



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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TO: New London Planning Board
FROM: Lucy A. St. John, AICP
FOR: August 9, 2016 Meeting
RE: Stahlman Site Plan Application
Tax Map 084-079-000

Property Statistics:

Owners: Robert Stahlman
Location: 74 Pleasant Street
Tax Map: 084-079-000
Total Site Area: 0.74 acres
Existing Zoning: Commercial
Frontage: Pleasant Street
Watershed: Blackwater River Watershed
Surrounding Uses: Commercial and residential

Plans Prepared By: Mark Moser, P. E. Moser Engineering dated July 2016. There is a note on plan that a survey of the property had been previously completed by Clayton Platt, surveyor.

Project Description: To provide an access way and locate additional parking in the rear of the existing office building.

Site History: (Brief summary, may not represent the complete history of the site).

- ✓ ZBA meetings of Sept 29, 2015; Nov 10, 2015 and Jan 5, 2016.
- ✓ Subdivision -Annexation plan approved Oct 6, 2015 (acquired part of Tax Map 084-081-000). Recorded at MCRD plan # 20020. Survey plan by Clayton Platt, NH surveyor.
- ✓ Site Plan application withdrawn by the applicant at the Nov 17, 2015 Planning Board meeting.
- ✓ Owner submitted petitioned zoning amendment to rezone a portion of the property from residential to commercial. Petitioned zoning amendment approved March 2016.
- ✓ Site Plan application reviewed at several Planning Board meetings in May/June 2016. Applicant withdrew application at the June 14, 2016 meeting.
- ✓ Site Walk scheduled for Tuesday, August 9, 2016 in morning, public notice posted.

Department Comments:

- ✓ Fire Department, Chief Jay Lyon: Email of August 4, 2016. Just to follow, up, I have no concerns since the access has been increased.
- ✓ Police Department, Chief Ed Andersen: Email of July 27, 2016. I see no issues and thanks for the heads up.
- ✓ Public Works, Director Richard Lee: Email of August 5, 2016. I have looked at the new plan and all the drainage calculations and I feel that they have addressed all the concerns I had before.

- ✓ Water Precinct, Robert Thorp: No comments received.

Key Issues for Further Discussion:

- ✓ Abutter concerns (if any).
- ✓ Easement Agreements with Canary Enterprises. No easement documents submitted or updated information provided by Canary Enterprises.
- ✓ Maintenance of the drainage/stormwater system.
- ✓ NHDES Letter of October 2014 and recent NHDES test borings (email of June 28, 2016) from Joyce Bledsoe, P.G., NHDES Oil Remediation & Compliance Bureau, copy attached.
- ✓ Plan Notes- see various comments, some notes need to be removed, updated and corrected.
- ✓ Utilities- water lines not shown
- ✓ Waivers requested. Waivers requested from Mark Moser, P.E., dated July 23, 2016. Mr. Stahlman also submitted a memo dated July 25, 2016.
- ✓ Corrections/Clarification to various notes on the plan:
 - ✓ Sheet 1 Cover Sheet-
 - Note # 1. This note needs to be clarified. The Site Plan is to show existing and proposed conditions and improvements.
 - Note # 2. This comments states, “This parking plan follows, in concept.... suggests that this be revised and remove the words “in concept”.
 - Note # 5. The parking calculations reflect the old parking requirements, not the Dec 1, 2015 amended parking requirements. The scaled details of the existing and parking spaces need to be corrected, they are shown to be various widths.
 - ✓ Sheet 2 (should be labeled Sheet 2)
 - Note # 5. Should be removed, no longer needed.
 - The existing parking spaces are shown to be various widths. Label the width and length of these parking spaces, specifically which spaces are 8 x 18 feet and 9 x 20 feet.
 - Legend, no symbol for stonewall (see area behind the building).
 - Note above the surveyor stamp, Note... The certification of this plan extends.... And drainage designed by Robert Stahlman, P. E. This note should be removed, as the plan is stamped by engineer Mark Moser, P.E.
 - ✓ Sheet 3 (Site Plan Proposed Parking)
 - See comment above about the size of each parking space. Label length/width and aisle width.
 - Slope Easement (proposed) required for regrading, no details have been provided.
 - Access Easement (proposed), no details have been provided.
 - ✓ Sheet 4 (Drainage/Grading/Sediment and Erosion Control Plan)
 - See comment above about the size of the existing parking spaces.
 - ✓ Sheets 5 & 6 (Construction detail sheets)
 - See drainage notes, regarding maintenance of the drainage/stormwater system. See sample inspection report submitted by engineer Mark Moser, P. E.

Suggested Action:

- Determine if the application is complete or incomplete. If incomplete, specific reasons should be provided. If complete, open the public hearing and receive testimony.
- Determine what waivers will or won't be granted (Site Plan, Article VIII- I Waiver of Requirement, page 33).
- Decide if this application is deemed a project of regional impact, per RSA 36:54-58
- Make a motion to approve, disapprove or table the application and state the reasons.
- If the Planning Board acts to approve the plan, staff suggests that any and all conditions of approval be clearly stated and included in the motion, including compliance with all comments identified by Town Departments and other reviewer as deemed appropriate.

Suggested Conditions for Consideration:

- ✓ Address any specific concerns or issues identified in the discussion in the motion.
- ✓ Any changes or correction be included on the plan and submitted for review by staff, prior to the Planning Board signing the plan, by a date certain.
- ✓ Refer to Site Plan Regulations, Article VI, pages 29-31 regarding Security for improvements, inspections, completion date, as-built drawings (date), occupancy approved by Fire Department and Health Officer, or others as required by local or state laws, rules, regulations and any other applicable requirements.

Zoning Ordinance:

- Article II, General Provisions, # 6 Parking and Loading on page 5.
- Article, VII, Commercial District, pages 40-41.

Site Plan Regulations (Amended to March 3, 2015)

- ✓ Appendix A- Off- Street Parking Requirements
- ✓ Refer to all other Site Plan Regulations.

RSAs:

- ✓ RSA 674:43 Power to Review Site Plan
- ✓ RSA 674:44 Site Plan Review

Lucy St. John

From: Bledsoe, Joyce <Joyce.Bledsoe@des.nh.gov>
Sent: Tuesday, June 28, 2016 11:49 AM
To: Lucy St. John
Subject: DES # 200104029, New London, Former Frank Gilman Property, 5 Gould Road, Groundwater Quality Assessment

Hi Lucy, thanks for taking the time to chat last Thursday. Also, thanks for introducing me to Kim Hallquist, New London's Town Administrator. As you know, I was on site to observe the drilling of soil borings and monitoring wells at the subject property and on the offsite downgradient 74 Pleasant Street Property. This email is to provide you with a brief recap of last week's field work.

Preliminary field screening indicates that petroleum contaminated soil exists in the former underground storage tank area formerly located on 5 Gould Road, and within the driveway extension area on 74 Pleasant Street proposed by Mr. Stahlman, however, confirmation in the laboratory is necessary to determine the results of the investigation. *

DES will provide guidance on the need for further investigation, remediation or closure of this project after we have reviewed the Groundwater Quality Assessment report. We expect to receive the report within 45 days. *

In response to your inquiry regarding monitoring wells placed within an area with automobile traffic, DES requires wells be designed, installed, developed, maintained and decommissioned in a manner consistent with the provisions outlined in our rules, Env-Or 704.02 Groundwater Monitoring Wells. Specifically, our rules require for monitoring wells to be fitted with a secured tamper proof well cover, and if they are in a trafficked area, fitted with a 2-foot by 2-foot by 4-inch thick, wire-reinforced, concrete pad constructed around each monitoring well using a square concrete form.

Please don't hesitate to contact me if you should have further questions.

Sincerely,

Joyce P. Bledsoe, P.G.
New Hampshire Department of Environmental Services
Waste Management Division
Oil Remediation & Compliance Bureau
29 Hazen Drive; P.O. Box 95
Concord, NH 03302-0095

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