

**Subject:** Planning Board Public Hearing 6/1/20 Comments

**From:** Daniel Watts <dwatts@dimentech.com>

**Date:** 5/14/2020, 11:20 AM

**To:** Landuse <landuse@warner.nh.us>

To the Warner Planning Board regarding the public hearing scheduled for June 1, 2020 for the proposed retail building and drive through for Map 35, lot 4.

Dear Planning Board,

First let me state for the record that I am in favor of this proposal.

My feedback is regarding intra-lot and inter-lot access which the Planning Board has discussed in the past and at the time, indicated a preference for traffic to traverse each of the commercial properties at this location via internal means without having to exit onto Rt 103 to gain access to an adjacent commercial lot. I believe it would be a good thing to design the property and traffic flow to allow for this, even if it will be in the future. One thing that can be done now is make sure there is a connection between lots 2 and 3. I also believe this connectivity should be for vehicular traffic, pedestrian and bikes. I understand that making this arrangement would affect the total number of parking spaces. I believe this trade-off is well worth it and if necessary, would ask the Board to grant any variance necessary to allow for fewer parking spaces.

I know that getting an agreement to access to property not owned by the Applicant is a separate matter and I hope that the Board will encourage the Applicant to seek such an arrangement. I believe that easy access to adjacent businesses is good for all the businesses in the commercial district.

Lastly, I would like the Planning Board to recommend locations for bike racks on the property. I believe this fits in with our Town Master Plan.

Respectfully yours,

Dan Watts

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Dan Watts [dwatts@dimentech.com](mailto:dwatts@dimentech.com)  
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Bridging the gap between New London and Concord  
<http://KearsargeChamber.org/>

# WARNER RIVER LOCAL ADVISORY COMMITTEE

5 East Main Street  
P.O. Box 265  
Warner, New Hampshire 03278

Via email: [landuse@warner.nh.us](mailto:landuse@warner.nh.us); [benjamindfrost@gmail.com](mailto:benjamindfrost@gmail.com)

May 28, 2020

Ms. Deb Moody, Land Use Secretary  
PLANNING BOARD  
TOWN OF WARNER  
P.O. Box 265  
Warner, New Hampshire 03278

RE: Proposed Retail Development  
Comet, LLC  
9 Route 103 West  
Warner, New Hampshire

Dear Ms. Moody:

Warner River Local Advisory Committee (WRLAC) has reviewed Comet, LLC's civil engineering plan set (dated 05-06-2020) as prepared by Ranger Engineering Group, Inc. of Methuen, Massachusetts. Kindly note that the proposed development is within the Warner River Protected Corridor; as such, we think it imperative that the proposed 9 Route 103 West development take into consideration its critical location along the Warner River. We have reviewed the site plans and have a number of questions and comments that we would appreciate being added into the public record.

### *Administrative Considerations*

- Sheet CS0201 (Sheet 3 of 18) and following, as needed, should identify the depicted Warner River line (is this line the ordinary high-water line?).
- The plan set does not contain a photometrics (lighting) plan. Light pollution is a concern.
- How thick will the asphalt pavement binder course be? CS0002 (Sheet 2) indicates 2½ inches; CS6001 (Sheet 9) shows 2 inches.
- Applicant would be well advised to refer to NHDOT *Standard Specifications for Roads and Bridges* instead of the MassDOT *Standard Specifications for Highways and Bridges* in order to save on the contractor and supplier confusion when specifying and ordering his aggregates and hot mix asphalt (CS0002 and CS6001, Sheets 2 and 9).
- Sheet CS8501 (Sheet 16) has an incorrect title (it's called "Existing Conditions Plan").

### *Technical Concerns*

- Applicant should clarify and specify what the final slope angles will be for the fill slopes, and provide justification for these slope angles (CS1501, Sheet 7).
- Applicant should specify the means by which the soils used on the fill slopes will be prevented from eroding following construction (CS1501, Sheet 7).
- We suggest that the 3H:1V side slopes proposed for the stormwater management basins are too steep to allow for the stable vegetative growth that will be necessary to slow the velocity of surface runoff and for efficient maintenance during the growing season.
- We are very concerned about the potential that the proposed development will discharge stormwater with little to no treatment directly to the wetlands that border the Warner River; the provisions for post-construction stormwater management are not at all clear. While we hesitate to write this, we find the plans and provisions for stormwater management wholly inadequate for a proposed retail development within the protected corridor of a Designated River in New Hampshire. To wit:

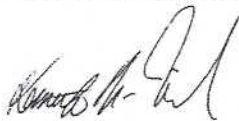
BRADFORD, HOPKINTON, SUTTON, WARNER, WEBSTER

- Sheet CS 1701 (Sheet 8) does not clearly denote the location and bounds of the proposed system or its components.
- The plan set does not indicate whether the stormwater will be passed through any kind of stormwater treatment train.
- Will stormwater from the south basin, fed back to the infiltration chambers, be short-circuited into the overflow outlet without treatment?
- The plan set does not indicate the location of feature “Pond 1 (open basin)” that is referenced on Sheet CS6021 (Sheet 11).
- There are no infiltration or drainage calculations included in the plan set.
- Where will snow be piled?
- What provisions have been made for reducing the discharge of salt-laden meltwater to the river?
- We formally request that Warner Planning Board specify that the Applicant will make provisions for employing a winter maintenance firm with NHDES “Green SnowPro” certification.

***By this letter, WRLAC urges the Warner Planning Board to not accept this application for further consideration until the Applicant has provided the additional information requested above.***

We appreciate the Board’s attention to our concerns. And thank you for your public notice and the ability to obtain the drawings electronically! Please contact me if you have questions or require additional information.

Very truly yours,  
WARNER RIVER LOCAL ADVISORY COMMITTEE



Kenneth W. Milender  
Chair

cc: via email B. Frost (Warner Planning Board)



Benjamin D. Frost, Chairman  
Town of Warner, Planning Board  
5 East Main Street  
PO Box 265  
Warner NH 03278  
RE:

5-27-2020

<b>Applicant:</b> Comet, LLC	<b>Property Address:</b> 9 Route 103 West, Warner, NH 03278
<b>Property Owners:</b> Comet, LLC	<b>Zoning District:</b> C-1
<b>Agent Name:</b> Benjamin C. Osgood Jr., PE	<b>Description:</b> 700 sf retail building and drive through donut shop
<b>Property Location:</b> <u>Map 35, lot 4</u>	

Please accept this note in support the submitted proposal for the applicant listed above for Lot 2, with the following comments added to the record:

1. Given the current Covid-19 conditions I have not been following the recent Planning Board (PB) meetings and may have missed conceptual / preliminary site plan review opportunities. Given the submitted civil drawings seem to be mostly complete; engineered, stamped, ready for construction this leaves the Town in the position of requesting modifications be made.
2. Recommend that the PB should consider allowing only one (1) curb cut / driveway access into both lots 1 & 2. Current design proposal is for two; one existing driveway entry and one new located across from the park & ride entry. The proposed new driveway aligning with the park & ride was originally recommend the State planners during the Warner charrette. The existing driveway / curb cut on the west side was found to be too close to the previous intersection, now rotary and could cause traffic issues. Limiting the site to only one driveway access would cost the developer less money and allow for a larger retention pond. Both could be viewed as positives adjustments for the town & developer.
3. Current trends in commercial site design and proven "best practice" for commercial sites are to have interconnected parcels with fewer entry drives. Recommend that the PB request to have the applicant show a future drive connection between the lots 2 and future lot 3.
4. Has the Town of Warner Fire Department been given the opportunity to review this site plan to determine if their fully laden fire apparatus can access the site given the proposed slope and grade change?
5. Lot 1 and lot 2 are shown to have new sewer pumps directing waste to the Town of Warner Water Department sewer pump in front of McDonalds. There are no comments pertaining to adding a larger pump to the (believed to be currently overburdened) existing sewer pump.
6. Page 12 of 16 details an underground storm-water storage system, yet the site plans do not show its location. Recommend that the PB request its location be shown on the proposed site plans.

7. It would be beneficial to know if the size of this development is triggering the need for an Alteration of Terrain (A.O.T.) permit from the State.
8. It would be beneficial to see information on the propose signage; size, height, proposed sign lighting, building mounted or other. All signage should be listed.
9. It would be beneficial to see a proposed site lighting plan including light levels and spread. where they intend to place site pole lights, what they are, their height and type of fixture. then if and where they propose building mounted light fixtures. All exterior lighting should be listed.
10. It would be beneficial to see the proposed buildings elevations, the overall scale, proposed materials, windows, siding type, and colors for final approval. All necessary to confirm the architectural design will reflect the small New England town appearance. Each new project has the ability to be character defining, both for the good and or bad.

Many thanks to the Planning Board for continuing to reinforce our ordinances while focusing on what is in the towns best interest.

Respectfully submitted,

Anthony Mento  
377 Newmarket Rd.

Planning Board Public Hearing  
Site Plan  
Comet, LLC

June 1, 2020

Dear Planning Board,

The proposed building/site plan at exit 9 leaves a number of open questions that need to be addressed. Many of my comments and suggestions are related to Warner's Exit 9 Design Charrette that was created in 2004. There were many suggestions that were incorporated from comments that were made by Town residents over a 2 day community planning initiative. The Charrette was focused on exit 9, and developed wonderful suggestions in the area that is being proposed by Comet, LLC.

1. I am concerned with the number of driveways being proposed, especially with the owner having an additional lot (#3) adjoining lot # 2.
2. Has the Warner Village Water Precinct commented on water and sewer demand on the current system?
3. The property needs to be visually appealing. Tall trees, downward facing lighting, parking in the rear of the buildings, and the possible inclusion of a pocket park and interpretive nature trail in the wetlands along the Warner River behind the buildings.
4. Include input from Rail Trail leadership as that area is proposed to have a section of the trail.

We have an opportunity to work with the developer to transform this section of the commercial district into a more user friendly and appealing property for not only the Town – but for a potential business to locate in the adjoining lot.

I would suggest that members of the Planning Board review the Design Charrette if they haven't lately as there are great recommendations in that document.

Sincerely,



Charles Albano

Warner, NH