

REVIEW MEMORANDUM

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DATE: March 11, 2021

TO: Stephen Halleran, Town Administrator
Town of Plainfield
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Plainfield, NH 03781
603-469-3201 Direct
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FROM: Erin Darrow, P.E., C.P.E.S.C.
Right Angle Engineering, PLLC

RE: Application for Site Plan Review
361 NH Route 12A
Tax Map 218, Lot 11
Plainfield, New Hampshire

OWNER: 361 Land Investment, LLC
attn.: George-Ann Whitney, Owner
178 Meriden Road
Lebanon, NH 03766

This memorandum has been prepared to accompany the updated plans for the application for site plan review for subject property. Specifically, this memorandum is prepared to address concerns expressed in the March 1st meeting.

At the meeting, the following concerns were expressed:

- Further information about the proposed building;

The revised plan set includes elevation views of the proposed building as prepared by Frank "Jay" Barrett, A.I.A., Barrett Architecture, P.C., out of White River Junction, Vermont. He and I looked at the photograph that was presented at the March 1st Planning Board meeting and he prepared a preliminary view of a potential hoop structure that could be designed to meet the New Hampshire State Building Code. Additional design work would be required that this would be completed at the time of the submission of the building permit with the Town of Plainfield.

- Details regarding the proposed site lighting;

A note has been added to the plan set that specifies that the three proposed outdoor lights would be mounted on posts that will be no more than 15 feet high. The lights will be oriented so as to shine away from NH Route 12A. The lights will be controlled with switched and are not anticipated to be used outside of the commercial hours of operation between 6 am and 7 pm, except occasionally in storm events when site access is necessary for property operations.

- Concern regarding the width of the access driveway;

The driveway width has been increased to 20' with 2' shoulders, consistent with the width required in the Plainfield subdivision regulations for a road with 49-96 vehicle trips per day. Additionally, the edge of the proposed truck parking area has been more specifically identified on the site plan.

- Questions regarding parking area and drainage details;

The general area for the truck parking and additional details have been clarified on the site plan. Also, the culvert to replace the 12" diameter culvert is proposed to be upgraded to a 30" diameter smooth-bore plastic pipe culvert.

- Additional state permits required for site completion;

It is requested that the Planning Board grant approval for the site plan review contingent on the required state permits. There is a wetlands permit needed with the New Hampshire Department of Environmental Services (NHDES), an amendment to the driveway access permit with the New Hampshire Department of Transportation (NHDOT). Additionally, a storm water pollution prevention plan (SWPPP) will need to be filed with the Environmental Protection Agency (EPA) and maintained until work is completed.

- Future traffic impacts;

The application for site plan review accounted for 30 two-way vehicle trips in peak conditions. Realistically, typical daily site conditions will have far fewer daily trips. Typical usage is estimated to be no more than 10 trips per day.

- Vegetative buffer; and

The vegetative buffer is proposed to be the existing natural buffer that is between NH Route 12A and the proposed project site area. This natural buffer will effectively screen the site area from NH Route 12A. Additionally, a gate will be installed along the vegetative buffer that will provide some screening, as well as additional site security.

- Assurance that the propose site will be constructed in accordance with the approved permits.

The owner can provide as-built plans sealed by a licensed land surveyor and a professional engineer that will demonstrate the work is constructed in accordance to the approved permits.

Please contact me with any comments or questions. Thank you.