

**Comet, LLC Application for Site Plan Review received May 14, 2020**  
**Questions from Andy Bodnarik**

1. Page 1 of the application under Building/Addition specifies 7200/1850 sq. ft and under Proposed Use specifies 700 sq. ft. retail building and drive thru donut shop.  
The Layout and Materials Plan CS1001 (Sheet 6 of 16) and the 2<sup>nd</sup> page of the drawing from PHB Architects PLLC labeled Proposed Retail 1<sup>st</sup> FLR. - Warner, NH both show a 7200 sq. ft. proposed retail building.  
As discussed at the June 1, 2020 Town of Warner Planning Board meeting, the proposed retail building is a one story 7,200 sq. ft. building as shown on CS1001 and the proposed drive thru donut shop is a one story 1850 sq. ft. building as shown on CS1001.  
Please correct the Site Plan application under Proposed Use: to indicate a proposed, one story, 7,200 sq. ft. retail building and a proposed one story, 1850 sq. ft. drive thru donut shop as shown on CS1001.
2. Has the site plan been submitted for review to the State of New Hampshire Department of Transportation (NHDOT)? Has the NHDOT performed a review of the site plan and provided a response to Comet LLC?  
My concern here is the closeness of the proposed West Entrance to the current East Exit from the Shell Gas Station and to the existing roundabout (see Traffic Control & Demo Plan CS0501 (Sheet 5 of 16)).  
It appears from CS0501 that the distance between the two is approximately 60 feet. Is that correct?
3. On the Traffic Control & Demo Plan CS0501 (Sheet 5 of 16) the proposed East Entrance that is opposite the entrance and exit from the existing Park and Ride lot appears to allow for both a right-hand turn and left-hand turn. Is that accurate?  
My concern here the increased in impact of turning traffic and cross traffic to and from the Park and Ride and the proposed donut shop and retail building. Both the safety of the car traffic and the pedestrian traffic is of concern. CS0501 already shows a proposed crosswalk just to the East of the proposed East Entrance.
4. The Existing Conditions Plan - Site View CS0202 (Sheet 4 of 16) shows a utility easement at what appears to be the same location as the proposed East Entrance shown on the Traffic Control & Demo Plan CS0501 (Sheet 5 of 16). The Utility Plan CS1701 (Sheet 8 of 16) proposes an overhead electric connection to an existing utility pole, a proposed utility pole and proposed underground electric.  
Will the existing utility easement depicted on CS0202 be used during or after construction or will the proposed utility depicted on the CS202 be used instead?
5. The Layout and Materials Plan CS1001 shows an internal crosswalk and a rectangular-shaped sign behind and adjacent to one of the handicapped parking spaces next to the proposed donut shop.

My concern here is the impact of cars backing out from the handicapped parking space and safety of both pedestrians using the crosswalk and people using the handicapped parking space, in part since cars leaving the drive thru will have to stop at the stop sign behind this handicapped parking space.

6. The Layout and Materials Plan CS1001 shows 9 parking spaces on the East side of the proposed retail building and 7 diagonal parking spaces on the West side of the proposed donut shop.

Is there a physical barrier between these two sets of parking spaces other than a curb?

7. The Layout and Materials Plan CS1001 shows two directions car traffic flow in front of the proposed retail building.

I thought that at the June 1, 2020 Town of Warner Planning Board meeting the car traffic flow was described as counter-clockwise around the proposed retail building. My concern here is for the safety of both pedestrians and car traffic.

8. Existing Conditions Plan CS0201 (Sheet 3 of 16) shows a FEMA Flood elevation of 421 feet. It also shows a Floodway and the Shoreline Protection Zone as well as the Lot 3 Conservation Easement located South of Lots 4-1 and 4-2.

The Town of Warner Planning Board previously issued a subdivision approval for Map 35 Lots 4-1, 4-2 and 4-3.

T.F Bernier, Inc. filed a Plan of Land for Raw Investments Trust Inc. P.O. Box 596, Newport , NH to show the change in location of the 100-year Flood Hazard Boundary resulting from the placement of fill on these lots in accordance with the Subdivision approval by the Town of Warner Planning Board. (See *attachment Map 35 4-1, 4-2, 4-3 FEMA 1987. pdf*). This Plan of Land was based on actual field surveys made by T.F Bernier, Inc. through October 2002.

The 100-year Flood Hazard Boundary line shown on this Plan of Land (Base Flood) Elevation is designated as Elev. 421.5 feet per Town of Warner Flood Insurance Study dated June 4, 1987.

The Flood Way Limit shown on this Plan of Land was graphically reproduced from the Flood Insurance Rate Map for the Town of Warner, Community Panel Number 330123 0020 B at a scale of 1" = 800' effective date June 4, 1987.

Where was the Floodway Line depicted on Existing Conditions Plan CS0201 (Sheet 3 of 16) taken from? Please provide reference and date.

How was the location of the Shoreline Protection Zone depicted on the Existing Conditions Plan CS0201 (Sheet 3 of 16) determined? Please provide reference and date?

Is the location of the Warner River Zone depicted on the Existing Conditions Plan CS0201 (Sheet 3 of 16) also the normal highwater line?

*The attached zip file labeled 33013C0287E contains a full copy of the FEMA flood plain map includes Comet LLC Site Plan CS0201 for Map 35 Lot 4-1 and Lot 4-2.*

*The attached pdf file labeled Warner partial FEMA floodplain map 2 April 19, 2010.pdf* is a picture of a partial copy of the FEMA flood plain map (FIRP) that includes Comet LLC Site Plan Review CS0201 for Map 35 Lot 4-1 and Lot 4-2.

Are Map 35 Lot-1 or Lot-2 as depicted on Existing Conditions Plan CS0201 (Sheet 3 of 16) located within either FEMA Zone A or AE on FEMA flood plain FIRP) maps?

Is this proposed project subject to the Town of Warner, NH Floodplain Development Ordinance, Item IV Permit Required?

9. The Grading and Drainage Plan CS1501 (Sheet 7) shows a foundation elevation of 429.25 feet. This is only 7.75 feet higher than the 100-year Flood Hazard Boundary line that was designated as Elev. 421.5 feet per Town of Warner Flood Insurance Study dated June 4, 1987.

Is this foundation elevation after fill has been placed?

How much additional fill will be placed on Map 35 Lot 4-1 and Lot 4-2?

10. The Grading and Drainage Plan CS1501 (Sheet 7) depicts a Driveway 2 Centerline Profile with a partial grade of 9.5%?

Have you reviewed these plans with the Town of Warner Public Works Director with regard to the location and design of Driveway 1 and Driveway 2?

Have you reviewed these plans with the Town of Warner Fire Chief with regard to access for Town Fire equipment? One concern is the grade shown for Driveway 2.

11. Utilities Plan CS 1701 (Sheet 8 of 16) depicts two sewer pumps (E-1 Sewer Pump and E-2 Sewer Pump as well as a future 1-1/2" schedule 40 PVC Force Main for Lot 4-3 Sewer connection.

Have you reviewed these plans with the Commissioner of the Warner Village Water District?

One concern here is the potential impact of the additional load associated with the proposed development of Lots 4-1 and 4-2 on the existing lift pumps and other related equipment.

12. Landscape and Lighting Plan CS 7001 (Sheet 14-16) doesn't indicate the type or location of any free-standing lighting.

Please provide a more detailed lighting plan.

13. The colored drawing from AHORNIAN & Associates depicts two internally illuminated wall signs on the proposed South elevation.

Are the size and type of wall signs depicted accurate? Is this side of the building supposed to be facing away from the street?

Are the sizes and types of the other light fixtures located on the proposed East, West and North elevations depicted accurate?

If this drawing is accurate, I have several concerns regarding compliance with the Town of Warner Site Plan Review Regulations, Section XXI Exterior Lighting Standards and also with Section XXII Exterior Building Façade Performance Standards and Section XXIV Signage Design Standards.

If this drawing is not accurate, then please provide an accurate drawing and complete lighting & signage plan for the proposed one story, 1850 sq. ft. drive thru donut shop as shown on CS1001.

14. The colored drawing from PHB Architects PLLC labeled Proposed Retail doesn't provide any dimensions for the signage shown and doesn't include details for the lighting.

If this drawing is accurate, I have several concerns regarding compliance with the Town of Warner Site Plan Review Regulations, Section XXI Exterior Lighting Standards and also with Section XXII Exterior Building Façade Performance Standards and Section XXIV Signage Design Standards.

If this drawing is not accurate, then please provide an accurate drawing and complete lighting & signage plan for the 7200 sq. ft. proposed retail building shown on CS1001

15. Traffic Impact and Access Study prepared by TEPP LLC for Ranger Engineering Group, Inc. for the Proposed Commercial Development Warner, New Hampshire April 16, 2020 that was submitted with the Comet, LLC Application for Site Plan Review.

How was the impact of the additional traffic from this project on the existing roundabout included in the analyses contained in this study?

On page 27 Table 6 Traffic-volume changes for the 2021 Traffic Volumes (vph) and the 2031 Traffic Volumes (vph) the change is the same value for all peak hours for Route 103 West of the Site and Route 103 East of North Road.

Why? It appears like the same growth rate was used for the both the No Build and the Build scenario, so the change is the same value.

Why was a drive-in bank included in this study?

On page 29 Turn Treatments - Left Turns, please explain how the note that "Table 7 (on page 30) shows peak-hour traffic volumes that do not meet the guideline indicating a bypass shoulder or separate left-turn lane." relates to footnote c for Table 7 regarding three potential treatments for left turns on the Route 103 westbound approach.