

## Central New Hampshire Regional Planning Commission

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### STATUS MEMORANDUM

**DATE:** MAY 29, 2018

**TO:** ALLENSTOWN PLANNING BOARD

**FROM:** MATT MONAHAN, CNHRPC

**SUBJECT:** GROSSMAN/603 STORAGE #03-2018

**CC:** ALLEN & MAJOR ASSOCIATES (via email)

I. Status:

- Overall: The applicant is seeking approval to establish a cold storage facility on an undeveloped lot. A Conditional Use Permit and a Site Plan approval are needed for this project.

A the May 6, 2018 Planning Board meeting waiver from Site Plan Regulation Section 7.01(a) for a 25' wetland buffer was been granted, the Board voted to decide the project is not a Development of Regional Impact, and the application was accepted as complete. The application was continued to May 30 pending engineering comments regarding compliance of the stormwater components with the Stormwater Management Ordinance. Hoyle Tanner (Town's Engineer) indicated that a 4' separation from groundwater for storm treatments was needed for compliance. The revised materials include a cross section indicating compliance. Lastly, the Conditional Use Permit application and the Site Plan approval can be acted on concurrently by the Board.

- Conditions of Approval: Potential conditions of approval could include the following items:
  - The Site Plan approval is contingent upon the Conditional Use Permit (CUP) approval and the CUP is not valid if the Site Plan is not approved.
  - All of the Town Engineer's recommendations shall be adhered to and addressed. This is a condition of approval for both the Site Plan application and the Conditional Use Permit application.
  - Digital copies of the General Permit NOI, with attachments, shall be sent to the Town once complete.
  - The final plan set should list the details outlined in the Notice of Decision for the variance granted.
  - Receipt of a driveway permit.
  - Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.
  - All waivers granted and conditions of approval need to be on the final plan.

- 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).
- Site Plan Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
- Conditional Use Permit Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
- Driveway(s) and any associated drainage shall be inspected by the Allenstown Highway Department prior to the issuance of Certificate of Occupancy. If needed, the Highway Department may ask for outside engineering review, paid for by the applicant.
- Any other conditions sought by the Board.

II. Open Items & Actions:

- Re-Open Public Hearing.
- Close Public Hearing.
- Board action (continue, approve, or deny)

III. Other Issues:

- *Allenstown Site Plan Checklist Requirements:*
  - Checklist Item 38 (6.02.j & 7.06.a) – Compliance with the Stormwater Management Ordinance will be determined by the Town’s Engineer. The Town’s Engineer has indicated that a 4’ or more separation from groundwater is needed for all stormwater treatments to comply. Sheet C-7 of the revised plans show a cross section that depicts areas at a level of 4’ or more suggesting that the project complies with this requirement.
- *Allenstown Zoning Ordinance Requirements:*
  - Article XXIV.IX.B – The project must comply with the requirements for an increase impervious coverage (greater than 15%) in order for the Board to grant the required Conditional Use Permit. The Town’s Engineer has indicated that a 4’ or more separation from groundwater is needed for all stormwater treatments to comply. Sheet C-7 of the revised plans show a cross section that depicts areas at a level of 4’ or more suggesting that the project complies with this requirement.
- *Other Comments:*
  - The Board should allow the Town’s Engineer to review and comment on engineering revisions. Compliance with any additional comments by the Town’s Engineer would be a reasonable condition of approval.

Enclosure:

- Plans (revision date of May 23, 2018)
- Engineering Memo Response (dated May 23, 2018)