Trench and Infiltration Basin via Drain Basin "B". This flow enters OCS "B" after the weir could not be modeled within the CT-2 node.

### **7. Please clarify the location of CB 14 and CB 11 on both the Existing Conditions Plan and Grading and Drainage Plan.**

Offsite catch basin locations are approximate and taken from plans of reference. The info was used to estimate all flows discharging through existing 18" RCP under Route 28.

Locations of CB-11 and CB-14 can be seen on the pre- and post- development drainage plans.

**Groundwater Protection Overlay District:**

1. The project is located in the Groundwater Protection Overlay District per the map entitled Allenstown Groundwater Protection District as prepared by Central New Hampshire Regional Planning Commission and dated March 8, 2011.
2. Please provide the Source Control Plan and Spill Prevention Control and Countermeasure Plan.

Attached please find the Source Control Plan. This plan has been previously approved by NHDES AoT permit #AoT-1249 issued on May 3, 2017.

The Spill Prevention Control and Countermeasure Plan will be provided during the Underground Storage Tank permitting, following local site plan approval.

**Allenstown Zoning Ordinance:**

1. Conditional Use Permit application in accordance with the terms of Article XXIV, IX.A of AZO to allow storage of regulated substances (filling station) has been submitted for Town approval.
2. Conditional Use Permit application in accordance with the terms of Article XXIV, IX.B of AZO to allow over 2500 S.F. impervious area has been submitted for Town approval.
3. Special Use Permit to waive terms of Article XXV, V.C.4 of AZO to allow land cut greater than ten feet has been submitted for Town approval.
4. Special Use Permit to waive terms of Article XXV, V.D.2 of AZO to allow 2-year post-development peak runoff rates greater than 50% of pre-development peak runoff rates has been submitted for Town approval.
5. As mentioned in the Conditional use permit application for storage handling and use of regulated substances letter, no special use permit request was submitted to allow variation of vertical separation between the SHWT and an infiltrating stormwater practice. Please include the special use permit request in your response and submit to the Town for approval.

Special Use Permit request to allow variation of vertical separation between SHWT and the bottom of the infiltration practice dated May 22 attached.

Please extend our thanks to Ms. Johnson for his efforts to complete this review.

**SFC ENGINEERING PARTNERSHIP, INC.**



George R. Fredette, P.E.

## ATTACHMENTS

- revised site development plans, dated May 10, 2017, with truck turning movement plan
- Keeler Subdivision Plan (MCRD plan #15459)
- Catamount Hill Cooperative GROUNDWATER GENERAL INFORMATION dated 4/3/13
- NHDES AoT permit #AoT-1249, issued May 3, 2017
- revised outlet protection apron worksheet
- revised Project Narrative with Post HydroCAD model output
- revised Pre and Post Development Drainage Plans
- Source Control Plan
- Special Use Permit request, dated May 22, 2017

## ABUTTERS LIST

Niyati Realty, LLC  
SFC Project # 611001  
August 23, 2017

	<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
<u>OWNER</u>	409	32	Niyati Realty, LLC 239 Steam Mill Road Auburn, NH 03032
<u>ABUTTERS</u>	409	33	Catamount Hill Cooperative Inc. 275 Pinewood Road Allentown, NH 03275
	409	14	Therese L. & Robert J. Fortin 276 Pinewood Road Allentown, NH 03275
	409	15.1	Victor & Randy Perin 286 Pinewood Road Allentown, NH 03275
	409	15	Anna Perin 45A Mountain Street Woburn, MA 01801
	409	32.1	William J. & Sharon A. Gelinas 185 River Road Epsom, NH 03234
	409	31	William Gelinas 185 River Road Epsom, NH 03234
<u>ENGINEER</u>			SFC Engineering Partnership, Inc. One Industrial Drive Windham, NH 03087
<u>WETLAND SCIENTIST</u>			Gove Environmental Services Luke Hurley 8 Continental Drive, Unit H Exeter, NH 03833