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March 13, 2019

Town of Plainfield
Zoning Board of Adjustment
Meriden Town Hall
P.O. Box 380
Meriden, NH 03770

Re: Case No. 2017-10
Application of B-A-R-T Industries, Inc. for Amendment to Approved
Business Project for 3,500+/- s.f. dry food storage/distribution warehouse
facility located at 360 Route 12A (Tax Map 218, Lot 10), RR Zoning District
Record Owner: B-A-R-T Industries, Inc.

Dear Chairman Colburn and Members of the Zoning Board of Adjustment:

I am writing to follow up on issues raised at the last ZBA hearing. In addition, and at the suggestion of the Town, BART retained the services of RSG, Inc. of White River Junction to measure sound levels from the facility in order to assess the operational sound levels in the surrounding area, and to offer mitigation recommendations. I have enclosed a copy of RSG's March 12, 2019 Memo on this subject. If the ZBA approves BART's application for an amendment to its Approved Business Project, BART would be committed to following RSG's recommendations.

I. Site Activity

A. Deliveries to the Plainfield warehouse:

Currently, a tractor trailer truck delivers products from Frito-Lay's main facility in Connecticut to the Route 12A Plainfield distribution center six (6) days per week (i.e., Sunday through Friday). There are no deliveries on Saturdays. Neither BART nor the local Plainfield distribution center has any control over the delivery schedule from Connecticut, which is based upon numerous factors for optimal efficiency and economy. This is the way of modern global business today. The truck arrives, spends approximately one to two hours unloading, and then departs. While arrival and departure times vary throughout the day (again due to factors not in control of BART or the local distribution center), most Plainfield arrivals are in the mid-to-late afternoon.

B. Distribution from the Plainfield warehouse:

From the warehouse distribution facility on Route 12A, much smaller local Frito-Lay trucks load up and deliver the products to grocery stores in a wide geographic area, ranging from a thirty (30) to sixty (60) mile radius. These small delivery trucks load and depart in the early morning (between 4:00 and 6:00 AM) and return later in the afternoon (generally by 4:00 PM). For the bulk of the day, however, there is very little or no activity at the Route 12A facility. Although previously approved for ten (10) small delivery trucks by the ZBA, currently only six (6) run Monday through Friday. Three (3) small delivery trucks load and depart on Saturdays, and one (1) small truck runs on Sundays. However, the Sunday truck is loaded on Saturday, and the driver comes in and simply drives away without the need to back up (and thereby create any noise).

BART is seeking an amendment to its Approved Business Project to recognize these operational hours and delivery schedules.

II. Impact Upon Abutting Neighbors

Both Troy Hall and his wife (who have lived next to the site since 2006 – Parcel 218-009-000) testified that the existing, current operations at the facility are wholly satisfactory and agreeable. They have no problem with the warehouse and the truck activity. They stated that neither noise nor outside lights were a concern, and that BART has already “gone above and beyond” what was necessary to minimize the impact of the warehouse facility on the neighborhood. Neither 361 Land Investment, LLC (Parcel 218-011-000) nor Robbie Williams (Parcel 203-021-000) spoke out against BART’s proposed amendment. The owners of Nylund Properties, LLC (Parcel 218-012-000) did not object, either. In fact, their real estate broker, Doreen Wyman of Granite Northland Associates, specifically told undersigned counsel to relay to the ZBA that they had no issue or complaint with the current existing site operations. However, Amy Franklin (Parcel 203-001-000) did complain – specifically about noise. However, she testified at the last hearing that her prior complaints about outside lighting had been alleviated by BART.

In an effort to address Ms. Franklin’s concerns, BART requested that RSG conduct a noise study and to offer mitigation recommendations. Please see attached.

Please note that RSG primarily recommends a sound barrier, either custom constructed or commercially available, for noise mitigation. According to RSG, the two staggered rows of hemlock trees along the BART and Franklin boundary that were previously proposed by BART “would provide little or no actual sound attenuation, though they would visually hide the facility some.”

Again, however, as a condition of ZBA approval, BART would agree to the recommendations of RSG, as well as the following:

1. If feasible after construction of a sound barrier, and as a visual screen, BART will have Gallagher Tree Service of Cornish, New Hampshire, plant staggered rows of 3 to 5 feet tall hemlocks along a 180 foot long span on BART’s lot between the BART property and the property of Amy Franklin. Planting will occur in spring, all work to be completed by June 1, 2019.

2. In addition, Gallagher Tree Service will plant staggered rows of 3 to 5 feet tall hemlocks along an 80' span on BART's lot between the BART property and property of Troy Hall to the southwest for screening. Planting will occur in spring, all work to be completed by June 1, 2019.
3. Along Route 12A, the Planning Board had originally approved a straight row of evergreens planted at 40' intervals along the front property line. At Ms. Franklin's request, Gallagher Tree Service will plant clusters of three (3) trees planted at intervals along Route 12A. Planting will occur prior to June 1, 2019. There will be six (6) clusters, three (3) on each side of the driveway entrance, set back twenty (20) feet from the paved surface of the road at equal distances apart. Each cluster will contain one (1) hemlock 3 to 5 feet tall, one (1) juniper and one (1) hydrangea.
4. Relocation of the Casella Waste Management dumpsters to the front of the building, on the right side of the entrance driveway. The site had been coded as an industrial site by Casella, but is now coded as residential, with pick-ups limited to Monday-Friday between the hours of 7:00 am and 7:00 pm. However, BART has specifically requested that Casella pick-up prior to 4:00 pm. This has been done.
5. The Planning Board originally requested that the outside lighting fixtures be building mounted and dark sky compliant. This was done. However, due to subsequent abutter concerns, BART has also agreed to attach independent motion sensors to the outside lights adjacent to Ms. Franklin's property, and to the lights above the employee entrance/exit doors. This would effectively darken six (6) of the nine (9) exterior lights, for more than a 60% reduction in dark hour illumination. This has been done.
6. Removal of the vehicle parking spaces from the rear (northern) side of the building, as these spaces are unnecessary.
7. The approved number of small delivery trucks will be reduced from 10 to 8.
8. Lawn mowing will be limited to Monday – Friday between the hours of 9:00 am and 4:00 pm.

Respectfully submitted,
B-A-R-T Industries, Inc.
By its attorneys,

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BTA/jag
Enclosures